

NOTICE OF PLANNING PERMISSION

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

To:

Miss Nixie Edwards
HAD & Co
Unit 3 Salisbury House
St Stephen Street
Salford
M3 6AX

On Behalf Of:

Mr James Sherlock
Jaguar Paw Properties Ltd
27 Hopwood Ave
Heywood
OL10 2AX

PART 1 - Particulars of Application

Application Number: 71978

Date of Registration: 26/06/2025

Proposal:

Change of use from dwelling (Class C3) to 8 bed house in multiple occupation (HMO) (sui generis) including extending/raising the roof over existing rear garage

Location:

240 Bolton Road, Bury, BL8 2PA

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 the following plans:

Drawing no. Location plan, dated 28 May 2025,
Drawing no. HAD3912-02-01Rev. A: Existing Plans 01
Drawing no. HAD3912-02-02: Existing Plans 02
Drawing no. HAD3912-02-03: Existing Elevations 01;
Drawing no. HAD3912-02-04: Existing Elevations 02;
Drawing no. HAD3912-02-05: Existing Section;
Drawing no. HAD3912-02-06 Rev. B: Existing and Proposed Site Plans;
Drawing no. HAD3912-02-07 Rev. B: Proposed Plans 1;
Drawing no. HAD3912-02-08 Rev. A: Proposed Plans 2;
Drawing no. HAD3912-02-09 Rev. B: Proposed Elevations 01;
Drawing no. HAD3912-02-10 Rev. A: Proposed Elevations 02;
Drawing no. HAD3912-02-11 Rev. B: Proposed Section;
Drawing no. HAD3912-02-12 Rev. A: Bike and Bin Store Details; and,
Drawing no. HAD3912-02-17 Rev. B: Proposed Refuse Plan

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 development, pursuant to the policies of the Bury Unitary Development Plan, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The cycle and 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 cycle storage arrangements and provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway, in the interests of highway safety pursuant to Development Plan policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, H2/4 - Conversions, JP-C5 Streets For All and JP-C6 Walking and Cycling.
- 4 Within 3 months of the development hereby approved, sound insulation of the party walls shall be improved in accordance with Building Regulations Approved Document E (or similar method), and thereafter maintained.
Reason. To reduce nuisance from noise to the occupiers of the adjoining dwelling pursuant to the NPPF and UDP Policy EN7/2 Noise Pollution.
- 5 Within 3 months of the date of this decision, the applicant shall tint the bricks used in both the hip to gable extension and in raising the roof of the rear extension/ garage, to match the colour of the original house.
Reason. In the interests of the external finishing materials for the proposal hereby approved matching those of the existing building, 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 and the National Planning Policy Framework..
- 6 The maximum number of residents occupying the premises shall not exceed 8 (eight) people.
Reason. To avoid an over-concentration of people living in the property and ensure satisfactory living accommodation for existing and future occupiers, in accordance with Policy H2/4-Conversions of the Bury Unitary Development Plan, Policies JP-C5: Streets for All and JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan.
- 7 The garage associated with the development hereby approved shall not be converted to additional living accommodation without the written approval of the Local Planning Authority.
Reason. To ensure adequate car parking and cycle parking provision is retained pursuant to Policy H2/4 - Conversions of the Bury Unitary Development Plan, Policies JP-C6: Walking and Cycling and JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan, SPD11: Parking Standards in Bury and SPD13: Conversion of Buildings to Houses In Multiple Occupation.

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
EN7/2	EN7/2 - Noise Pollution
HT2/4	HT2/4 - Car Parking and New Development
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
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-S2	Carbon and Energy
JP-P1	Sustainable Places

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
HAD3912-02-01
HAD3912-02-01 A
HAD3912-02-02
HAD3912-02-03
HAD3912-02-04
HAD3912-02-05
HAD3912-02-06 B
HAD3912-02-07 B
HAD3912-02-08 A
HAD3912-02-09 B
HAD3912-02-10 A
HAD3912-02-11 B
HAD3912-02-12 A
HAD3912-02-17 B

NOTES TO APPLICANT

- . 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:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

4 of 4

.....
On behalf of the Council

Date of Decision: 23/10/2025