

NOTICE OF PLANNING PERMISSION

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

To:

Mr Bradley Clarke
Clarkes Bespoke Design Ltd
83 Ducie Street
Manchester
M1 2JQ

On Behalf Of:

Mr Tahir Nasir
148 Walmersley Road
Bury
BL9 6LL

PART 1 - Particulars of Application

Application Number: 69452

Date of Registration: 27/03/2023

Proposal:

Change of use from dwelling (Class C3) to an 8 no. bedroom/ person House in Multiple Occupation (HMO) (Sui Generis)

Location:

148 Walmersley Road, Bury, BL9 6LL

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 the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 This permission relates to the following plans:

Drawing no. PL-001 Rev. P2: Location Plan and As Existing Plans; and,
Drawing no. PL- 003 Rev. P4: As Proposed Plans, received 05 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 The bin and cycle storage facilities and works to widen/replace the existing, inward opening gate to allow access for communal bins indicated on approved plan

reference PL-003 Revision P4, incorporating any remedial works required to reinstate the adjacent footway to its condition prior to commencement of the development, shall be made available/implemented to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and maintained thereafter.

Reason: To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site and storage of cycles, clear of the adopted highway and to maintain a safe condition of the highway.

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:

H2/4 H2/4 - Conversions
H2/2 H2/2 - The Layout of New Residential Development
HT2/4 HT2/4 - Car Parking and New Development
SPD13 Development Control Policy Guidance Note 13 - Conversion of Buildings to Houses in Multiple Occupation

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:

PL-001 Rev. P2: Location Plan and As Existing Plans;
PL-003 Rev P4: As Proposed Plans, received 05 May 2023; and,
PL-004 Rev. P1: As Proposed Elevations.

NOTES TO APPLICANT

1. 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 7010/6635, regarding the operation of this system.

Signed:

A handwritten signature in black ink, appearing to read 'for haw', written in a cursive style.

3 of 3

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On behalf of the Council

Date of Decision: 31/05/2023