

NOTICE OF PLANNING PERMISSION

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

To:

Mr Mark Gordon
MGD
12 Westbury Close
Bury
BL8 2LW

On Behalf Of:

Gary Howe
Howhaus Limited
Unit 4A
Towngate Business Centre
Lester Road
Manchester
M38 0PT

PART 1 - Particulars of Application

Application Number: 72950

Date of Registration: 01/04/2026

Proposal:

Change of use from commercial unit and dwelling to 6 bed, 6 person HMO (Class C4) with side render finish, roller shutters removed and changes to rear and 6 no. cycle storage unit provided

Location:

12 -14 Abden Street, Radcliffe, Manchester, M26 0AT

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 the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 This permission relates to the following plans:

Drawing no. 12AS/201/PL: Proposed Site Plan;
Drawing no. 12AS/200/PL: Site Location Plan & Existing Site Plan; and,
Drawing no. 12AS/204/PL Rev. P1: Proposed Plan Layout

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 in accordance with the policies contained within the Bury Unitary

Development Plan, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The sound insulation of the party wall shared with no. 10 Abden Street 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 prior to the use commencing.

Reason. To reduce nuisance from noise to the occupiers of the adjoining dwelling pursuant to the Policy EN7/2 Noise Pollution of Bury Unitary Development Plan and the National Planning Policy Framework.

- 4 The refuse storage facilities indicated on the approved plans reference 12AS/201/PL 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 ensure 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.

- 5 Notwithstanding the details shown on the approved site plan, measures to reinstate the abandoned crossing onto Coomassie Street to adjacent footway levels shall be submitted to and agreed in writing with the Local Planning Authority within 3 months of the submission of the commencement notice required under Section 93G of the Town and Country Planning Act 1990. The details subsequently approved shall be implemented prior to the occupation of the House in Multiple Occupation hereby approved.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and to maintain the integrity of the adopted highway, all in the interests of highway safety, in accordance with Policies EN1/2: 'Townscape and Built Design', HT5/1: Access for Those with Special Needs and HT6/1: Pedestrian and Cyclist Movement of the Bury Unitary Development Plan and Policies JP-C1: An Integrated Network, JP-C5: Streets for All, and JP-C6: Walking and Cycling and JP-C8: Transport Requirements of New Development of the Greater Manchester Places for Everyone Joint Development Plan.

- 6 There shall be no more than 6 people residing at the property hereby approved at any one time.

Reason. To avoid an over-concentration of people living in the property and ensure satisfactory living accommodation for existing and future occupiers and in the interests of the amenity of neighbouring occupiers, in accordance with Policies EN1/2: Townscape and Built Design and H2/4-Conversions of the Bury Unitary Development Plan and Policies JP-C5: Streets for All and JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan.

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:

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
EN1/2	EN1/2 - Townscape and Built Design
EN7/2	EN7/2 - Noise Pollution
HT2/4	HT2/4 - Car Parking and New Development
EN7/2	EN7/2 - Noise Pollution
JP-C1	Our Integrated Network
JP-S2	Carbon and Energy
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD13	Development Control Policy Guidance Note 13 - Conversion of Buildings to Houses in Multiple Occupation
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guide

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

1. GM Police recommendations
 - The external doorsets should be security certified to PAS 24.
 - The front entrance and rear yard area of the HMO should be illuminated in the hours of darkness via the use of dusk till dawn sensors on the light fixtures.
 - The internal doorsets to each bedroom should have a lock certified to BS 8621 or PAS 8621.
 - An intercom system or video access controls should be used at the communal entrance so that residents can vet visitors before opening the door to them.
 - A secure mail delivery system should be supplied, to allow delivery without access to the whole building.
 - Care should be taken to ensure that any boundaries formed by a combination of walls and railings should have panels that are fixed flush with the outer skin of the brickwork below, leaving no steps/gaps that would provide a climbing aid.
 - Any alterations to the existing building should be complete to the Secured by Design standards, this included any replacement doors or windows.
2. Commencement of Development Notice

In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at:

<https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>

Notices can be sent to development.control@bury.gov.uk

Please ensure the application number and the site address is provided within the notice and subject line of the email.

3. The Control of Pollution Regulations 1974, Section 60. Control of Noise on Construction Sites

Works carried out in connection with the planning permission shall comply with the above regulations which require the following:

1. All works and ancillary operations which are audible at the boundary of the nearest house or noise receptor, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1400 on Saturdays and at no time on Sundays and Bank Holidays.

2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.

3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturer's instructions.

4. Any emergency deviation from the above (1 – 3) shall be notified to Bury Council without delay.

Any contravention of these requirements will trigger the serving of a Notice under Section 60 of The Control of Pollution Regulations 1974.

4. The applicant's attention is drawn to the need to consult the Department for Place (Engineering & Streetscene) regarding the specification for and implementation of the required highway works. The cost of the construction will be the responsibility of the developer.

Further information on how to apply can be found at:

<https://www.bury.gov.uk/roads-travel-and-parking/highways-keep-bury-moving/dropped-kerbs>

Signed:



5 of 5

.....

On behalf of the Council

Date of Decision: 29/05/2026