

NOTICE OF PRIOR APPROVAL DETERMINATION

Part 3 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

To:

Mr Sam Golding
Gold Sketch Studios Ltd
55a Bury Old Road
Prestwich
Manchester
M25 0FG

On Behalf Of:

C/O Agent

PART 1 - Particulars of Application

Application Number: 70748

Date of Registration: 08/05/2024

Proposal:

Prior approval for proposed change of use
from offices (Class E) to 2 no. dwellings
(Class C3)

Location:

Bury Family Centre, 72-74 Tenters Street,
Bury, BL9 0HL

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby determine that the prior approval of the local planning authority is **REQUIRED** for the development set out in Part 1 of this decision notice.

Bury Metropolitan Borough Council hereby **REFUSE** approval for the development proposed in the above-mentioned application for the following reason(s)

- 1 The proposed lack of car parking provision proposed, at a site where an existing vehicular crossing and parking facilities exist, is highly likely to lead to vehicles parking and carrying out manoeuvres on the surrounding adopted highways where on-street parking facilities are at a premium at all times of day, which would be detrimental to the free flow of traffic and road safety. Therefore, the proposed development would conflict with the following Policies of the Bury Unitary Development Plan and the Places for Everyone Joint Development Plan:
Policy H2/2 - The Layout of New Residential Development
Policy EN1/2 - Townscape and Built Design
Policy HT2/4 - Car Parking and New Development
Policy JP-P1 - Sustainable Places
Policy JP-C5 - Streets for All
- 2 The application and submitted plans contain insufficient information to ensure that the paved area at the side of the property that could be accessed by vehicles via the existing retained dropped crossing would not be used for the parking of vehicles associated with the proposed use, leading to the straddling of the adjacent adopted footway and reduction in available width to sub-standard levels, to the detriment of pedestrian safety. Therefore, the proposed development would conflict with the following Policies of the Bury Unitary Development Plan and the Places for Everyone Joint Development Plan:

Policy H2/2 - The Layout of New Residential Development
Policy EN1/2 - Townscape and Built Design
Policy HT2/4 - Car Parking and New Development
Policy JP-P1 - Sustainable Places
Policy JP-C5 - Streets for All

- 3 The application and submitted plans are incorrect in relation to the width of the paved area at the side of the building and therefore, it is not possible to enable the impact upon pedestrian and highway safety to be properly assessed. Therefore, the proposed development would conflict with the following Policies of the Bury Unitary Development Plan and the Places for Everyone Joint Development Plan:
Policy H2/2 - The Layout of New Residential Development
Policy EN1/2 - Townscape and Built Design
Policy JP-P1 - Sustainable Places
Policy JP-C5 - Streets for All
- 4 The application and submitted plans contain insufficient information in relation to the new pedestrian access to No. 72 and the height of the gate/wall to enable the impact upon the streetscene and highway and pedestrian safety to be properly assessed. Therefore, the proposed development would conflict with the following Policies of the Bury Unitary Development Plan and the Places for Everyone Joint Development Plan:
Policy H2/2 - The Layout of New Residential Development
Policy EN1/2 - Townscape and Built Design
Policy JP-P1 - Sustainable Places
Policy JP-C5 - Streets for All

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
EN1/2	EN1/2 - Townscape and Built Design
EN7/2	EN7/2 - Noise Pollution
HT2/4	HT2/4 - Car Parking and New Development
JP-P1	Sustainable Places
JP-C5	Streets For All
JP-C6	Walking and Cycling

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:

002, 003, 502, Traffic and Travel Assessment

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

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On behalf of the Council

Date of Decision: 03/07/2024