

NOTICE OF PLANNING PERMISSION

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

To:

Mr Sam Golding
Gold Sketch Studios LTD
55a Bury Old Road
Prestwich
M25 0FG

On Behalf Of:

JDBR Commercial Ltd
c/o agent

PART 1 - Particulars of Application

Application Number: 73185

Date of Registration: 23/06/2026

Proposal:

Conversion of 1st/2nd/3rd floors of 8 Silver Street from commercial (Class E) to 5 no. flats (Class C3) and 1st/2nd floors of 12 Silver Street to 4 no. flats (Class C3) with change of use of 8a Silver Street rear ground floor from shop (Class E) to associated bin/bike store; External alterations to rear elevation

Location:

8, 8a & 12 Silver Street, Bury, BL9 0EX

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. PP-14910331v1: Location Plan;
Drawing no. 502: Site - Existing and Proposed;
Drawing no. 005: Rev.7: Proposed Plans - Floors 0 and 1;
Drawing no. 006: Rev.7: Proposed Plans - Floors 2 and 3;
Drawing no. 007: Rev.7: Proposed Elevations;
Drawing no. 009: Rev. Existing and Proposed Roof Plans;
Drawing no. 010: Existing and Proposed Elevations; and,
Document ref: Environmental Noise Assessment for Planning Application, carried out by The Compliance Company, Report Number 2526-971-2-20-11, dated 20/11/2025.

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, Places for Everyone Joint Development Plan and National Planning Policy Framework.

- 3 Prior to first occupation of the residential units hereby approved, details of a scheme for sound insulation between the ground floor commercial premises and the first-floor residential accommodation shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to first occupation of the residential units and retained thereafter.

Reason. To protect the amenities of future occupiers and existing commercial premises in accordance with Policies H2/1: The Form of New Residential Development and EN7/2: Noise Pollution of the Bury Unitary Development Plan and the requirements of the National Planning Policy Framework.

- 4 Prior to first occupation of the residential units hereby approved, all noise mitigation measures identified within the approved Noise Assessment shall be installed and operational. The mitigation measures shall include:

- Secondary acoustic glazing;
- Acoustically treated ventilation and trickle vents;
- Glazing specifications achieving the required attenuation levels identified within the approved Noise Assessment; and
- All façade, roof and wall constructions identified within the approved Noise Assessment.

The approved measures shall thereafter be retained and maintained.

Reason. To ensure a satisfactory standard of residential amenity for future occupiers in accordance with Policies H2/1: The Form of New Residential Development and EN7/2: Noise Pollution of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 5 Prior to first occupation of the development, details of crime prevention and security measures shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- Secure door entry systems;
- Secure mail delivery arrangements; and,
- Secure cycle storage facilities.

The approved measures shall be implemented prior to occupation and retained thereafter.

Reason. In the interests of community safety and crime prevention in accordance with UDP Policy EN1/5: Crime Prevention and the National Planning Policy Framework.

- 6 Prior to the first occupation of any of the approved apartments, the internal doorway

shown on the approved plans between Nos. 10 and 12 Silver Street at first floor level shall be installed and made permanently available for use. The doorway shall thereafter be retained and maintained as an internal means of access for occupiers of the apartments.

Reason. To ensure that future occupiers of the approved apartments have safe, convenient and secure internal access to the approved cycle parking and refuse storage facilities, in the interests of residential amenity, sustainable travel and in the interests of securing well-designed developments, in accordance with the requirements of SPD11: Parking Standards in Bury and Policies JP-C6: Walking and Cycling and JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan and the National Planning Policy Framework

- 7 Prior to first occupation of the development, details of biodiversity enhancement measures for the building shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be installed prior to occupation and retained thereafter.

Reason. To secure biodiversity gains in accordance with the objectives of the National Planning Policy Framework and Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 8 Prior to first occupation of the development, full-fibre broadband infrastructure shall be installed and made available to all residential units unless otherwise agreed in writing by the Local Planning Authority.

Reason. To ensure adequate digital connectivity in accordance with Policy JP-C2: Digital Connectivity of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 9 The refuse storage facilities shown on the approved plans shall be provided in full prior to first occupation of any apartment and shall thereafter be retained solely for refuse and recycling storage purposes.

Reason. To ensure satisfactory waste storage arrangements and to prevent obstruction of the public highway in accordance with Policies H2/1: The Form of New Residential Development of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 10 The secure covered cycle storage facilities shown on the approved plans shall be provided prior to first occupation of the development and thereafter retained and made available for cycle parking at all times.

Reason. To encourage sustainable modes of transport in accordance with SPD11: Parking Standards in Bury and Policies JP-C6: Walking and Cycling and JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 11 Prior to any installation, details of all external lighting associated with the

development shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed before first occupation of any of the apartments hereby approved and thereafter maintained.

Reason. To ensure safe access arrangements whilst preserving the character and appearance of the Conservation Area, in accordance with Policies EN2/1: Character of Conservation Areas and EN2/2: Conservation Area Control of the Bury Unitary Development Plan, Policy JP-P2: Heritage of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 12 No external plant, mechanical equipment, extraction equipment, air-conditioning units, ventilation equipment, ducting, flues, grilles, louvres, housings or associated equipment shall be installed unless full details have first been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include:

- a) The location, size, design and external appearance of all equipment;
- b) Details of all screening, housings and means of enclosure;
- c) Elevations and sections showing how the equipment would be incorporated into the building; and
- d) Details of the materials, colour and finish of all external equipment and screening.

The approved equipment shall be installed in accordance with the approved details and shall thereafter be retained as such.

Reason. To safeguard the character and appearance of the Bury Town Centre Conservation Area and to ensure that any plant and associated equipment is appropriately designed and integrated into the building in accordance with Policies EN2/1: Character of Conservation Areas and EN2/2: Conservation Area Control of the Bury Unitary Development Plan, Policy JP-P2: Heritage of the Places for Everyone Plan, and the National Planning Policy Framework.

- 13 Notwithstanding the details shown on the approved plans, no replacement windows shall be installed unless details of their design, opening method, materials, finish and sections have first been submitted to and approved in writing by the Local Planning Authority. Any approved replacement windows shall be timber and of a conservation-style design and shall be retained thereafter.

Reason. To preserve the character and appearance of the Bury Conservation Area in accordance with Policies EN2/1: Character of Conservation Areas and EN2/2: Conservation Area Control of the Bury Unitary Development Plan, Policy JP-P2: Heritage of the Places for Everyone Plan, and the National Planning Policy Framework.

- 14 Noise emissions from any plant, mechanical equipment, extraction equipment, air-conditioning units or ventilation equipment associated with the development shall not exceed NR25 within any habitable room of the residential accommodation.

Reason. To safeguard the amenities of occupants of the development, in accordance with Policies H2/1: The Form of New Residential Development and EN7/2: Noise Pollution 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:

S1/1	S1/1 - Shopping in Bury Town Centre
EN2/1	EN2/1 - Character of Conservation Areas
EN2	EN2 - Conservation and Listed Buildings
EN2/2	EN2/2 - Conservation Area Control
TC2/1	TC2/1 - Upper Floors
TC1	TC1 - Town Centres
EN1/2	EN1/2 - Townscape and Built Design
EN1/5	EN1/5 - Crime Prevention
EN7/2	EN7/2 - Noise Pollution
JP-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-P1	Sustainable Places
JP-P2	Heritage
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C8	Transport Requirements of New Development
JP-Strat	Main Town Centres
12	
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guide

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. PP-14910331v1: Location Plan;
Drawing no. 502: Site - Existing and Proposed;
Drawing no. 005: Rev.7: Proposed Plans - Floors 0 and 1;
Drawing no. 006: Rev.7: Proposed Plans - Floors 2 and 3;
Drawing no. 007: Rev.7: Proposed Elevations;
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NOTES TO APPLICANT

1. Commencement of Development Notice

In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>

2. The Control of Pollution Regulations 1974, Section 60. Control of Noise on Construction Sites

Works carried out in connection with the planning permission shall comply with the above regulations which require the following:

1. All works and ancillary operations which are audible at the boundary of the nearest house or noise receptor, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1400 on Saturdays and at no time on Sundays and Bank Holidays.

2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.

3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturer's instructions.

4. Any emergency deviation from the above (1 – 3) shall be notified to Bury Council without delay.

Any contravention of these requirements will trigger the serving of a Notice under Section 60 of The Control of Pollution Regulations 1974.

3. Refuse Collection

The Council currently operate a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system.

4. Bat Protection

Whilst the site has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

5. All refuse and recycling bins shall be stored within the site boundary when not presented for collection. Bins should not be permanently stored on the public highway, footway or verge, as this can cause an obstruction to highway users and adversely affect the visual appearance of the street scene and the character and

appearance of Bury Town Centre Conservation Area.

6. Name & number of new property

This development will involve the numbering or naming of properties. The applicant MUST apply to the Borough Council's Building Control Team (Street Naming and Numbering) before any number or name is used. This is a requirement of the Public Health Act 1925 (sections 17-19).

Signed:

A handwritten signature in black ink, appearing to read 'J. H. H.', is written over a dotted line.

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On behalf of the Council

Date of Decision: 08/10/2026