



For assistance with completing this form contact:

The Planning Service
3 Knowsley Place, Duke Street, Bury BL9 0EJ

Phone: 0161 253 5432 **Email:** development.control@bury.gov.uk

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

263

Suffix

Property Name

Address Line 1

Bury Old Road

Address Line 2

Address Line 3

Bury

Town/city

Prestwich

Postcode

M25 1JA

Description of site location must be completed if postcode is not known:

Easting (x)

382391

Northing (y)

403929

Description

Applicant Details

Name/Company

Title

Mr

First name

Surname

Lee

Company Name

Address

Address line 1

118 Oldham Road

Address line 2

Ancoats

Address line 3

Town/City

Manchester

County

Country

Postcode

M4 6AG

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

01615322626

Secondary number

Fax number

Email address

studio@jcdesigngroup.co.uk

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Change of use from hot-food takeaway (Use Class Sui Generis) to part ground floor office (Use Class E) and part ground floor and all first floor 3 bedroom (single occupancy) House in Multiple Occupation (HMO) (Use Class C4)

Reference number

72327

Date of decision (date must be pre-application submission)

12/09/2025

Please state the condition number(s) to which this application relates

Condition number(s)

3,4,5,6,7

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/01/2026

Has the development been completed?

☒ Yes

☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

27/05/2026

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Evidence of doors, shutters, bins and bike storage and party wall treatment

3 The sound insulation of the party wall(s) of the property shall be improved in accordance with Building Regulations Approved Document E (or similar method), the details of which shall be submitted to and approved by the Local Planning Authority and implemented to and approved in writing by the Local Planning Authority prior to the HMO use commencing.

4 The bin store/ bike store indicated on approved plan A1.2 Revision PL7 shall be fitted with a roller shutter door or a similar approved type which does not project outwards at any time during or after operation to the satisfaction of the Local Planning Authority and shall thereafter be maintained.

5 The roller shutter door to serve the bin store/ bike store indicated on approved plan A1.2 Revision PL7 shall be painted black in colour. No external roller shutter box shall be fitted on the building.

6 The refuse storage facilities and covered and secure cycle storage provision indicated on the approved plans 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.

Plan.

7 Notwithstanding the approved plan, prior to the use hereby approved commencing, the step serving the proposed 'new entrance door' in the side elevation indicated on approved plan A1.2 Revision PL7, shall incorporate a step constructed within the width of the gable wall and an inward opening door. This shall be implemented to the satisfaction of the Local Planning Authority in accordance with the detail shown on the Ground Floor Plan within Drawing A1.2 Rev. PL7 and thereafter maintained at all times.