

NOTICE OF PLANNING PERMISSION

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

To:

Mr Phil Bygrave
Witby Investments Ltd
25-29 Sandy Way
Yeadon
Leeds
LS19 7EW

On Behalf Of:

Miss Hannah Kaikal
c/o agent

PART 1 - Particulars of Application

Application Number: 70136

Date of Registration: 20/11/2023

Proposal:

Change of use of ground floor to 7 bedroom (single occupancy) House in Multiple Occupation (Sui Generis); Single storey rear extension; Alterations to include new windows and doors

Location:

21 Church Street East, Radcliffe,
Manchester, M26 2PG

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
Site Location Plan: Existing Site Plan (Dwg No. 21/STE/199/PL)
Proposed Site Plan (Dwg No. 21/STE/200/PL)
Proposed Floor Plans (Dwg No. 21STE/205/PL)
Proposed Elevations (Dwg No. 21/STE/206/PL)
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.

- 4 The development hereby approved shall be carried out in accordance with the mitigation measures set out in the flood risk mitigation measures in the submitted Flood Risk Assessment (Ref. AEG02958_M26_Manchester_01) by Aegaea.
Reason: To reduce the risk of flooding pursuant to the NPPF and UDP Policy EN5/1 New Development and Flood Risk.
- 5 A landscaping scheme shall be submitted to and approved by the Local Planning Authority prior to the erection of any external walls of the development. The contents of the scheme should also include the provision of a bat box, which shall be installed prior to first occupation. The approved landscaping scheme shall thereafter be implemented not later than 12 months from the date the dwelling is first occupied or within the first available tree planting season and any trees, hedgerows or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.
Reason: To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.
- 6 Notwithstanding the details indicated on the approved plans, the use hereby approved shall not be commenced unless and until full details of the reinstatement of the redundant vehicular access to the site from Cock Clod Street and formation of the two yard/entrance pedestrian accesses, incorporating the reinstatement of the redundant access to adjacent footway levels, demarcation of the limits of the (currently) unadopted highway, provision of inward opening pedestrian gates, level pedestrian accesses at the back of the footway and all associated highway remedial and accommodation works within the curtilage of the site, have been submitted to the Local Planning Authority. The details subsequently approved shall be implemented satisfaction of the Local Planning Authority prior to the use hereby approved commencing.
Reason: To ensure good highway design in the interests of road safety and to maintain the integrity of the adopted highway, pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.
- 7 The bin storage facilities shall be made available prior to the use hereby approved commencing and maintained thereafter.
Reason: To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling, pursuant to policies H2/2 and EN1/2 of the Bury Unitary Development Plan.
- 8 The secure cycle storage facilities indicated in the approved plans shall be provided in full before the development hereby approved is first brought into use and shall thereafter remain available for use for the lifetime of the development.
Reason: To ensure adequate cycle storage and in order to promote sustainable means of travel pursuant to policy HT6/1 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 proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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:

EC2/1	EC2/1 - Employment Generating Areas
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
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
HT2/4	HT2/4 - Car Parking and New Development
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
SPD13	Development Control Policy Guidance Note 13 - Conversion of Buildings to Houses in Multiple Occupation
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
EN6	EN6 - Conservation of the Natural Environment
EN6/3	EN6/3 - Features of Ecological Value
SPD13	Development Control Policy Guidance Note 13 - Conversion of Buildings to Houses in Multiple Occupation
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:

Site Location Plan: Existing Site Plan (Dwg No. 21/STE/199/PL)
Proposed Site Plan (Dwg No. 21/STE/200/PL)
Proposed Floor Plans (Dwg No. 21/STE/205/PL)
Proposed Elevations (Dwg No. 21/STE/206/PL)

NOTES TO APPLICANT

1. Highway Authority advice

The Council currently operates a curtilage system of refuse collection. The developer is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system.

The developer's attention is drawn to the fact that the adopted and unadopted highways should not be used for the storage of bins.

2. Greater Manchester Police advice

We would recommend that all new doors/windows/glazing are to Secured by Design standards to ensure there is a high level of security to the building. Bedroom doors should be a minimum 44mm thick, solid core, and have a lock certified to BS 3621/8621. I would highly recommend that a secure mail delivery system is provided (i.e. secure through-the-wall mailboxes for each residents) rather than all mail being delivered through a single point. A video intercom for visitors is also recommended.

Recommend that the gate access to the first floor flat is self-closing and locking so that it cannot be left insecure. Mail and visitor arrangements should be carefully considered, i.e. secure mail box within the gate/wall and a intercom for visitors. The entrance door into the flat should be certified to BS PAS 24.

Signed:

A handwritten signature in black ink, appearing to read 'for havi'.

4 of 4

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On behalf of the Council

Date of Decision: 21/02/2024