

NOTICE OF PLANNING PERMISSION

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

To:

Dr Kanadi Jagafa
Mason and Marlowe Ltd
Colony
5 Piccadilly Place
Manchester
M1 3BR

On Behalf Of:

Mr Zak Haris
240 Walmersley Road
Bury
BL9 6NH

PART 1 - Particulars of Application

Application Number: 69699

Date of Registration: 08/06/2023

Proposal:

Change of use from dwelling (Class C3) to 9 no. bedroom HMO (single occupancy, Class Sui Generis)

Location:

240 Walmersley Road, Bury, BL9 6NH

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 - Location plan rev 1 dated 5/7/23; existing site plan rev 2 dated 11/7/23; proposed site plan rev 2 dated 11/7/23; proposed site plan detail rev 2 dated 11/7/23; existing sliding entrance rev 1 dated 11/7/23; existing basement plan dated 28/3/23; existing ground floor plan dated 8/6/23; existing first floor plan 8/6/23; proposed basement plan dated 8/6/23; proposed ground floor plan rev 1 dated 8/6/23; proposed first floor plan rev 1 dated 8/6/23; existing front/right side elevation dated 17/3/23; existing rear/left side elevation 17/3/23; proposed front/right side elevation/3/23; proposed rear/left side elevation dated 13/7/23. 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 access and car parking arrangements indicated on the approved plans shall be shall be surfaced, demarcated and made available for use prior to the use hereby approved commencing and thereafter maintained at all times.
Reason. To ensure adequate off street car parking provision in the interests of road

safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

- 4 The bin storage facilities and cycle store indicated on the approved plans shall be made available prior to the use hereby approved commencing and maintained thereafter.

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

- 5 Prior to the first occupation of the development hereby approved, an electric vehicle chargepoint (minimum 7kW*) shall be provided on site and shall thereafter be maintained.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used.

Reason. In accordance with the NPPF, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life.

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
H1/2	H1/2 - Further Housing Development
H1/2	H1/2 - Further Housing Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
H2/4	H2/4 - Conversions
EN1/2	EN1/2 - Townscape and Built Design
EN7	EN7 - Pollution Control
HT2/4	HT2/4 - Car Parking and New Development
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
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

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:

Location plan rev 1 dated 5/7/23; existing site plan rev 2 dated 11/7/23; proposed site plan rev 2 dated 11/7/23; proposed site plan detail rev 2 dated 11/7/23; existing sliding entrance rev 1 dated 11/7/23; existing basement plan dated 28/3/23; existing ground floor plan dated

8/6/23; existing first floor plan 8/6/23; proposed basement plan dated 8/6/23; proposed ground floor plan rev 1 dated 8/6/23; proposed first floor plan rev 1 dated 8/6/23; existing front/right side elevation dated 17/3/23; existing rear/left side elevation 17/3/23; proposed front/right side elevation/3/23; proposed rear/left side elevation dated 13/7/23.

NOTES TO APPLICANT

- . This recommendation relates to the revised plan received by this section on 7/7/23
- . 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.
- . The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Signed:



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On behalf of the Council

Date of Decision: 26/07/2023