

NOTICE OF PLANNING PERMISSION

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

To:

Miss Leigh Gavaghan
LS Tutoring
Second Floor
18 Bolton Street
Bury
Greater Manchester
BL9 0LQ

PART 1 - Particulars of Application

Application Number: 72103

Date of Registration: 23/07/2025

Proposal:

Change of use from Class E (professional services) to Class F1 (learning and no-residential educational institutions)

Location:

First Floor, 18 Bolton Street, Bury, BL9 0LQ

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 dated 24 June 2025
Site plan
Proposed ground floor/site plan dwg 200
Proposed first floor plan dwg 201
Proposed second floor plan dwg 202
Proposed front elevation dwg 300
Proposed side elevation dwg 301
Proposed rear elevation dwg 302

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.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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
EN1/2 EN1/2 - Townscape and Built Design
EN2/1 EN2/1 - Character of Conservation Areas
EN2/2 EN2/2 - Conservation Area Control
S1/1 S1/1 - Shopping in Bury Town Centre
EC4/1 EC4/1 - Small Businesses
JP-C2 Digital Connectivity
JP-P2 Heritage
JP-S2 Carbon and Energy
TC2/1 TC2/1 - Upper Floors

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 dated 24 June 2025
Site plan
Proposed ground floor/site plan dwg 200
Proposed first floor plan dwg 201
Proposed second floor plan dwg 202
Proposed front elevation dwg 300
Proposed side elevation dwg 301
Proposed rear elevation dwg 302

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

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On behalf of the Council

Date of Decision: 05/09/2025