

NOTICE OF PLANNING PERMISSION

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

To:

Mr Scott
SKY Design and Consulting Limited
4 Arundel Close
Greenmount
Bury
BL8 1YB

On Behalf Of:

Mr Penman
Victory Property Limited
Unit 10
Chartmoor Road
Leighton Buzzard
Bedfordshire
LU7 4WG

PART 1 - Particulars of Application

Application Number: 70483

Date of Registration: 02/02/2024

Proposal:

Demolition of existing rear outbuilding and erection of new detached storage building and shelter at rear

Location:

15 Bolton Road West, Ramsbottom, Bury,
BL0 9NA

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 Existing site and location plan 23032 001; Proposed site and location plan 23032 101; Existing floor plans and elevations 23032 002; Proposed floor plans and elevations 23032 102 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.

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
PFE	Places for Everyone
EC4/1	EC4/1 - Small Businesses
EN1/2	EN1/2 - Townscape and Built Design
EN1/1	EN1/1 - Visual Amenity
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
S1/4	S1/4 - Local Shopping Centres
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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:

Existing site and location plan 23032 001; Proposed site and location plan 23032 101;
Existing floor plans and elevations 23032 002; Proposed floor plans and elevations 23032 102

NOTES TO APPLICANT

- . The applicant's attention is drawn to the fact that if a bat is found works should stop immediately and a professional ecologist consulted.

Signed:



2 of 2

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On behalf of the Council

Date of Decision: 19/03/2024