

NOTICE OF PLANNING PERMISSION

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

To:

Mr Khan

2-4 Houghton Street

Bury

BL9 0TA

PART 1 - Particulars of Application

Application Number: 70354

Date of Registration: 20/12/2023

Proposal:

Change of use from residential care home (Class C2) to 16 no. bedroom (single occupancy) house in multiple occupation (HMO) (Sui Generis) with associated works

Location:

388 Tottington Road, Bury, BL8 1TU

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
Location plan (dwg no. SI-XX-DR-A-1000 A)
Proposed Site Plan (Dwg No. SI-XX-DR-A-1002 F)
Proposed External Works and Car Park Layout (Dwg No. SI-XX-DR-A-1003 C)
Proposed ground floor plan (B1-00-DR-A-2001 C)
Proposed first floor plan (dwg no.B1-01-DR-A-2002 B)
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 removal of the existing gates at the site access with Tottington Road and provision of amended turning facilities indicated on the approved plans shall be provided before the use hereby approved is commenced and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety, pursuant to policies EN1/2 and HT6/2 of the Bury Unitary Development Plan.

- 4 The car parking spaces indicated on the approved plans shall be surfaced, demarcated and/or made available for use prior to the use hereby approved commencing and thereafter maintained at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
- 5 The bin storage arrangements to be provided within the site shall be made available for use prior to the first occupation of the development hereby approved and thereafter maintained at all times.
Reason. To ensure that adequate bin storage arrangements are provided to serve the development, pursuant to policies H2/2 and EN1/2 of the Bury Unitary Development Plan.
- 6 The use of the building hereby approved shall not commence until a scheme for the provision of secure cycle parking has been implemented in accordance with details which shall have previously been submitted to and approved in writing by the local planning authority. The approved facility shall remain available for users of the development thereafter.
Reason. As full details have not been submitted and to secure satisfactory cycle facilities on site and in accordance with Unitary Development Policies HT6 - Pedestrians and Cyclists; HT6/1 - Pedestrians and Cycle Movement.
- 7 The extension to the car parking bay shall be implemented in accordance with the methodology set out in the submitted Site Tree Appraisal (ref. RTS/07022024 Rev. 001).
Reason: To protect trees against root damage, pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

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:

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|-------|--|
| H1/2 | H1/2 - Further Housing Development |
| H2/1 | H2/1 - The Form of New Residential Development |
| H2/2 | H2/2 - The Layout of New Residential Development |
| H2/4 | H2/4 - Conversions |
| HT2/4 | HT2/4 - Car Parking and New Development |
| HT6/2 | HT6/2 - Pedestrian/Vehicular Conflict |
| EN8 | EN8 - Woodland and Trees |
| SPD13 | Development Control Policy Guidance Note 13 - Conversion of Buildings to Houses in Multiple Occupation |
| 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 |

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:

Location plan (dwg no. SI-XX-DR-A-1000 A)

Proposed Site Plan (Dwg No. SI-XX-DR-A-1002 F)

Proposed External Works and Car Park Layout (Dwg No. SI-XX-DR-A-1003 C)

Proposed ground floor plan (B1-00-DR-A-2001 C)

Proposed first floor plan (dwg no.B1-01-DR-A-2002 B)

NOTES TO APPLICANT

1. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system.
2. In relation to condition 6, the Department for Transport guide, Cycle Infrastructure Design (Local Transport Note 1/20), provides guidance on cycle storage design for residential developments. Cycle storage should be secure and covered.
3. **Greater Manchester Police - Design for security guidance**
Secure mail delivery should be provided for residents i.e. secure through the wall mailboxes or a secure postal lobby. Postal workers & couriers should not be allowed unfettered access throughout the building.
The main entrance should be certified to a burglary resistant standard (i.e. BS PAS 24). There should be a video intercom on the main entrance for residents to vet visitors before allowing entrance into the building.
There should be robust door sets into bedrooms (i.e. 44mm solid core or similar) with a lock certified to BS 3621).

A management plan should include:

Arrangements for the management and maintenance of all communal areas within the site and the building.

The methods to be deployed by the landlord to address and prohibit any potential nuisance or annoyance caused by tenants.

Signed:



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On behalf of the Council

Date of Decision: 20/03/2024