

# 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:**

Mr Grant Erskine  
Grant Erskines Architects  
Suite 5, Third Floor  
61 Mosley Street  
Manchester  
M2 3HZ

**On Behalf Of:**

Mr Simon Ruocco  
17 Deansgate  
Radcliffe  
Manchester  
M26 2SH

---

### PART 1 - Particulars of Application

**Application Number:** 69200

**Date of Registration:** 11/01/2023

**Proposal:**

Prior approval for change of use of upper floor and part lower floor of existing use (Class E) to 1 no. flat (Class C3) and commercial space (Class E)

**Location:**

17 Deansgate, Radcliffe, Manchester, M26 2SH

---

### 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.

**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:**

20A 101, 20A 102

### NOTES TO APPLICANT

1. **INFORMATIVE - The Control of Noise (Appeals) Regulations 1975, Section 60. Control of Noise on Construction Sites**

Works carried out in connection with the planning permission shall comply with the above regulations which require the following:

1. All works and ancillary operations which are audible at the boundary of the

nearest house or noise receptor, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1400 on Saturdays and at no time on Sundays and Bank Holidays.

2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.
3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturer's instructions.
4. Any emergency deviation from the above (1 – 3) shall be notified to Bury Council without delay.

Any contravention of these requirements will trigger the serving of a Notice under Section 60 of The Control of Noise Regulations 1975.

Signed:



2 of 2

.....  
On behalf of the Council

**Date of Decision:** 30/03/2023