

NOTICE OF PLANNING PERMISSION

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

To:

Lynsay Ewart
Paul Butler Associates Ltd
31 Blackfriars Road
Salford
M3 7AQ

On Behalf Of:

Mr Neil Mackey
Harrington House Estates Limited
C/o agent
-

PART 1 - Particulars of Application

Application Number: 68542

Date of Registration: 22/07/2022

Proposal:

Change of use from 6 bed HMO (Class C4)
to 8 bed HMO (Sui Generis)

Location:

79 Bury New Road, Whitefield, Manchester,
M45 7EG

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 Revised Site Plan P01, 079/02, 03, 04 and 05 and Site Plan with Swept Path analysis, 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 parking indicated on the approved plans shall be demarcated and made permanently available for use prior to the additional residential units hereby approved being brought into use.
Reason. To ensure adequate off-street car parking provision in the interests of road safety pursuant to policy HT2/4 Car Parking and New Development of the Bury Unitary Development Plan.
- 4 Prior to the use hereby approved commencing, details of the proposed 'low level barrier' as indicated on the site plan, shall be submitted to the Local Planning Authority for approval. The barrier shall be positioned to ensure that pedestrian access onto Bury New Road adjacent to No.79 and access to the adjacent footway chamber is maintained. The barrier shall be completed prior to the additional

residential units hereby approved being brought into use and retained thereafter.
Reason. To prevent encroachment of parked cars onto the public footway in the interests of road safety pursuant to policy HT2/4 Car Parking and New Development of the Bury Unitary Development Plan.

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:

H1/2	H1/2 - Further Housing Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
H2/4	H2/4 - Conversions
EN1/2	EN1/2 - Townscape and Built Design
EN7	EN7 - Pollution Control
HT2/4	HT2/4 - Car Parking and New Development
HT5/1	HT5/1 - Access For Those with Special Needs
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
NPPF	National Planning Policy Framework
SPD13	Development Control Policy Guidance Note 13 - Conversion of Buildings to Houses in Multiple Occupation

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:

Drawings numbered Revised Site Plan P01, 079/02, 03, 04 and 05 and Site Plan with Swept Path analysis,

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

3 of 3

.....
On behalf of the Council

Date of Decision: 14/12/2022