

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 Craig Buck
The Intelligent Design Centre
5-11 Eagle Street
Accrington
BB5 1LN

On Behalf Of:

Mr Naveed Zafar
Wise Living Ltd
53 Ormrod Street
Bury
BL9 7HF

PART 1 - Particulars of Application

Application Number: 71801

Date of Registration: 26/03/2025

Proposal:

Prior approval for proposed change of use from showroom/manufacturing (Class E) to 20 no. apartments (Class C3)

Location:

78-80 Church Street West, Radcliffe, Manchester, M26 2SY

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby determine that the prior approval of the local planning authority is **REQUIRED** for the development set out in Part 1 of this decision notice.

Bury Metropolitan Borough Council hereby **REFUSE** approval for the development proposed in the above-mentioned application for the following reason(s)

- 1 The proposal requires operational development which is not permitted under Part 3 Class MA of the General Permitted Development Order 2015(as amended).
- 2 Proposal would not provide adequate natural light in all habitable rooms of the dwellinghouse and as such would not comply with Part 3 Class MA Paragraph MA.2.(2)(f) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
- 3 The proposal would result in the significant intensification of the use of a site with no off-street parking facilities proposed within the curtilage of the site, which is highly likely to lead to vehicles parking and carrying out manoeuvres on the surrounding residential streets and classified roads where on-street parking facilities are at a premium at all times of day, which would have a significant impact on parking facilities for existing residents and be detrimental to the free flow of traffic and road safety.
- 4 Due to previous use as works and factory there is the potential for contamination of the building to have occurred, as such, a minimum, a Desk Study and Preliminary Risk Assessment is required.

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:

11, 13, 02, 12, 01

NOTES TO APPLICANT

Not Applicable

Signed:

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On behalf of the Council

Date of Decision: 20/05/2025