

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:

Mrs Plamena Yotova
Debtal Architecture Ltd
72 Bury New Road
Prestwich
Manchester
M25 0JU

On Behalf Of:

Schreiber
Prestwich Estates Limited

PART 1 - Particulars of Application

Application Number: 69318

Date of Registration: 02/02/2023

Proposal:

Prior approval for proposed change of use
from Commercial (Class E) to 9 no.
Apartments (Class C3)

Location:

509-511 Bury New Road, Prestwich,
Manchester, M25 3AJ

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 is not Permitted Development as it fails to provide the dimensions and proposed use of each room and the elevations of the dwellinghouses, as required by Paragraph W(2)(bc) of the Town and Country (General Permitted Development) Order 2015 (as amended).
- 2 The proposal would result in an intensification of the use of a site with inadequate access and servicing arrangements in close proximity to a signalised junction on the A56 and would be detrimental to maintaining the free flow of traffic on the adjacent classified road and highway safety.
- 3 The proposed car parking provision is inadequate for the use proposed and would lead to vehicles parking and carrying out manoeuvres on the adjacent classified and unclassified highways to the detriment of the free flow of traffic and highway safety.
- 4 The proposal fails to provide adequate natural light in all habitable rooms of the dwellinghouses, contrary to the requirements of Class MA(f).
- 5 The proposal fails to demonstrate that the new dwellinghouses proposed would accord with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015, as required by Article 3(9A) of the General Permitted Development Order (as amended) 2015.

- 6 Prior Approval of the Council is required relating to the impacts of noise from commercial premises on the intended occupiers of the development as insufficient information accompanies the application in this regard.

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:

Drawing no. 001: Location Plan

Drawing no. 002: Existing Floor Plans & Elevations

Drawing no. 201: Proposed Floor Plans

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 30/03/2023