NOTICE OF PLANNING PERMISSION

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

To:
Mr S Rothwell
564 Bolton Road
Bury
BL8 2DU

On Behalf Of:
Mr J Iqbal
9 Warlingham Close
Bury
BL8 2QN

PART 1 - Particulars of Application

Application Number: 65882

Date of Registration: 27/08/2020

Proposal:
Conversion of first floor to self-contained flat with external stairs/access at rear

Location:
187 Rochdale Road, Pimhole, Bury, BL9 7BB

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 numbered Sheet 1, Sheet 2 and Sheet 3 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 facilities indicated on the approved plans shall be provided before the development is first occupied and shall subsequently be maintained at all times.
Reason.To ensure adequate off-highway bin storage facilities are provided within the curtilage of the site, in the interests of road safety pursuant to Bury Unitary Development Plan Policies H2/4 - Conversions, H2/2 - The Layout of New Residential Development, EN1/2 Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict

4 No development shall take place unless and until a scheme to soundproof the floor between the ground floor and first floor has been submitted to and approved by the Local Planning Authority. The levels of acoustic insulation to be provided shall be, as a minimum, those deemed to be acceptable and specified as standards of construction in current Building Regulations. Such works that form the approved

scheme shall be completed before the development is brought into use.
Reason. To safeguard the amenities of the occupiers of the proposed and nearby residential accommodation purusant to bury Unitary Development Plan Policies EN7/2 - Noise Pollution and H3/1 - Assessing Non-Conforming Uses.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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:

H2/1	H2/1 - The Form of New Residential Development
EN1/2	EN1/2 - Townscape and Built Design
H2/2	H2/2 - The Layout of New Residential Development
H2/4	H2/4 - Conversions
HT2/4	HT2/4 - Car Parking and New Development
H1/2	H1/2 - Further Housing Development
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
NPPF	National Planning Policy Framework
H3/1	H3/1 - Assessing Non-Conforming Uses
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
EN7/2	EN7/2 - Noise Pollution

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:
Sheet 1, Sheet 2 and Sheet

NOTES TO APPLICANT
Not Applicable

Signed:

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On behalf of the Council

Date of Decision: 16/10/2020