

NOTICE OF PLANNING PERMISSION

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

To:

William Holt
John Holt Architects Ltd
3 Manchester Road
Bury
BL9 0DR

On Behalf Of:

Mr Adam Hinchsliff
Stewart Street
Bury
BL8 1SU

PART 1 - Particulars of Application

Application Number: 72976

Date of Registration: 17/03/2026

Proposal:

Refurbishment of existing building and change of use to office accommodation (Class E), including internal subdivision to provide up to four office units, ancillary storage, associated parking and landscaping.

Location:

271 Tottington Road, Bury, BL8 1SE

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 -

Site location plan 23/643.SLP
Existing site layout 23643-01
Existing plans and elevations 23643-02
Existing plans 23643-03
Proposed site layout 23643-11 E
Proposed plans and section 23643-12 D
Proposed elevations 23643-13 D

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 and Places for Everyone Joint Development Plan listed.

- 3 The development hereby approved shall be carried out in accordance with the materials detailed on the approved plans.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design
- 4 The premises to which this approval relates shall be used for Class E (g) (i), (ii) and (iii) uses and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).
Reason. To ensure adequate parking and servicing arrangements could serve the development pursuant to policies EC4/1, HT2/4, JP-C8 and SPD11.
- 5 The car parking/cycle and bin storage arrangements indicated on the approved plans shall be surfaced & demarcated/provided and made available for use prior to the part of the development hereby approved being brought into use and thereafter maintained at all times.
Reason. To ensure adequate off street car parking provision, cycle and bin storage facilities in the interests of road safety pursuant to policies HT2/4 and JP-C8.
- 6 The turning facilities within the curtilage of the site indicated on the approved plans shall be provided before the development is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to policies JP-C5 and JP-C8.

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
EC4/1	EC4/1 - Small Businesses
EC5/3	EC5/3 - Other Office Locations
EN1/2	EN1/2 - Townscape and Built Design
EN7/2	EN7/2 - Noise Pollution
HT2/4	HT2/4 - Car Parking and New Development
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-S2	Carbon and Energy
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:

Site location plan 23/643.SLP

Existing site layout 23643-01

Existing plans and elevations 23643-02

Existing plans 23643-03

Proposed site layout 23643-11 E

Proposed plans and section 23643-12 D

Proposed elevations 23643-13 D

NOTES TO APPLICANT

Not Applicable

Signed:

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

3 of 3

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On behalf of the Council

Date of Decision: 14/05/2026