

NOTICE OF PLANNING PERMISSION

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

To:

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

On Behalf Of:

Chosid
9 Water Street
Radcliffe
Manchester
M26 3DE

PART 1 - Particulars of Application

Application Number: 71782

Date of Registration: 09/04/2025

Proposal:

Change of use from office (Class E) to 1 no. residential dwelling (Class C3); Alterations to fenestration to front elevation

Location:

9 Water Street, Radcliffe, Manchester, M26 3DE

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 the following drawings:

Drawing ref. Location Plan, dated 27-Mar-2025
Drawing no. 003 Rev. 3: Proposed Plans and Elevations
Drawing no. 502 Rev. 1: Site - Existing and Proposed.

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 the Bury Unitary Development Plan and Places for Everyone Joint Development Plan.

- 3 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans.

Reason. To ensure use of appropriate materials which are sympathetic to the

character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

- 4 The refuse storage facilities indicated on the approved plans reference 502 Rev. 1 shall be implemented and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved becoming first occupied and shall thereafter remain available at all times.

Reason. In order to ensue that the development would maintain adequate facilities for the storage of domestic waste, including recycling containers, in the interests of amenity and good design, pursuant to Policy EN1/2 - 'Townscape and Built Design' of the Bury Unitary Development Plan, Policy JP-C8: 'Transport Requirements of New Development' of the Places for Everyone Joint Development Plan and the National Planning Policy Framework and the National Design Guide.

- 5 Prior to occupation of the development hereby approved all the external works shown on Drawing No. 003 Rev. 4 shall be completed, in accordance with the approved details.

Reason: To address the unsightly appearance of the building and to ensure the development is sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity, in accordance with the requirements of Policies H2/4 and EN1/2 of the Bury Unitary Development Plan and 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:

S1/5	S1/5 - Neighbourhood Centres and Local Shops
S2/4	S2/4 - Control of Non-Retail Uses in All Other Areas
H1/2	H1/2 - Further Housing Development
H2/4	H2/4 - Conversions
EN1/2	EN1/2 - Townscape and Built Design
HT2/4	HT2/4 - Car Parking and New Development
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
JP-C8	Transport Requirements of New Development
JP-C6	Walking and Cycling
JP-H3	Type, Size and Design of New Housing
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.

Applicant Plan Numbers:

NOTES TO APPLICANT

- . In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>

Signed:

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

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On behalf of the Council

Date of Decision: 13/06/2025