

NOTICE OF PRIOR APPROVAL DETERMINATION

Part 11 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

To:

Mr Richard Tudor
Bury Metropolitan Borough Council
6 Knowsley Place
Angouleme Way
Bury
Lancashire
BL9 0EL

PART 1 - Particulars of Application

Application Number: 73451

Date of Registration: 05/08/2026

Proposal:

Prior approval for proposed demolition -
Demolition of garages 1 block of 8 Heap
Street, 2 blocks of 10 Charles Street/Victoria
Lane

Location:

Garages Victoria Square, Whitefield,
Manchester, M45 6AL

PART 2 - Particulars of Decision

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

The Metropolitan Borough of Bury hereby give **APPROVAL** for the development proposed in the above-mentioned application subject to the following conditions.

- 1 This decision relates to -

Method Statement by KDB Services LTD, scanned 28.08.2026
Bat Preliminary Roost Assessment (PRA) Report dated 10th July 2026
Site notice dated 01/09/2026, and erected 02/09/2026
Application form signed 05/08/2026

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.

- 2 No works shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

NPPF National Planning Policy Framework
EN1/2 EN1/2 - Townscape and Built Design
EN6/3 EN6/3 - Features of Ecological Value
HT2/4 HT2/4 - Car Parking and New Development
JP-C5 Streets For All
JP-C8 Transport Requirements of New Development

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:

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Bat Preliminary Roost Assessment (PRA) Report dated 10th July 2026
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NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 24/09/2026