

NOTICE OF PLANNING PERMISSION

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

To:

Mr Pete Masters-Hall
Six Town Housing / Bury Council
6 Knowsley Place
Angouleme Way
Bury
BL9 0EL

PART 1 - Particulars of Application

Application Number: 68639

Date of Registration: 11/08/2022

Proposal:

Change of use of first and second floors from
Office/Storage (Class E) to 1no. Apartment
(Class C3)

Location:

40 Topping Fold Road, Bury, BL9 7NG

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 28/6/22 received 5/7/22; Revised proposed site plan and bin store location received 29/9/22; Communal entrance plan received 30/8/22; Existing 1st floor plan received 5/7/22; Existing 2nd floor plan received 5/7/22; Proposed 1st floor plan received 5/7/22; proposed 2nd floor plan received 5/7/22 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 listed.
- 3 The bin storage facilities indicated on the approved plans shall be implemented to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and maintained thereafter.
Reason. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway pursuant to UDP Policies H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design.

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
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
S1/5	S1/5 - Neighbourhood Centres and Local Shops
HT2/4	HT2/4 - Car Parking and New Development

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 28/6/22 received 5/7/22; Revised proposed site plan and bin store location received 29/9/22; Communal entrance plan received 30/8/22; Existing 1st floor plan received 5/7/22; Existing 2nd floor plan received 5/7/22; Proposed 1st floor plan received 5/7/22; proposed 2nd floor plan received 5/7/22

NOTES TO APPLICANT

- . Application forms for permission to connect to the public sewer should be obtained by telephoning United Utilities PLC on 08456 020406 or on line at www.unitedutilities.com
- . This recommendation relates to the revised plan received by this section on 29/9/22
- . The Council currently operate a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management & Transport - Bradley Fold, on 0161 253 6621/7010, regarding the operation of this system.
- . The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

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: 01/11/2022