

NOTICE OF PLANNING PERMISSION

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

To:

Mr Ibrahim
Studio FRI
Cotton Court Business Centre
Preston
PR1 3BY

On Behalf Of:

Mr Singh
INDER SOLUTIONS LTD
1 Eagle Street
Craighall Business Park
Glasgow
G4 9XA

PART 1 - Particulars of Application

Application Number: 73474

Date of Registration: 05/08/2026

Proposal:

Change of use of Dwelling into 3 no. self contained flats

Location:

252 Bolton Road, Radcliffe, Manchester, M26 3GW

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 permission relates to the following plans:

Drawing no. 26-028.001 Rev. P01: Site Plans [also contains Location Plan]; and,
Drawing no. 26-028.003 Rev. P02: Proposed Plans and Elevations.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development pursuant to the policies of the Bury Unitary Development Plan, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The sound insulation of the party walls of the dwelling shall be improved in accordance with Building Regulations Approved Document E (or similar method), the details of which shall be submitted to and approved by the Local Planning Authority and implemented to and approved in writing by the Local Planning Authority prior to the use commencing.

Reason. To reduce nuisance from noise to the occupiers of the adjoining dwellings pursuant to the Policies EN7/2 Noise Pollution and H2/1: The Form of New Residential Development of Bury Unitary Development Plan and the National Planning Policy Framework.

- 4 The covered and secure cycle storages arrangements indicated on the approved plans shall be provided and made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.
Reason. To ensure adequate covered and secure off-street cycle storage arrangements and provision for this mode of transport, in the interests of promoting active travel modes, road and pedestrian safety, pursuant to Policy EN1/2: Townscape and Built Design of the Bury Unitary Development Plan, Policies JP-C5: Streets for All, JP-C6: Walking and Cycling, and JP-C8: Transport Requirements of New Development of the Greater Manchester Places for Everyone Joint Development Plan and Supplementary Planning Document 11: Parking Standards in Bury.
- 5 The refuse storage facilities indicated on the approved plans reference 52MR/200/BR shall be implemented and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved becoming first occupied and shall thereafter remain available at all times.
Reason. In order to ensue that the development would maintain adequate facilities for the storage of domestic waste, including recycling containers, in the interests of amenity and pursuant to Policy JP-C8: Transport Requirements of New Development of the Places for Everyone Development Plan.
- 6 The apartments to which this approval relates shall be used for C3(a) use and for no other purpose (including any other purpose in Class C 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 safeguard the amenities of the occupiers of nearby residential accommodation and in the interests of satisfactory accommodation and associated servicing and cycle parking provision, pursuant to Policy EN1/2 - Townscape and Built Design and H2/4 - Conversions of the Bury Unitary Development Plan, Policies JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development of the Places for Everyone Joint Development Plan and Supplementary Planning Document 11: Parking Standards in Bury.

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
EN7/2	EN7/2 - Noise Pollution
EN7/5	EN7/5 - Waste Water Management
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
HT2/4	HT2/4 - Car Parking and New Development
HT6/1	HT6/1 - Pedestrian and Cyclist Movement
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C8	Transport Requirements of New Development
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-P1	Sustainable Places
JP-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
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:

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

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On behalf of the Council

Date of Decision: 06/10/2026