

NOTICE OF PLANNING PERMISSION

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

To:

Mr Harry Jackson
harryjacksonsurveyorsltd
Unit 4a Farnworth Park Ind Est
Wellington Street
Farnworth
BL4 7BY

On Behalf Of:

Ataur Haris
Gin Cave Limited
1C Smithy Street
Ramsbottom
Bury
BL0 9AT

PART 1 - Particulars of Application

Application Number: 65949

Date of Registration: 11/09/2020

Proposal:

Change of use from tattoo studio to drinking establishment (Sui Generis) at ground floor with ancillary office accommodation to first floor

Location:

1C Smithy Street, Ramsbottom, Bury, BL0 9AT

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 Revision B - Bin storage area added; Existing ground and first floor plans 01; Proposed ground floor and first floor plans Rev A; Elevations 03; Ownership plans 04 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 use hereby approved shall not be commenced unless and until the bin storage arrangements indicated on approved plans have been implemented and thereafter be maintained available for use at all times.
Reason. To ensure adequate off-street bin storage arrangements in the interests of highway safety pursuant to Bury Unitary development Plan Policies EN1/2 - Townscape and Built Design, S2/6 - Food and Drink and HT2/4 - Car parking and New Development.
- 4 The use hereby permitted shall not be open to customers outside the following times:

4pm to 11pm Daily.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies S2/2 – Prime Shopping Areas and Frontages and S2/6 – Food and Drink 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 proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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:

NPPF	National Planning Policy Framework
EC4/1	EC4/1 - Small Businesses
EN1/2	EN1/2 - Townscape and Built Design
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
S1/2	S1/2 - Shopping in Other Town Centres
S2/2	S2/2 - Prime Shopping Areas and Frontages
S2/6	S2/6 - Food and Drink
EN7/2	EN7/2 - Noise Pollution
Area	Area RM3 - Bolton Street/Bridge Street
RM3	
HT2/4	HT2/4 - Car Parking and New Development

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 Revision B - Bin storage area added; Existing ground and first floor plans 01; Proposed ground floor and first floor plans Rev A; Elevations 03; Ownership plans 04

NOTES TO APPLICANT

. DesignforSecurity Recommendation

Physical Security

- Any new external fittings (i.e. shutters, windows or doors) should be certified to Secured by Design standards.
- Any new glazing in external doors, ground floor or easily accessible windows should include at least one pane of laminated glass rated as P4A under EN 356.
- A CCTV system should be included within these licensed premises and should be capable of monitoring the following areas: external doorways, all internal spaces.
- Signage should be displayed to indicate the areas of the premises that are restricted to staff only.
- Any staff areas that are to be included within the proposal should be access controlled and restricted to members of staff only.
- Dusk till dawn lighting should be installed above all external doors.

Signed:

A handwritten signature in black ink, appearing to read "for havi".

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On behalf of the Council

Date of Decision: 02/11/2020