

NOTICE OF PLANNING PERMISSION

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

To:

Mr Tim Witt
Kipsie Properties Ltd
25-29 Sandy Way
Yeadon
Leeds
LS19 7EW

PART 1 - Particulars of Application

Application Number: 72379

Date of Registration: 15/09/2025

Proposal:

Change of use from dwellinghouse (Class C3) to 8 bed (single occupancy) House in Multiple Occupation (Sui Generis) together with proposed external alterations including new rear dormer conversion and new roof and dormer windows

Location:

109 Walmersley Road, Bury, BL9 5AN

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 the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 This permission relates to the following plans and documents:

Drawing no. 109WR/299/PL: Location Plan; Existing Site Plan;
Drawing no. 109WR/300/PL Rev. C3: Proposed Site Plan;
Drawing no. 109WR/303/PL: Proposed Floor Plan Plans;
Drawing no. 109WR/304/PL: Proposed Elevations and Section; and,
Document: PfE Statement, undertaken by Mark Gordon Design and Associates.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings and documents.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of

development in accordance with the policies contained within the Bury Unitary Development Plan, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The sound insulation of the party wall(s) shared with no. 107 Walmersley Road, shall be improved in accordance with Building Regulations Approved Document E (or similar method), the details of which shall be submitted to and approved by the Local Planning Authority and implemented prior to the use commencing.

Reason. To reduce nuisance from noise to the occupiers of adjoining properties, pursuant to Policy EN7/2: Noise Pollution of Bury Unitary Development Plan and the National Planning Policy Framework.

- 4 The refuse storage facilities and secure and covered cycled storage indicated on the approved plans shall be implemented and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved becoming first occupied and shall thereafter remain available at all times.

Reason. In order to ensue that the development would maintain adequate facilities for the storage of domestic waste, including recycling containers, in the interests of amenity and to secure covered and secure cycle parking provision, pursuant to Policy JP-C8: Transport Requirements of New Development of the Places for Everyone Development Plan.

- 5 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.

- 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.

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:

NOTES TO APPLICANT

Not Applicable

Signed:



3 of 3

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On behalf of the Council

Date of Decision: 10/11/2025