

NOTICE OF PLANNING PERMISSION

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

To:

Mr Subhan Saleem
64 Heaton Street
Prestwich
Manchester
M25 1HH

On Behalf Of:

Dr Rizwan
281 Middleton Road Service Road
Prestwich
Bury
M8 4LY

PART 1 - Particulars of Application

Application Number: 69329

Date of Registration: 01/03/2023

Proposal:

Change of use of existing public house (Sui Generis) to Podiatry Clinic(Class E(e)) on ground floor and 4 bed HMO (house in multiple occupation) at first floor (Class C4) including two storey extension at side/rear, alterations to roof layout of existing rear outbuilding; formation of new first floor access and door at rear with external staircase and render to external elevations

Location:

281 Middleton Road Service Road,
Prestwich, Manchester, M8 4LY

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 permission relates to the following plans:

Drawing no. Sheet 1: Location Plan;
Drawing no. Sheet 4, Revision E: Proposed Ground Floor;
Drawing no. Sheet 5, Revision E: Proposed First Floor; and,
Drawing no. Sheet 7, Revision C: Proposed Elevations.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of

development in accordance with the policies contained within the Bury Unitary Development Plan and the National Planning Policy Framework.

- 3 The sound insulation of the party walls and the floor between ground floor and first floor shall be improved in accordance with Building Regulations Approved Document E (or similar method), the details of which shall be submitted to and approved by the Local Planning Authority and implemented prior to the use commencing.

Reason. To reduce nuisance from noise to the occupiers of neighbouring and adjacent businesses pursuant to the requirements of the National Planning Policy Framework and UDP Policy EN7/2: Noise Pollution.

- 4 The ground floor of the premises shall only be used for Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

The first floor of the building shall be used for Class C4 - small scale HMO (House in Multiple Occupation) purposes, of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The Local Planning Authority would wish to retain control over any subsequent changes of use of these premises in the interests of safeguarding the vitality of the Neighbourhood Centre and the amenities of occupiers of the first floor of the building, in accordance with Policies S1/5 - Neighbourhood Centres and Local Shops and EN1/2 - Townscape and Built Design, of the Bury Unitary Development Plan and the National Planning Policy Framework.

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:

S1/5	S1/5 - Neighbourhood Centres and Local Shops
H2/4	H2/4 - Conversions
EN1/2	EN1/2 - Townscape and Built Design
HT2/4	HT2/4 - Car Parking and New Development
JP-P1	Sustainable Places
JP-C1	Our Integrated Network
JP-C8	Transport Requirements of New Development
JP-H3	Type, Size and Design of New Housing
SPD15	Development Control Policy Guidance Note 15 - Residential Conversions
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:

Drawing no. Sheet 1: Location Plan;

Drawing no. Sheet 4, Rev. E: Proposed Ground Floor Plan (includes Proposed Site Plan);

Drawing no. Sheet 5, Rev. E: Proposed First Floor Plan; and,

Drawing no. Sheet 7, Rev. C: Proposed Elevations

NOTES TO APPLICANT

Not Applicable

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: 17/04/2024