

Removal of condition

Introduction

This document is to support the removal of condition 5 for the approved application 70965 at 72-74 Tenters Street, Bury, BL9 0HL.

Planning permission was granted for the change of use from offices (Class E) to 2 no. dwellings (Class C3) Reinstating 1m high metal fence along boundary.

Condition

The approval was granted subject to the below condition.

5. The dwellings hereby approved shall be built in accordance with the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations. Reason. To secure the satisfactory development of the site pursuant to Places for Everyone Joint Development Plan Policy JP-H3: Type, Size and Design of New Housing.

The existing building does not lend itself to being upgraded to part M4(2).

In order to achieve part M4(2) of the Building Regulations, significant internal works will be required, such as; The staircases in both properties will require moving to a new location as they are currently located in front of the entrance door, there is currently insufficient space between the door and the staircase and therefore this does not meet the current requirements of part M4(2). To achieve this, significant alterations to the internal layout will be required, resulting in extensive structural works.

Conclusion

The extensive works required to convert this property into two, part M4(2) compliant dwellings is not feasible, we are therefore requesting that the condition is removed.