

NOTICE OF PLANNING PERMISSION

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

To:
Mr Mark Gordon
MGD
12 Westbury Close
Bury
BL8 2LW

On Behalf Of:
Chris Dunne
43 Park Road
Hindley
Wigan
WN2 3RU

PART 1 - Particulars of Application

Application Number: 69826

Date of Registration: 28/06/2023

Proposal:

Change of use from offices (Use Class E) to 8 no. bedroom 8 person HMO (Sui Generis) with 2 no. front velux rooflights, and 2 no. rear velux rooflights to be installed; Erection of 1.8m high boundary fence and gated access to rear.

Location:

45 Knowsley Street, Bury, BL9 0ST

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 45KR/200/BR/C1, 45KR/201/BR, 45KR/202/BR, 45KR/203/BR/C1, 45KR/204/BR 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 A scheme to provide soundproof insulation of the flats in accordance with the standards of construction specified in current Building Regulations shall be implemented prior to the first occupation of the development hereby approved, and thereafter maintained.
Reason. To protect the residential amenities of the future occupiers of the flat pursuant to UDP Policy EN7/2 Noise Pollution and H2/4 - Conversions.
- 4 The car and cycle parking indicated on the approved plans shall be made available for use prior to the use hereby approved commencing and thereafter maintained at

all times.

Reason. To ensure adequate off-street car and cycle parking provision, in the interests of road safety pursuant to Bury Unitary Development Plan policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, H2/4 - Conversions, HT2/4 - Car Parking and New Development and Supplementary Planning Document 11 - Parking Standards in Bury

- 5 The bin storage facilities 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 and disposal of refuse within the curtilage of the site, clear of the adopted highway pursuant to Bury Unitary Development Plan policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and 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:

NPPF	National Planning Policy Framework
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
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
EN7/2	EN7/2 - Noise Pollution

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:

45KR/200/BR/C1, 45KR/201/BR, 45KR/202/BR, 45KR/203/BR/C1, 45KR/204/BR

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harte', is positioned in the upper left area of the page.

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On behalf of the Council

Date of Decision: 23/08/2023