

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:

Hasid / Jonisz
AJ & MH Properties Ltd
146-148 Bury Old Road
Whitefield
M45 6AT

PART 1 - Particulars of Application

Application Number: 68845

Date of Registration: 29/09/2022

Proposal:

Change of use from office (Class E) to
residential (Class C3)

Location:

33 Knowsley Street, Bury, BL9 0ST

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 & Block Plan (Dwg No. 001)
Proposed Floor Plans (Dwg No. 003)
Existing and Proposed Site Plan (Dwg No. 004)
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 facilities and bin storage arrangements indicated on the approved plans shall be provided before the first occupation of the use hereby approved and retained for those purposes thereafter.
Reason. - To ensure that adequate off-street car parking and provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway, in the interests of highway safety, pursuant to Policy EN1/2 of the Cury Unitary Development Plan.
- 4 Prior to the occupation of the dwelling hereby approved, one electric vehicle (EV) charging point (minimum 7kW*) shall be installed.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019.

Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

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
H2/4 H2/4 - Conversions
EN1/2 EN1/2 - Townscape and Built Design
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:

Site Location & Block Plan (Dwg No. 001)
Proposed Floor Plans (Dwg No. 003)
Existing and Proposed Site Plan (Dwg No. 004)

NOTES TO APPLICANT

1. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system.
2. The adopted highway should not be used for the storage of bins.

Signed:



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On behalf of the Council

Date of Decision: 22/11/2022