

NOTICE OF PLANNING PERMISSION

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

To:

Mr Jonathan Puplett MRTPI
Whaleback Planning & Design
The Old Bank
257 New Church Road
Hove
BN3 4EE

On Behalf Of:

Sona Co-Living Ltd
c/o agent

PART 1 - Particulars of Application

Application Number: 67867

Date of Registration: 02/12/2021

Proposal:

Change of use to 8-bedroom HMO (Sui Generis) and formation of front and rear lightwells

Location:

206 Walmersley Road, Bury, BL9 6LL

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 existing drawings numbered TQRQM21300094826253, 001, 002 rev B, 003, 004 rev A 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 car and cycle parking, boundary wall alterations and bin storage arrangements indicated on approved plan reference 004 Revision A, incorporating all necessary remedial works to the adjacent adopted highway required to demarcate the limits of adoption and reinstate the footway to its former condition prior to the removal of the boundary wall and gates, shall be made available for use before the use hereby approved commencing and thereafter maintained available for use at all times.
Reasons:
To ensure adequate off-street car and cycle parking provision and bin storage arrangements, to secure the satisfactory development of the site in terms of highway safety and maintain the integrity of the adopted highway, in the interests of road safety pursuant to SPD11 - Parking Standards in Bury, SPD13 - Conversion of

buildings to Houses in Multiple Occupation, UDP Policy HT2/4 - Car Parking and New Development and H2/4 - Conversions.

- 4 The refuse storage facilities indicated on the approved plans shall be made available for use prior to first occupation and shall thereafter remain available at all times.
Reason - In order to ensure that the development would maintain adequate facilities for the storage of domestic waste in the interests of amenity and pursuant to the following Unitary Development Plan Policy H2/4 Conversions.
- 5 Prior to first occupation, details of a scheme for electric vehicle charging point(s) shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be available for use prior to first occupation and retained in situ thereafter.
Reason. In accordance with the principles of the NPPF, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life.

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:

NPPF	National Planning Policy Framework
H1/2	H1/2 - Further Housing Development
H2/4	H2/4 - Conversions
EN1/2	EN1/2 - Townscape and Built Design
HT2/4	HT2/4 - Car Parking and New Development
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
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
NPPF	National Planning Policy Framework

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:

TQRQM21300094826253, 001, 002 rev B, 003, 004rev A

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of any footway remedial works that may be required. The cost of the works will be the responsibility of the applicant.

2. 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 6621/7010, regarding the operation of this system.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harte', written over a dotted line.

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On behalf of the Council

Date of Decision: 23/02/2022