

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:

Gold Sketch Studios Ltd.
55a Bury Old Road
Prestwich
M25 0FG

On Behalf Of:

Radelan Estates Ltd
16 Bolton Street
Bury
BL9 0LG

PART 1 - Particulars of Application

Application Number: 72167

Date of Registration: 23/07/2025

Proposal:

Prior approval for change of use of existing first and second floors from (Class E) into residential use (Class C3) (7 no. apartments in total)

Location:

14-16 Bolton Street, Bury, BL9 0LQ

PART 2 - Particulars of Decision

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

The Metropolitan Borough of Bury hereby give **APPROVAL** for the development proposed in the above-mentioned application subject to the following conditions.

- 1 Prior to first occupation, an acoustic ventilation scheme shall be implemented in accordance with the Noise Assessment by Amber Acoustics (report No.AA/25/09/RE/BS/NIA) September 2025.
Reason. In order to control noise pollution in the interests of residential amenity.

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

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:

Dwgs: 00, 502, 002A, 002B, 002C, 003A, 003B.

NOTES TO APPLICANT

Not Applicable

Signed:

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On behalf of the Council

Date of Decision: 03/10/2025