

NOTICE OF PRIOR APPROVAL DETERMINATION

Part 3 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

To:

Mr Michael Rubinstein
33 Ringley Drive
Whitefield
Manchester
M45 7LX

PART 1 - Particulars of Application

Application Number: 72958

Date of Registration: 27/04/2026

Proposal:

Prior approval for proposed change of use
from Use Class E (Offices) to Use Class C3
(Dwellinghouse)

Location:

171 Bury New Road, Whitefield, Manchester,
M45 6AB

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby determine that prior approval of the local planning authority is **REQUIRED** for the development set out in Part 1 of this decision notice.

The Metropolitan Borough of Bury hereby give **APPROVAL** for the development proposed in the above-mentioned application subject to the following conditions.

- 1 The development must be begun not later than three years beginning with the date of this approval.

Reason. To comply with the condition in Schedule 2, Part 3, Class MA, Paragraph MA.2(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2 This approval relates to the following plans:

Drawing no. TQRQM26065135304439: Location Plan,
Drawing no. 502: Existing and Proposed Site Plan,
Drawing no. 0P1: Proposed Plans, and,
Drawing no. 0P2: Proposed Elevations.

The development shall be carried out in complete accordance with the approved drawings, unless the local planning authority and the developer agree otherwise in writing.

Reason. For the avoidance of doubt and to ensure that the development complies with the requirements of Schedule 2, Part 3, Class MA and Paragraph W(12)(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

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:

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 applicant's attention is drawn to the condition in Schedule 2, Part 3, Class MA, Paragraph MA.2(6) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) which requires that "any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse."
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. 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.

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: 22/06/2026