

NOTICE OF PLANNING PERMISSION

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

To:

Mr Rashid Mehmood
I. Planning Services
2A Cook Street
Bury
BL9 0RP

On Behalf Of:

Ms Nurgus Rashid
107 Gigg Lane
Bury
BL9 9JB

PART 1 - Particulars of Application

Application Number: 70053

Date of Registration: 04/09/2023

Proposal:

Change of use of ground floor (Class E) to 1 no. self contained flat (Class C3); alterations to front elevation including removal of existing shop front and installation of a window at front and 1 no. additional ground floor window at the rear

Location:

8 Bell Lane, Bury, BL9 6AR

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 numbered SHT 1 of 1 Rev 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 The external finishing materials for the proposal hereby approved shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 5 No development shall take place unless and until a scheme to soundproof the windows against traffic noise has been submitted to and approved in writing by the Local Planning Authority so as to achieve an internal level of L10 40dBA (18 hour)* and such works that form the approved scheme shall be completed before the

relevant flats are brought into use.

Reason. To protect the amenity of the occupants of the premises once the development hereby approved is occupied pursuant to Bury Unitary Development Plan Policies EN7/2 - Noise Pollution and Policy H2/4 - Conversions.

* The Noise Insulation Regulations 1975 as amended by the 1988 Regulations

- 6 No development shall take place unless and until a scheme to soundproof the rooms between the party walls of the hairdressing business at 6 Bell Lane has been submitted to and approved by the Local Planning Authority. The levels of acoustic insulation to be provided shall be, as a minimum, those deemed to be acceptable and specified as standards of construction in current Building Regulations. Such works that form the approved scheme shall be completed before the development is brought into use.

Reason. To protect the amenity of the occupants of the premises once the development hereby approved is occupied pursuant to Bury Unitary Development Plan Policies EN7/2 - Noise Pollution and Policy H2/4 - Conversions.

- 7 The bin storage facilities indicated on the approved plans shall be implemented prior to the use hereby approved commencing and maintained thereafter.

Reason. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway pursuant to Bury Unitary Development Plan Policy Policy H2/4 - Conversions.

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:

- H2/1 H2/1 - The Form of New Residential Development
- H2/2 H2/2 - The Layout of New Residential Development
- H1/2 H1/2 - Further Housing Development
- H2/4 H2/4 - Conversions
- HT2/4 HT2/4 - Car Parking and New Development
- HT6/2 HT6/2 - Pedestrian/Vehicular Conflict
- EN1/2 EN1/2 - Townscape and Built Design
- EN5/1 EN5/1 - New Development and Flood Risk
- EN7/2 EN7/2 - Noise Pollution
- EN7/3 EN7/3 - Water Pollution
- EN7/5 EN7/5 - Waste Water Management
- SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
- NPPF National Planning Policy Framework

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:

SHT 1 of 1 Rev A

NOTES TO APPLICANT

1. The applicant's attention is drawn to the fact that there should be no encroachment on to or under the public highway and details of the foundations for the proposed wall should be submitted for approval to the Department of Operations. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the applicant.
2. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system.
3. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.
4. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the street.

Signed:



3 of 3

.....
On behalf of the Council

Date of Decision: 24/10/2023