

NOTICE OF PLANNING PERMISSION

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

To:

Stephen Leighton
Leighton Architects
21 Chandos Road
Chorlton
Manchester
M21 0SS

On Behalf Of:

Mr Michael Price
395-399 Bury New Road
Prestwich
Manchester
M25 1AW

PART 1 - Particulars of Application

Application Number: 66069

Date of Registration: 14/10/2020

Proposal:

Change of use of existing second floor from office use Class E to form a residential self contained second floor apartment, planning use class C3; retractable awnings to rear patio area

Location:

395-399 Bury New Road, Prestwich,
Manchester, M25 1AW

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 drawings - 20111/E/01-A; 20111/E/02; 20111/E/03; 20111/E/04; 20111/P/01-B; 20111/P/02-A; 20111/P/03-A; 20111/P/04 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
- 3 The bin storage arrangements within the curtilage of the building indicated on the approved plans shall be implemented before the use hereby approved commences and thereafter maintained available for use at all times.
Reason. To ensure adequate off-highway bin storage arrangements are provided within the curtilage of the site, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and S2/6 - Food and Drink.

- 4 Apart from the approved 2nd floor rear window, the new windows hereby approved shall be sliding sash type with the dimensions, set back and sections as shown on the approved plan 20111/P/04 and thereafter maintained.
Reason. In order to preserve the special architectural or historic interest of the building pursuant to Bury Unitary Development Plan Policies EN2/1 - Character of Conservation Areas, EN2/2 - Conservation Area Control and the principles of the NPPF.
- 5 The windows hereby approved shall be finished in a dark grey/black grey colour (Ral 7021 or 7016) and thereafter maintained.
Reason. In the interests of visual amenity and to preserve the character of St Marys Conservation area pursuant to Bury Unitary Development Plan Policies EN2/1 - Character of Conservation Areas, EN2/2 - Conservation Area Control and the principles of the NPPF.
- 6 The use of the external rear area shall not be open to or used by customers outside the following times: 10am to 10.30pm.
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EN1/2 - Townscape and Built Design and S2/6 – Food and Drink of the Bury Unitary Development Plan.
- 7 A scheme to soundproof the floor/ceiling between the first floor and the second floor flat and the party walls to the 2nd floor flat which shall be in accordance with no less than the minimum standards of construction specified in current Building Regulations shall be completed before the first occupation of the residential development hereby approved.
Reason. The application contains insufficient detail in order to demonstrate that the required scheme would maintain the residential amenities to protect the residential amenities of the future occupiers of the flat pursuant to UDP Policy EN7/2 Noise Pollution.

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

NPPF	National Planning Policy Framework
EC4/1	EC4/1 - Small Businesses
EN1/2	EN1/2 - Townscape and Built Design
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
EN7/2	EN7/2 - Noise Pollution
S1/2	S1/2 - Shopping in Other Town Centres
S2/3	S2/3 - Secondary Shopping Areas and Frontages
S2/6	S2/6 - Food and Drink
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
TC2/1	TC2/1 - Upper Floors
TC2/2	TC2/2 - Mixed Use Development
Area PR4	Area PR4 - Church Lane/Bury New Road/Clark's Hill

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:

20111/E/01-A; 20111/E/02; 20111/E/03; 20111/E/04; 20111/P/01-B; 20111/P/02-A;
20111/P/03-A; 20111/P/04

NOTES TO APPLICANT

1. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 7010, regarding the operation of this system

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: 12/01/2021