

NOTICE OF PLANNING PERMISSION

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

To:

Mrs Lauren Cohen
1a Nursery Road
Prestwich
Manchester
M25 3EW

PART 1 - Particulars of Application

Application Number: 69735

Date of Registration: 07/06/2023

Proposal:

Change of use from hotel (C1) to 2 no. 9
bedroom (single occupancy) HMOs (Sui
Generis)

Location:

Rostrevor Hotel, 146-148 Manchester Road,
Bury, BL9 0TL

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 permission relates to the following plans:

Drawing no. Location Plan - HM Land Registry Title Plan
Drawing no. 01 Rev. 03: Existing and Proposed Site Plans
Drawing no. 01 Rev. 05: Landscaping Plan

Drawing no. 01 Rev. 01: Proposed Floor Plans
Drawing no. GF-01 - 01 Rev. 03: Proposed Areas and Dimensions - Ground Floor
Drawing no. FF-01 - Rev. 03: Proposed Areas and Dimensions - First Floor
Drawing no. 2F-01 - 01 Rev. 03: Proposed Areas and Dimensions - Second Floor
Drawing no. BM-01 - 01 Rev. 03: Proposed Areas and Dimensions - Basement

Drawing no. EL02 - 01: Proposed Front Elevation
Drawing no. EL-04 - 01 Rev. 4: Proposed Rear Elevation
Drawing no. EL06 - 01 Rev. 02: Proposed Right Elevation

Except as provided for by other conditions to this permission, the development shall

be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan and the National Planning Policy Framework.

- 3 Notwithstanding any details shown on the approved plans and the requirements of condition 2 [Approved Plans] of this permission, no conversion works shall take place until details of all windows and doors (including both new and replacement openings) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include their design, materials (including sill and lintel treatments and stone surrounds), finishes, colour treatment, reveals and opening profile. The windows and doors shall be installed in accordance with the duly approved details before any of the bedrooms hereby approved are first occupied, and shall be retained as such thereafter.

Reason: To ensure use of appropriate materials which are sympathetic to the character of the building, a non-designated heritage asset. and its surroundings in the interests of visual amenity in accordance with the requirements of Policy EN1/1 and EN1/2 of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 4 The car parking, two-wheel motorised vehicle parking, and cycle parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the development hereby approved being occupied and shall be retained as such thereafter.

Reason: To ensure adequate off-street car parking provision, servicing and manoeuvring in the interests of highway safety pursuant to Policy HT2/4 - 'Car Parking and New Development' of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 5 Within three months of any conversion works first taking place, a scheme for the provision of the enclosure of the bin storage areas shown on Drawing ref no. SP-01 01 Rev. 03 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the height, design and materials of the bin stores. The bin stores shall be constructed in accordance with the duly approved scheme and made available for use before any of the bedrooms within the houses in multiple occupations hereby approved are first occupied, and retained as such thereafter.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse in the interests of the amenity of future occupiers and to ensure the appropriate design of the refuse storage facilities within the site in accordance with the requirements of Policy H2/4 of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 6 Before the re-positioned door proposed on the north elevation of the rear outrigger, as shown on Drawing no. EL06 - 01 Rev. 02, is installed, details of its design, material and construction, of the natural stone head and cill, in the form of scale drawings and material samples/specifications, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in

accordance with the agreed heads and cill details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the historic building, in accordance with the principles of the National Planning Policy Framework.

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:

H1/2	H1/2 - Further Housing Development
H2/4	H2/4 - Conversions
EN1	EN1 - Built Environment
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
HT5/1	HT5/1 - Access For Those with Special Needs
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD13	Development Control Policy Guidance Note 13 - Conversion of Buildings to Houses in Multiple Occupation
NPPF	National Planning Policy Framework

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.

NOTES TO APPLICANT

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-o

f-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Signed:

A handwritten signature in black ink, appearing to read 'J. H. H.', is written over a dotted line.

4 of 4

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On behalf of the Council

Date of Decision: 31/08/2023