

NOTICE OF PLANNING PERMISSION

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

To:

Mrs Lauren Cohen
Grosvenor Villas Ltd

Plot Zero

James Nasmyth Way

Eccles

Greater Manchester

M30 0SF

PART 1 - Particulars of Application

Application Number: 71524

Date of Registration: 31/01/2025

Proposal:

Change of two storage room within the Basement(s) to a single occupant bedroom to create an additional bedroom within each House in Multiple Occupation (HMO) - resulting in 2 no. 10 bed HMO's, insertion of two Basement windows to the rear and excavation of land to create lightwells to serve the windows

Location:

146 -148 Manchester Road, Bury, BL9 0TL

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 permission relates to the following plans and documents:

Drawing ref: PP-13608067v1: Location Plan - Planning Portal, Dated 15-Jan-2025;
Drawing ref. BM Rev. v3: Basement Floor Plans Revised;
Drawing ref. GF Rev. v3: Ground Floor Plans;
Drawing ref. FF2F Rev. v2: First and Second Floor Plans;
Drawing no. 01 v.3: Rear Elevation - Revised;
Drawing no. 01 v.2 Side Elevations - 146 & 148 Manchester Rd;
Drawing ref. Supplementary Plan SD-01: Proposed External Doors;
Drawing ref. Supplementary Plan SD-02: Proposed Enclosure for Bin Stores;

Drawing no. 01 Rev. v.3: Site Plan - Revised;
Drawing no. 01 Rev. v.3: Landscaping Plan Revised;
Document: Carbon and Energy Statement V.2; and,
Document: Digital Connectivity Statement.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The car parking, two-wheel motorised vehicle parking, and cycle parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the development hereby approved being occupied and shall be retained as such thereafter.

Reason. To ensure adequate off-street car parking provision, servicing and manoeuvring in the interests of highway safety pursuant to Policy HT2/4 - 'Car Parking and New Development' of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 4 The landscaping scheme hereby approved shall be implemented to the written satisfaction of the Local Planning Authority not later than 12 months from the date the building(s) is first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted to the written satisfaction of the Local Planning Authority.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan..

- 5 The Kitchens, Lounges and communal W.Cs on the ground floors of both properties, as shown on the approved plans, shall be used for communal areas only and shall not be used for the purposes of bedroom accommodation.

Reason. To ensure satisfactory living conditions for future occupiers of the properties given the property as a whole will accommodate 20 occupants, pursuant to Policy H2/4 - Conversions 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 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 39 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

H1/2	H1/2 - Further Housing Development
H2/4	H2/4 - Conversions
EN1	EN1 - Built Environment
HT2/4	HT2/4 - Car Parking and New Development
EN1/2	EN1/2 - Townscape and Built Design
HT5/1	HT5/1 - Access For Those with Special Needs
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD13	Development Control Policy Guidance Note 13 - Conversion of Buildings to Houses in Multiple Occupation
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-S2	Carbon and Energy
JP-P1	Sustainable Places
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guide

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:

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 23/02/2026