

NOTICE OF PLANNING PERMISSION

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

To:

Mr Jackson
Archtech design solutions
14 Maitland place
Rossendale
Rawtenstall
BB4 6at

On Behalf Of:

Mrs Porter
Slack head farm
Round hill lane
Rossendale
BB4 5TY

PART 1 - Particulars of Application

Application Number: 68527

Date of Registration: 07/06/2022

Proposal:

Change of use of first and second floor from office/storage (Use Class E) to 2no. flats (Use Class C3); Two dormer extensions at front and External staircase at rear

Location:

Flat, 138 Rochdale Road, Pimhole, Bury, BL9 7BD

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
Location Plan dated 07/06/2022
Block Plan dated 07/06/2022
Proposed Ground Floor Plan (Dwg no. FC/001/01/PR) dated 07/09/2022
Proposed First and Second Floor (Dwg no. FC/002/01/PR) dated 07/09/2022
Proposed Elevations (Dwg no. FC/003/01/PR) dated 07/09/2022
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 external finishing materials for the proposal hereby approved shall be as detailed within the approved application particulars.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/1 and OL5/2 of the Bury Unitary Development Plan.

- 4 The secure cycle storage indicated on the approved drawing FC/001/01/PR shall be installed made available for use prior to the use hereby approved commencing and thereafter maintained at all times.
Reason. To ensure adequate cycle storage and in order to promote sustainable means of travel pursuant to policy HT6/1 of the Bury Unitary Development Plan.
- 5 The development hereby approved shall not be first occupied unless and until the improvements in-curtilage pedestrian access and bin storage arrangements have been implemented and thereafter maintained available for use at all times.
Reason. To ensure adequate pedestrian access and bin storage arrangements pursuant to Bury Unitary Development Plan policy EN1/2.

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:

EN1/2 EN1/2 - Townscape and Built Design
H1/2 H1/2 - Further Housing Development
H2/4 H2/4 - Conversions
S1/5 S1/5 - Neighbourhood Centres and Local Shops
HT6/1 HT6/1 - Pedestrian and Cyclist Movement

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:

Location Plan dated 07/06/2022

Block Plan dated 07/06/2022

Proposed Ground Floor Plan (Dwg no. FC/001/01/PR) dated 07/09/2022

Proposed First and Second Floor (Dwg no. FC/002/01/PR) dated 07/09/2022

Proposed Elevations (Dwg no. FC/003/01/PR) dated 07/09/2022

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 22/09/2022