

PLANNING DECISION NOTICE

BOLTON COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING PERMISSION

Agent: **Mr Osborne**
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3rd Floor
86-90 Paul Street
London
EC2A 4NE

Applicant: **Mr Fletcher**
Mealhouse Estates Ltd
Heaton House
148 Bury Old Road
Salford
M7 4SE

Part 1 - Particulars of the Application

Application Number: **94782/15**
Date of Application: **12/08/2015**
12:00:34

Proposed: **CHANGE OF USE AND CONVERSION OF FIRST AND SECOND FLOORS FROM SNOOKER HALL (CLASS D2) TO 10No SELF-CONTAINED FLATS (CLASS C3) TOGETHER WITH MINOR ALTERATIONS TO GROUND FLOOR LAYOUT (CLASS A1/A2).**

Location: **18 MEALHOUSE LANE, BOLTON, BL1 1DD**

Part 2 - Particulars of Decision

The Bolton Metropolitan Borough Council hereby give notice in pursuance of the above mentioned Regulations **permission has been granted** for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:

Conditions to be satisfied before the approved development is Commenced

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Conditions to be satisfied before the use or building work starting

- 2 Prior to the commencement of development, a detailed specification and schedule for all works of repair or replacement of doors and windows shall be submitted to and approved by the Local Planning Authority. The replacement of windows shall be confined to those frames incapable of repair and any replacement shall be done on a like for like basis in terms of materials, colour and design. The development shall be completed in accordance with the approved details, which shall thereafter be retained.

Reason

To ensure the development fits in visually with the existing building and safeguards the character and visual appearance of the locality.

- 3 Prior to the commencement of any development works on the site, the developer shall undertake an bat survey to establish whether or not any protected bats are present. Where species or their habitat are found to be present, a mitigation report shall be prepared and submitted to the Local Planning Authority. No development or site clearance shall take place until the Local Planning Authority has agreed the mitigation measures in writing, and these measures shall then be implemented in accordance with the approved details.

Reason

To protect the interests of any protected bats, which may be present on the site.

- 4 No development shall be commenced unless and until a scheme for the secondary glazing of the windows on the western elevation, facing Mealhouse Lane has been submitted to and approved by the Local Planning Authority.

Reason

To safeguard the character and appearance of the building and conservation area.

Conditions to be satisfied before the approved development is first used or completed

- 5 Before the development is first brought into use a facility to store refuse and waste materials shall be formed in accordance with the details shown on approved drawing A-OG-01 rev B and retained in full thereafter.

Reason

To ensure satisfactory provision is made for the storage of waste materials.

- 6 Before the development is first brought into use the improvements to the Mealhouse Lane elevation shown on approved drawing A-76-01 rev B shall be carried out in full and retained thereafter.

Reason

To enhance the appearance of the Deansgate Conservation Area and in lieu of any financial contribution to public realm improvements.

- 7 Before the development is first brought into the security improvements recommended by Section 4 of the Crime Impact Survey shall be carried out in full and retained thereafter.

Reason

To ensure the safety and security of future occupants and in lieu of any financial contribution to lighting or CCTV.

Conditions always relevant to the use or development

- 8 The development hereby permitted shall be carried out in complete accordance with the following approved plans:

A-0G-01 rev B
A-01-01
A-02-01
A-0L-01
A-0R-01
A-76-01 rev B
A-77-00

Reason

For the avoidance of doubt and in the interests of proper planning.

Date of Decision: **19/10/2015**

signed:



on behalf of Bolton Council

Important Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

GREATER MANCHESTER ACT 1981

Notice is given in accordance with Section 63, Greater Manchester Act 1981, that consideration will be given to means of access for the fire brigade in appropriate cases where plans are deposited for building regulations approval.

APPEALS TO THE FIRST SECRETARY OF STATE

If you are aggrieved by the decision of your Local Planning Authority to refuse permission or to grant it subject to conditions, then you can appeal to the First Secretary of State, **please note that only the applicant possesses the right of appeal.**

If you want to appeal, then you must do so within six months (8 weeks for advertisements) of the receipt of this notice, using the appropriate form which you can get from Planning Inspectorate, Customer Services, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN Tel: 0303 444 00 00. Appeals can also be made online at www.planningportal.gov.uk/planning/appeals/online/makeanappeal.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him/her that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, The Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him/her.

Copies of Appeal forms for the attention of the Council should be sent to Development and Regeneration, Planning and Buildings

Division, 2nd Floor Wellsprings, Howell Croft South, Bolton, BL1 1US or email Planning.Control@bolton.gov.uk.

PURCHASE NOTICES

If either the Local Planning Authority or the First Secretary of State refuse permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council on whose area the land is situated. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1990.

COMPENSATION

In certain circumstances compensation may be claimed for the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him/her.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990.