

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 06/01/2026	Ref: 72592/CONDIS
Registration: 27/11/2025	LDfC: 26/12/2025	Expiry Date: 22/01/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Application to discharge condition 1 (start by date), Condition 2 (approved drawings), condition 3 (car and cycle parking), Condition 4 (bin storage facilities) and Condition 5 (use of basement), on planning permission 71644

Location: 221 Walmersley Road, Bury, BL9 5DF

Description

Application to discharge of conditions on planning permission 71644 -

Condition 1 - start by date
Condition 2 - approved drawings
Condition 3 - car and cycle parking
Condition 4 - bin storage facilities
Condition 5- use of basement

Relevant Planning History

71644 - Change of use of existing 6 bed house in multiple occupation (HMO) to 8 bed (single occupancy) HMO (Sui Generis) - Approve with Conditions 21/05/2025

Publicity

n/a

Statutory/Non-Statutory Consultations

Traffic Section - No objection
Waste Management - No objection

Pre-start Conditions - Not relevant

Development Plan and Policies

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

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Condition 1 - start by date

The applicant has submitted a statement to confirm the development has been completed.
Photographic evidence has been submitted to demonstrate works have commenced.
The condition can be discharged.

Condition 2 - approved plans

The applicant has submitted a statement that all work has been carried out in accordance with the drawings Location plan S1-00-DR-A-0801 Proposed site plan S1-00-DR-A-1010 Proposed elevations B1-XX-DR- A-1030 Revised proposed floor plans B1 A1020 rev B
The condition can be discharged.

Condition 3 - Car and cycle parking

Photographic evidence has been provided to demonstrate the parking and cycle spaces have been provided.
The condition can be discharged.

Condition 4 - Bin storage facilities

Photographic evidence has been provided to show 6 bins have been provided.
The condition can be discharged.

Condition 5 - Use of the basement.

This condition is in perpetuity and cannot be discharged.

Recommendation: Split Decision

Conditions and Reasons:

The conditions listed below are approved -

Condition 1 (start by date),
Condition 2 (approved drawings),
Condition 3 (car and cycle parking),
Condition 4 (bin storage facilities)

The following condition has been refused -

Condition 5 - Use of basement - The condition remains in perpetuity

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT 6/1/26		DM 13/01/26	