

NOTICE OF PLANNING PERMISSION

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

To:

Mrs K Wilson
3 The Barn
Hollins Lane
Shuttleworth
Ramsbottom
BL0 0EQ

PART 1 - Particulars of Application

Application Number: 65859

Date of Registration: 27/10/2020

Proposal:

Construction of equestrian menage

Location:

3 Hollins Lane, Shuttleworth, Ramsbottom,
Bury, BL0 0EQ

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 RSL-001 01 Rev C received 13/11/20; proposed site plan KW-03 B; Existing site plan KW-02 A; 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 No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:
 - Access point for construction traffic from Hollins Lane/Public Footpath No. 177, Ramsbottom including measures to ensure adequate visibility is provided at the site access by cutting back the existing hedge so that users of the Public Right of Way can see and be seen by emerging construction vehicles;
 - Hours of operation, confirmation of delivery & construction vehicle sizes that can be accommodated on the Public Right of Way and number of vehicle

movements;

- Parking on site of operatives' and construction vehicles together with storage on site of construction materials, including any requisite phasing of the development to accommodate this;
- If proposed, site hoarding/gate positions adjacent to the Public Right of Way;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent Public Right of Way as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials.

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

- 4 The menage hereby permitted shall be used for domestic purposes and for the personal use of the applicant only. It shall not be used in part or whole for any commercial livery, equestrian or other use.

Reason. To ensure the use of the development is not intensified to a significant or harmful degree which would have an impact on the surrounding area or access to the site pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, HT6/2 - Pedestrian/Vehicular Conflict and OL4/7 - Development Involving Horses.

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
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
EN5/1	EN5/1 - New Development and Flood Risk
EN9/1	EN9/1 - Special Landscape Areas
OL1	OL1 - Green Belt
OL4/7	OL4/7 - Development Involving Horses
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
SPD10	Development Control Policy Guidance Note 10: Planning for Equestrian 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 RSL-001 01 Rev C received 13/11/20; proposed site plan KW-03 B;

Existing site plan KW-02 A

NOTES TO APPLICANT

- . The applicant's attention is drawn to the existence of Public Right of Way No. 177, Ramsbottom (Hollins Lane) that abuts/forms the access to the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order

Signed:

A handwritten signature in black ink, appearing to read 'J. H. H.', is written over a dotted line.

3 of 3

.....
On behalf of the Council

Date of Decision: 15/01/2021