

NOTICE OF PLANNING PERMISSION

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

To:

Mr Tom Partridge
Common Practice
86 Princess Street
Manchester
M1 6NG

On Behalf Of:

Mr James Lowe
EdStart Specialist Education Limited
5 Gerald Road
Salford
M6 6DW

PART 1 - Particulars of Application

Application Number: 73141

Date of Registration: 14/05/2026

Proposal:

Change of use of part of ground, first and second floors from Class E (Offices) to Class F1(a) (Provision of education).

Location:

13-15 Broad Street, Bury, BL9 0DA

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 decision relates to drawings recieved 14/05/2026 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.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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:

EN2/1 EN2/1 - Character of Conservation Areas
EN2/2 EN2/2 - Conservation Area Control
EN1/2 EN1/2 - Townscape and Built Design
CF2 CF2 - Education Land and Buildings
TC3 TC3 - Bury Town Centre
HT2/4 HT2/4 - Car Parking and New Development
HT5/1 HT5/1 - Access For Those with Special Needs
NPPF National Planning Policy Framework
JP-P5 Education, Skills and Knowledge
JP-P1 Sustainable Places

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:

Drawings recieved 14/05/2026.

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', is written over a dotted line.

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On behalf of the Council

Date of Decision: 17/06/2026