

NOTICE OF PLANNING PERMISSION

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

To:
Mr Lysiak
Stonehouse & Co.
5
Throstle Bank
Halifax
HX2 7DB

On Behalf Of:
Mr Haider
A H Residential Ltd
88 Alfred Street
Bury
Bury
BL9 9ED

PART 1 - Particulars of Application

Application Number: 71205

Date of Registration: 11/10/2024

Proposal:

Change of use of first floor from office/retail storage to 1no. apartment (Class C3)

Location:

165 Rochdale Road, Pimhole, Bury, BL9 7BB

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 produced 30-Sep-2024
Revised existing site plan/GF/FF P00 rev 1
Revised existing front/rear/side 1 P01 rev 1
Revised proposed existing side 2/existing section P02
Revised proposed site plan/rear isometric P10 rev 1
Revised proposed wall key/GF (schematic)/ground floor P11 rev 1
Revised proposed FF P12 rev 1
Revised proposed front/rear/side 1 P13 rev 1
Revised proposed side 2 P14 rev 1
Revised proposed section P15 rev 1

Space standards table received 11/10/24
Digital connectivity statement
Carbon and energy statement

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 and Places for Everyone Joint Development Plan listed.

- 3 The development hereby approved shall not be brought into use unless and until the off-highway internal bin storage arrangements indicated on the approved plans have been implemented prior to the use hereby approved commencing and thereafter maintained at all times.

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 policies H2/2, EN1/2 and JP-C8.

- 4 The proposed access to the first floor flat in the side elevation, incorporating an inward opening door and level access from the adjacent unadopted footpath constructed within the width of the gable wall as indicated on the approved plans, shall be implemented prior to the use hereby approved commencing and thereafter maintained at all times.

Reason. To ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Policies H2/2 and EN1/2.

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
S1/5	S1/5 - Neighbourhood Centres and Local Shops
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
EN1/2	EN1/2 - Townscape and Built Design
JP-C2	Digital Connectivity
JP-H3	Type, Size and Design of New Housing
JP-S2	Carbon and Energy

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 produced 30-Sep-2024
Revised existing site plan/GF/FF P00 rev 1
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NOTES TO APPLICANT

- . The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of a step on the adjacent adopted highway.
- . 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 adopted highway.
- . 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.
- . In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>

Signed:



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On behalf of the Council

Date of Decision: 02/12/2024