

NOTICE OF PLANNING PERMISSION

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

To:

Mr Jim Eccles
JPE Consultancy Limited
9 Woodend Drive
Stalybridge
Cheshire
SK15 2SF

On Behalf Of:

Mr Hennessey
Henmort Developments Limited
c/o Agent

PART 1 - Particulars of Application

Application Number: 69417

Date of Registration: 06/03/2023

Proposal:

Change of use of existing offices (Use Class B1) to 9 no. apartments (Use Class C3) with internal and external alterations to include provision of bicycle rack and bin storage and erection of boundary wall and gates at rear

Location:

18-20 St Marys Place, Bury, BL9 0DZ

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 permission relates to the following plans:

Dwg. no. 22/1289/100 - Location Plan - Submitted with application
Dwg. no. 22/1289/201D - Proposed Site Plan - Submitted with application
Dwg. no. 22/1289/206A - Streetscene - North elevation, received 30.05.2023;
Dwg. no. 22/1289/201D - Proposed Site Plan, received 06.05.2023
Dwg. no. 22/1289/208A - Proposed Section through Attic, received 06.05.2023
Dwg.no. 22/1289/202F: Proposed Ground Floor and Cellar Layouts, received 06.05.2023
22/1289/203D: Proposed First Floor and Attic Layouts, received 06.05.2023
22/1289/204D: Proposed Elevations, received 06.05.2023;
22/1289/205A: Proposed Streetscene - South Elevation, received 06.05.2023;
Flushfit Slate Vent VS2 - Product Code: ILSRV/10/20, received 26 May 2023; and,
Cast Iron Air Brick Specification Sheet - Item NoS: CON3, received 26 May 2023.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan and the National Planning Policy Framework.

- 3 Prior to any of the approved external alterations taking place, sample materials for the proposed brick infills shown on Drawing no. 22/1289/204D: Proposed Elevations, the side elevations of the building where doors are being changed to windows shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved materials prior to occupation of any of the apartments hereby approved.
Reason: To ensure a satisfactory appearance to the development in the interests of the character of the listed building and the conservation area, in accordance with policies EN2/1, EN2/2 and EN2/3 of the Bury Unitary Development Plan and the National Planning Policy Framework.
- 4 All roof lights shown on drawing nos. 22/1289/204D and 22/1289/208/A shall be of a 'conservation style' to sit flush with the roof surface and shall not protrude from the roof plane.
Reason: To ensure a sympathetic relationship with the character and appearance of the host Grade II listed building(s) and the conservation area in accordance with the requirements of Policies EN2/1, EN2/2 and EN2/3 of the Bury Unitary Development Plan and the National Planning Policy Framework.
- 5 Notwithstanding the approved plans, drawing no. 22/1289/208A, the mechanical roof vents shall be in either cast aluminium or cast iron and sit flush with the roof and be black in colour.
Reason: To ensure a satisfactory appearance to the development in the interests of the character of the listed building and the conservation area, in accordance with policies EN2/1, EN2/2 and EN2/3 of the Bury Unitary Development Plan and the National Planning Policy Framework.
- 6 All replacement or rainwater soil pipes shall be in cast iron or aluminium and painted black, unless otherwise approved in writing by the Local Planning Authority.
Reason: To ensure a satisfactory appearance to the development in the interests of the character of the listed building and the conservation area, in accordance with policies EN2/1, EN2/2 and EN2/3 of the Bury Unitary Development Plan and the National Planning Policy Framework.
- 7 The development hereby approved shall not be commenced unless and until full details of the proposed rear boundary treatment/wall, and associated off-highway bin storage arrangements in accordance with Waste Management's 'Guide To Refuse Collection Requirements & Storage Methods for New Developments' have been submitted to and approved in writing. The details shall incorporate foundations that do not encroach under, and gates that do not open outwards into, the adjacent adopted highway. The details subsequently approved shall be implemented to the satisfaction of the Local Planning Authority prior to occupation of any of the apartments.

- 8 Prior to any of the approved external alterations taking place, sample materials for the proposed boundary wall, railings and gates shown on Drawing nos. 22/1289/206A, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved materials prior to occupation of any of the apartments hereby approved.
Reason: To ensure a satisfactory appearance to the development in the interests of the character of the listed building and the conservation area, in accordance with policies EN2/1, EN2/2 and EN2/3 of the Bury Unitary Development Plan and the National Planning Policy Framework.
- 9 Before the apartments hereby approved are first occupied, details of the size, materials and design of the cycle stands shown on drawing no. 22/1289/201D shall be submitted to and approved in writing by the Local Planning Authority. The duly approved cycle stands shall be installed and made available for use before the apartments are first occupied, and retained as such thereafter.
Reason: To promote modal shift and encourage travel to the site by more sustainable modes of transport in accordance with the objectives of Supplementary Planning Document 11: Parking Standards and the National Planning Policy Framework.

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:

EN2	EN2 - Conservation and Listed Buildings
EN2/2	EN2/2 - Conservation Area Control
EN2/3	EN2/3 - Listed Buildings
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	EN1 - Built Environment
EN1/2	EN1/2 - Townscape and Built Design
EN1/5	EN1/5 - Crime Prevention
EN7/2	EN7/2 - Noise Pollution
HT6	HT6 - Pedestrians and Cyclists
HT6/1	HT6/1 - Pedestrian and Cyclist Movement
SPD3	Development Control Policy Guidance Note 3: Planning Out Crime in New Development
SPD15	Development Control Policy Guidance Note 15 - Residential Conversions
NPPF	National Planning Policy Framework
Area	Area BY4 - Manchester Road/Knowsley Street
BY4	

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:

Approved Plans

22/1289/100 - Location Plan - Submitted with application
22/1289/201D - Proposed Site Plan - Submitted with application

Received 30.05.2023:
22/1289/206A - Streetscene - North elevation

Received 06.05.2023:
22/1289/201D - Proposed Site Plan
22/1289/208A - Proposed Section through Attic

Received 08 June 2023:
22/1289/202F: Proposed Ground Floor and Cellar Layouts
22/1289/203D: Proposed First Floor and Attic Layouts
22/1289/204D: Proposed Elevations
22/1289/205A: Proposed Streetscene - South Elevation

NOTES TO APPLICANT

1. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary treatment/wall under the adjacent adopted highway.
2. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the street.
3. The Council currently operate a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management & Transport - Bradley Fold, on 0161 253 7010/6621, regarding the operation of this system and the specification for the proposed bin storage and refuse collection arrangements.
4. 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.

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On behalf of the Council

Date of Decision: 06/07/2023