

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 Simon Nagy
Cadworks Uk Ltd
Unit 1 Woodhill Street
Bury
Lancashire
BL81AT

PART 1 - Particulars of Application

Application Number: 71218

Date of Registration: 08/10/2024

Proposal:

Prior approval for change of use of ground floor office (Class E) to 1no. dwellinghouse (Class C3)

Location:

Cadworks UK Ltd, Unit 1, Woodhill Street, Bury, BL8 1AT

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 car parking and turning facilities indicated on the approved plans shall be provided before the use hereby approved 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

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:

24/663/01, 24/663/02, 24.663.SLP, Supporting Statement dated February 2025,
Contaminated Land report ref: IN25118 CL 001

NOTES TO APPLICANT

1. Bin storage arrangements should be provided within the curtilage of the site in

accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments' and thereafter maintained.

Signed:

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

2 of 2

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On behalf of the Council

Date of Decision: 12/05/2025