

NOTICE OF PLANNING PERMISSION

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

To:

Mr Sam Golding
Gold Sketch Studios LTD
55a Bury Old Road
Prestwich
Manchester
M25 0FG

On Behalf Of:

Contact Agent
c/o agent

PART 1 - Particulars of Application

Application Number: 72127

Date of Registration: 06/08/2025

Proposal:

Change of use from public house (Sui
Generis) to a 15 Bedroom (18 Persons) HMO
together with first floor extension at side/rear
and single storey extension at rear

Location:

25 Thomas Street, Radcliffe, Manchester,
M26 2UH

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

Project number GSS24124 -

Existing plans 002A
Existing and proposed site plan 502 rev 5
Revised proposed floor plans 003A rev 3
Revised proposed elevations 003B rev 2

20 space Amazon TT Shelter rev 00
Bike shelter specification by the Bike Storage Company

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 and Places for

Everyone Joint Development Plan listed.

- 3 The use hereby approved shall not be commenced unless and until the footway and verge crossing shown indicatively on approved plan reference GSS24124.2 502 Revision 5 required to access the relocated bin storage facilities has been implemented to a specification and in a position to be agreed with the Highway Authority and the Local Planning Authority pursuant to policies EN1/2, H2/4, JP-C5 and JP-C8.
- 4 The car parking, cycle and bin storage facilities indicated on approved plan reference GSS24124.2 502 Revision 5 shall be made available prior to the use hereby approved commencing and maintained thereafter.
Reason. To ensure adequate car and cycle parking/storage and the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway, in the interests of highway safety pursuant to Policies EN1/2, H2/4 and JP-C8.

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
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
H5/1	H5/1 - Area Improvement
EN1/2	EN1/2 - Townscape and Built Design
EN7/2	EN7/2 - Noise Pollution
HT2/4	HT2/4 - Car Parking and New Development
S1/2	S1/2 - Shopping in Other Town Centres
S2/3	S2/3 - Secondary Shopping Areas and Frontages
Area	Area RD1 - Blackburn Street/Dale Street/Church Street West
RD1	
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
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-S2	Carbon and Energy
JP-P1	Sustainable Places

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:

Project number GSS24124 -

Existing plans 002A

Existing and proposed site plan 502 rev 5

Revised proposed floor plans 003A rev 3

Revised proposed elevations 003B rev 2

20 space Amazon TT Shelter rev 00

Bike shelter specification by the Bike Storage Company

NOTES TO APPLICANT

- . Waste management - bin storage
As the property is a HMO they will only be entitled to that of a regular domestic household. Any extra capacity needed will be classed as commercial waste and chargeable
There would need to be sufficient access from the bin store to the collection vehicle.
- . In terms of access rights over the back street from Cross street to the rear of the site which is Council owned, consent may be required from the Council in their capacity as Landlord, enquiries can be directed to property@bury.gov.uk
- . 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>
- . This recommendation relates to the revised plan received by this section on 13 November 2025
- . 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 'for haw', written in a cursive style.

4 of 4

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On behalf of the Council

Date of Decision: 17/12/2025