

NOTICE OF PLANNING PERMISSION

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

To:

Mr Anderson-Jones MRTPI
Serviam Planning
Gainsborough House
109 Portland Street
Manchester
M1 6DN

On Behalf Of:

MR Szydlik
Heaton House (Bury) LTD
C/O 20 Chatsworth Road
Manchester
M18 7AF

PART 1 - Particulars of Application

Application Number: 68331

Date of Registration: 25/05/2022

Proposal:

Change of Use from Training Centre (Class E) to 6 no. HMO's comprising 23 bedrooms (single occupancy)

Location:

Heaton House, Brierley Street, Bury, BL9 9HN

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 - Revised car park plan 18.1823.8 E; Proposed ground floor plan 18.1823.4 E; Proposed first floor plan 18.1823.5 D; Proposed elevation 18.1823.7 C; red edge site plan received 9/6/22; Proposed site plan 18.1823.9 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 and cycle parking facilities indicated on approved plan reference 18.1823.8 Revision E shall be surfaced, demarcated and/or made available for use prior to the use hereby approved commencing and thereafter maintained at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policies HT2/4 - Car Parking and New Development, H2/2 - The Layout of New Residential Development and H2/4 - Conversions of the Bury Unitary Development Plan.
- 4 The bin storage facilities indicated on approved plan reference 18.1823.8 Revision E

shall be implemented prior to the use hereby approved commencing and maintained thereafter and shall be provided in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

Reason. To ensure that adequate bin storage arrangements are provided within the curtilage of the site pursuant to policies EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development and H2/4 - Conversions of the Bury Unitary Development Plan.

- 5 Before the first occupation of the development hereby approved, the windows on the side elevations shall be fitted with part obscured glazing and shall be permanently retained in that condition thereafter.

Reason. To protect the privacy of the future and adjoining occupiers and to accord with Policies H2/1 - The Form of New Residential Development and H2/4 - Conversions.

- 6 Levels of sound insulation to the individual flats shall be provided in accordance with the minimal standards deemed to be acceptable in current Building Regulations prior to the first occupation of the development hereby approved.

Reason. To reduce nuisance from noise to the occupiers of the adjoining units in the interests of the amenity of the future occupiers pursuant to the NPPF and UDP Policies H2/4 and EN7/2 Noise Pollution.

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:

NPPF	National Planning Policy Framework
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
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
EN7/2	EN7/2 - Noise Pollution

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:

Revised car park plan 18.1823.8 E; Proposed ground floor plan 18.1823.4 E; Proposed first floor plan 18.1823.5 D; Proposed elevation 18.1823.7 C; red edge site plan received 9/6/22;

Proposed site plan 18.1823.9

NOTES TO APPLICANT

- . 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.
- . The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written over a dotted line.

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On behalf of the Council

Date of Decision: 17/08/2022