NOTICE OF PRIOR APPROVAL DETERMINATION

Part 3 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

To:
Sam Golding
Gold Sketch
55a Bury Old Road
Prestwich
Manchester
M25 0FG

On Behalf Of:
Benedict

PART 1 - Particulars of Application

Application Number: 73443

Date of Registration: 16/07/2026

Proposal:
Prior approval for change of use of first floor from class E to class C3

Location:
First floor, 62 Bolton Street, Bury, BL9 0LL

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby determine that prior approval of the local planning authority is **REQUIRED** for the development set out in Part 1 of this decision notice.

The Metropolitan Borough of Bury hereby give **APPROVAL** for the development proposed in the above-mentioned application subject to the following conditions.

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

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; TDS-24-196-01; TDS-24-196-02; TDS-24-196-03

NOTES TO APPLICANT

1. Development should be carried out in accordance with the details shown in the Noise Assessment (GSS25153) and as per the below advice from Environmental Health:

    - All external windows with glazing specification (overall to include frame) of airborne sound insulation Rw32dB. The windows to be replaced with high quality acoustic double glazing (eg 4,12 or 10mm glass) in a well sealed frame.
    - Enhanced background ventilation to the bedroom/dining/living room to preclude the need to open windows for ventilation
    - Adequate sound insulation for the facade and ceiling elements of the building

Acoustic sound insulation according to building regulations between the proposed apartments between floors and between the retail units and apartments

Signed:

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On behalf of the Council

Date of Decision: 28/08/2026