



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

146

Suffix

Property Name

Address Line 1

Manchester Road

Address Line 2

Address Line 3

Bury

Town/city

Bury

Postcode

BL9 0TL

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

Easting (x)

380197

Northing (y)

409949

Description

Applicant Details

Name/Company

Title

Mrs

First name

Lauren

Surname

Cohen

Company Name

Address

Address line 1

1a Nursery Road

Address line 2

Address line 3

Town/City

Prestwich

County

Country

Postcode

M25 3EW

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

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

Reference number

Application Number: 69735
Date of Registration: 07/06/2023

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

31/08/2023

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

Condition number(s)

Condition 3 - details of windows and external doors (design, materials, finish, colour, reveals and opening profile)
Condition 5 - details of bins stores (height, design and materials)
Condition 6 - details of external doors on north elevation (design, material, construction, stone head and cill)

Has the development already started?

☐ Yes

☒ No

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

Condition 3 - details of windows and external doors (design, materials, finish, colour, reveals and opening profile)

Proposed replacement windows on rear elevation (Drawing no. EL-04 - 01: Proposed Rear Elevation) of No.146 and No.148 to be in white UPVC, double glazed, as per attached illustrations. Existing stone heads, cills and surrounds to be retained. No.146 - in addition, a timber sheet beneath the window, as per plans, painted in white silk emulsion, with concealed masonry wall behind. Scale plans of proposed windows on "Windows Rear Elevation UPVC" attachment.

Condition 5 - details of bins stores (height, design and materials)

Proposed bin store enclosures to be made from 6ft wide x 5ft high "overlap style" wooden fencing to three sides supported by concrete fence posts, painting is natural colour wood preserver, with existing brick boundary wall to the rear, and a 1.5m wide opening between fence panels for access as per "Drawing No. LAP-01 Rev. 05: Landscaping Plan".

Condition 6 - details of external doors on outrigger right hand side elevation (design, material, construction, stone head and cill)

Proposed replacement window on right hand side elevation of No.146 to be in white UPVC, double glazed, top opening with cast stone cill (140mm x 150mm) and concealed steel lintel, as per adjacent windows on this elevation. No heads due to the height of the eaves / window. There are no heads on the adjacents windows. Proposed door of No.146 to be white "cottage style" composite fabric, with obscure glazed panel, concealed steel lintel above, and stone cill below as per adjacent windows. Inward opening, right hanging door as per approved "EL-6 Rev2 plans". Photo of proposed door on "Materials" attachment which shows cill detailing to both window and door on this elevation.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

02829/E

Date (must be pre-application submission)

24/02/2023

Details of the pre-application advice received

Pre-app 02829/E

Full planning permission application: 69735

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Lauren Cohen

Date

04/10/2023