

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Mr Tye
Paul Butler Associates Ltd
31 Blackfriars Road
Salford
M3 7AQ

On Behalf Of:

Mr Evans
Hukd Golf (Hooked Entertainment Limited)
C/o 200 Drake Street
Rochdale
OL16 1PJ

PART 1 - Particulars of Application

Application Number: 68515

Date of Registration: 28/06/2022

Proposal:

Change of use of whole building from college (Use Class F1 (a)) to new indoor golf simulator centre and cafe/bar (Mixed use of Class E and sui generis) including alterations to the external elevations of the building and associated works.

Location:

Link House, 35 Walmersley Road, Bury, BL9 5AE

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings:
Site Location Plan dated 31/05/2022
Proposed Exterior Elevations (Dwg no. VT289_01A C)
Proposed Car Parking Layout (Dwg no. VT289_01B B)
Proposed Ground Floor Demolition Plan (Dwg no. VT289_03 A)
Proposed First Floor Demolition Plan (Dwg no. VT289_05 B)
Proposed Ground Floor General Arrangement (Dwg no. VT289_04 A)
Proposed First Floor General Arrangement (Dwg no. VT289_06 B)
Proposed Kitchen Layout (Dwg no. NWCE3570JG 3)
Kitchen Plan - Mechanical Services Layout (Dwg no. HUKD-M-03)
External Up Lights (Dwg no. HUB-009 0)
and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

- 3 The external finishing materials for the proposal hereby approved shall be as detailed within the approved application particulars.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to policies EN1/2 and EN1/7 of the Bury Unitary Development Plan.
- 4 The car parking and secure cycle storage indicated on the approved drawing VT289_01B B shall be surfaced, demarcated and made available for use prior to the use hereby approved commencing and thereafter maintained at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
- 5 If when any of the new external lighting units hereby approved are illuminated they cause glare or light spillage which the Council as the Local Planning Authority considers to be to the detrimental to highway safety or residential amenity, baffles and/or cut-offs shall be installed on the units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.
Reason. To avoid undue distraction to traffic in the interests of road safety, and to protect the amenity of adjoining occupiers, pursuant to Policy EN1/2 of the Bury Unitary Development Plan.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

EC4	EC4 - Small and Growing Businesses
EC4/1	EC4/1 - Small Businesses
EN1	EN1 - Built Environment
EN1/2	EN1/2 - Townscape and Built Design
EN1/7	EN1/7 - Throughroutes and Gateways
S1	S1 - Existing Shopping Centres
S1/4	S1/4 - Local Shopping Centres
HT2/4	HT2/4 - Car Parking and New Development
HT6/1	HT6/1 - Pedestrian and Cyclist Movement
NPPF	National Planning Policy Framework
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

Site Location Plan dated 31/05/2022
Proposed Exterior Elevations (Dwg no. VT289_01A C)
Proposed Car Parking Layout (Dwg no. VT289_01B B)
Proposed Ground Floor Demolition Plan (Dwg no. VT289_03 A)
Proposed First Floor Demolition Plan (Dwg no. VT289_05 B)
Proposed Ground Floor General Arrangement (Dwg no. VT289_04 A)
Proposed First Floor General Arrangement (Dwg no. VT289_06 B)
Proposed Kitchen Layout (Dwg no. NWCE3570JG 3)
Kitchen Plan - Mechanical Services Layout (Dwg no. HUKD-M-03)
External Up Lights (Dwg no. HUB-009 0)

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'for h...'. The signature is written in a cursive, flowing style.

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On behalf of the Council

Date of Decision: 19/08/2022