

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 B Maguire
B M Architectural Design
Apartment 8
224 Great Clowes Street
Salford
M7 2ZS

On Behalf Of:

Mr N Fletcher
Cassel & Fletcher Prop M/Ment Ltd.
424 Bury New Road
Prestwich

PART 1 - Particulars of Application

Application Number: 69427

Date of Registration: 24/03/2023

Proposal:

Prior approval for proposed change of use of existing 2 storey workshop and storage building (Class E) into 1 no. new dwellinghouse (Class C3)

Location:

Rear of 120 Water Street, Radcliffe, M26 4BE

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 development is not permitted under Class MA as the existing use does not fall under any of the use classes specified in Part 3 Class MA Paragraph MA.1 (2) as such it does not comply with Part 3 Class MA Paragraph MA.1.(1)(b) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
- 2 The proposal requires operational development which is not permitted under Class MA

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

H5/1 H5/1 - Area Improvement

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:

PL1, PL2, PL3 and Location Plan

NOTES TO APPLICANT
Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 19/05/2023