

NOTICE OF PLANNING PERMISSION

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

To:

Sam Golding
Gold Sketch Studios LTD
55a Bury Old Road
Prestwich
Manchester
M25 0FG

On Behalf Of:

Bracknell Properties Limited
c/o agent

PART 1 - Particulars of Application

Application Number: 70306

Date of Registration: 02/01/2024

Proposal:

Alteration to fenestration; Replace existing windows; Replace existing roof with hidden valley gutter removed

Location:

Albion Mill, Albion Street, Bury, BL8 2AD

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 and Block plan GSS23089.2 001 rev 1
Revised proposed plans received 16/4/24 - GSS23089.2 -
Proposed Ground floor - 003 1
Proposed First floor - 003A 1
Proposed Second floor - 003B 1
Proposed Third floor 003C 1
Proposed Roof 003D 1
Proposed Front and left elevation 005A 2
Proposed Rear and right elevation 005B 2
Existing and proposed sections 006
Window details 501
Velux rooflight - manufacturer's design specification received 16/4/24
Window specification detail (Optico) received 2/5/24
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 Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted to and agreed with the Local Planning Authority:

(1) Reinstatement of the redundant pedestrian footway crossing required as a result of the proposed alterations to the building access arrangements onto Albion Street.

The details subsequently approved shall be implemented.

Reason. To ensure compliance with the Highways Act 1980, ensure good highway design and in the interests of pedestrian safety pursuant to Policies EN1/2, JP-C5 and JP-C6.

- 4 The development hereby approved shall not be commenced unless and until a construction method statement has been submitted to and approved by the Local Planning Authority incorporating appropriate pedestrian protection measures and retention of adequate pedestrian facilities/access arrangements on the adopted footways that abut the site. The measures subsequently approved shall be implemented and maintained for the duration of the works that affect the adjacent adopted highway.

Reason. In the interests of highway safety pursuant to policies EN1/2, JP-C5 and JP-C6.

- 5 Prior to the installation of the approved windows, a sample window frame and sample of the stonework shall be submitted to/made available for approval by the Local Planning Authority. Only the approved frame and stone shall thereafter be used in the development hereby approved.

Reason. To preserve the character and visual appearance of the Non-Designated Heritage Asset pursuant to policies EN1/2 - Townscape and Built Design and the principles of the NPPF.

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:

NPPF	National Planning Policy Framework
EC2/1	EC2/1 - Employment Generating Areas
EN1/2	EN1/2 - Townscape and Built Design
EC4/1	EC4/1 - Small Businesses
EC6/1	EC6/1 - New Business, Industrial and Commercial Development
EN7/2	EN7/2 - Noise Pollution

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 and Block plan GSS23089.2 001 rev 1

Revised proposed plans received 16/4/24 - GSS23089.2 -

Proposed Ground floor - 003 1

Proposed First floor - 003A 1

Proposed Second floor - 003B 1

Proposed Third floor 003C 1

Proposed Roof 003D 1

Proposed Front and left elevation 005A 2

Proposed Rear and right elevation 005B 2

Existing and proposed sections 006

Window details 501

Velux rooflight - manufacturer's design specification received 16/4/24

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NOTES TO APPLICANT

- . The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors and windows outwards into the adopted highway
- . The applicant's attention is drawn to the need to consult the Department for Operations in order to obtain a hoarding permit prior to works affecting the adopted highway commencing. The cost of permit and any necessary works/measures will be the responsibility of the developer.
- . The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the applicant.

Signed:



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On behalf of the Council

Date of Decision: 08/05/2024