

DELEGATED REPORT

Report by Claire Booth	Date of report: 23/02/2026	Ref: 71524/FUL
Registration: 31/01/2025	LDfC: 24/02/2025	Expiry Date: 28/03/2025
Site Visit: 13/02/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: PI
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MIOT

Proposal: Change of two storage room within the Basement(s) to a single occupant bedroom to create an additional bedroom within each House in Multiple Occupation (HMO) - resulting in 2 no. 10 bed HMO's, insertion of two Basement windows to the rear and excavation of land to create lightwells to serve the windows

Location: 146 -148 Manchester Road, Bury, BL9 0TL

Description

The application site is the Rostrevor Hotel on Manchester Road, opposite Manchester Road Park. It comprises an imposing four-storey building (3 floors and a Basement), which is the combination of No.148 (Rostrevor) and No.146 (Belgrave) Manchester Road. The application site was historically built as two large semi-detached dwellings with single storey outriggers. The use of the property has been in use as a Hotel since at least 1997.

The application site is located on Manchester Road, which is predominantly residential, with Manchester Road Park directly opposite, and Holly Cross College and Sixth Form college diagonally opposite.

The Property was constructed in 1895 in red brick with white sash windows framed with stone heads and cills. The most prominent and attractive original features of the building are the bay fronted windows on the ground and first floor of the front elevation and the design details of the front elevation. The main entrance is accessed via a set of steps at the front facing Manchester Road. In addition, there are two access doors on the rear elevation.

To the rear of the building are two separate garden areas, bin stores and a private car park providing twelve car parking spaces (arranged in tandem), accessed from Back Manchester Road West, an adopted road.

The building is considered to be a non-designated heritage asset given its local importance as a historical building. The property is identified on the Council's draft list of non-designated Heritage Assets.

Following approval of application 69735 which approved the change of use of the former hotel to two 9 bedroom Houses in Multiple Occupation (HMOs) by recreating the two historic semi-detached properties. This application seeks to create two 10 bedroom HMOs, by changing two rooms in the Basement previously approved for storage purposes to bedrooms. The storage rooms are sited within the rear half of the original property.

Along with the previously approved external changes to the rear outrigger associated with 146 Manchester Road, the relocation of a doorway in the side elevation of its single storey rear outriggers to serve the proposed Lounge areas, these plans seek to create basement level light wells outside both of the proposed Basement bedrooms.

The proposed light wells would project from the rear elevation of the building by

approximately 2.4m and would be approximately 1.67m wide.

The plans have been amended during the course of the application to enlarge the proposed light wells slightly to the above dimensions, and to delete two bedrooms that sought to be accessed off the Kitchen areas within the existing single storey outriggers. The existing single storey outriggers are now proposed to be used as Lounge areas.

The proposed slight enlargement of the light wells would not be demonstrably different to the plans initially submitted and publicly consulted on and therefore neighbouring properties have not been consulted about this minor amendment. Similarly, the change from bedrooms to Lounge areas within the single storey rear outriggers does not materially change the proposal that was consulted upon.

Relevant Planning History

69735 - Change of use from hotel (C1) to 2 no. 9 bedroom (single occupancy) HMOs (Sui Generis) - Approved with Conditions, 31/08/2023

Rostrevor Hotel

09230/79: Additional use of premises for catering for functions, conference and similar type meetings - Refused, 15 March 1980

146 Manchester Road

01142/74: Conversion of House into 4 Flats - Approved, 24 April 1975

05074/77: Change of use, flats to guest house - Approved with Conditions, 10 November 1977

148 Manchester Road

04980/77: Change of use, house to guest house. Approved with Conditions, 10 November 1977

Publicity

The proposals have been advertised by Site Notices posted to the front and rear of the application site and all surrounding neighbours have been notified by letter.

No representations have been received during the course of this application, or by the date of this report.

Statutory/Non-Statutory Consultations

Environmental Health - Pollution Control - No comments or observations received

Conservation Officer - No objections

Housing - Public Protection - No comments or observations received

Greater Manchester Police - designforsecurity - No comments or observations received

Greater Manchester Ecology Unit - No objections

Pre-start Conditions - **Applicant/Agent [Not relevant/has/has not] agreed with pre-start conditions**

Development Plan and Policies

H1/2	Further Housing Development
H2/4	Conversions
EN1	Built Environment
HT2/4	Car Parking and New Development
EN1/2	Townscape and Built Design
HT5/1	Access For Those with Special Needs

SPD11	Parking Standards in Bury
SPD13	Conversion of Buildings to Houses in Multiple Occupation
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-S2	Carbon and Energy
JP-P1	Sustainable Places
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guide

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

- The elimination of discrimination, harassment and victimisation;
- The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;
- The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

ASSESSMENT

Principle of Development and Fallback Position

The principle of development for changing the former property and its use as a hotel to two 9 bedroom properties and for the two properties to be used as houses in multiple occupation, was established in August 2023 by application 69735 - see further details within the Planning History section of this report. Due to this extant planning approval, the principle of development to recreate two dwellinghouses, and use each of the properties as 9 bedroom HMOs is established, and therefore the principle of development for the proposed increase from 2 x 9 bedroom to 2 x 10 bedroom HMOs is acceptable.

Due to the extant fallback position of this property being used as two 9 bedroom HMOs, the Council will assess only the changes proposed as part of this application; namely, the proposal to create two 10 bedroom HMOs, by creating two more bedrooms within the Basement area of the property and the proposal to excavate two areas of land abutting the rear elevation of the property, on either side of the existing rear single storey outrigger, to create light wells.

The Council will also assess the other impacts of intensifying the use of the property/properties and any relevant new or updated policies that have been introduced since the previous application was approved.

Principle of Development

The application site is a commercial property, currently run as a Hotel, the Rostrevor Hotel that falls within the Use Class C1 (Hotels). The applicant is looking to purchase the property and change it into two 9 bedroom properties for housing in multiple occupation (HMO) purposes.

The Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. Use Class C4 (Houses in multiple occupation) is limited to houses with no more than six residents. Therefore, houses in multiple occupation with more than six residents, as is the case here, become a 'sui generis' use, which requires planning permission.

There are no local or national planning policies preventing the loss of the commercial use of this property.

In terms of converting the property into a HMO use, the National Planning Policy Framework (NPPF) sets out the governments' objective of significantly boosting the supply of homes in all kinds of size and tenures. With regard to HMOs, the conversion of large houses into flats or bedsits can make an important contribution to the local housing stock and can utilise space more efficiently.

UDP Policy H1/2 of the Unitary Development Plan (UDP) states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses.

Taking account of the above, the application site is within the boroughs urban area, on a

main transport route that is within walking distance of the town centre, Bus Stops and the Tram Station, and is therefore suitably located for new housing. The proposed development is therefore acceptable in principle subject to the other matters raised within UDP Policy H1/2 and UDP Policy H2/4 (Conversions) and other relevant Local Plan Policies.

The requirements of the relevant UDP policies and Supplementary Planning Documents will be discussed throughout this report.

Impact on Heritage Asset(s)

The property dates from about 1910 and is considered to be a Non-Designated Heritage Asset (NDHA). It is a fine example of a late Victorian, early Edwardian, town house. It is largely unaltered externally and contributes to the strong group value of the row which forms an attractive group of properties that are considered to be a NDHA which all have the same appearance.

Paragraph 203 of the National Planning Policy Framework (NPPF) states that the effect on an application on the significance of a non-designated heritage asset should be taken into account in determining the application. It further states:

"In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset"

The chief aspect of significance is the architectural interest of the front elevation and the decoration of the front elevation and decoration of the stairs and hall and the front rooms of the historic property. The rear outrigger is of the least significance, which would have been in-fitting with the staff quarters and the 'working' side of the property.

The submitted Heritage Assessment states that the proposal retains the architectural detail to the historic fittings in the entrance way, hall stairs and front rooms on the ground floor, indicating the higher significance of these rooms, which include staircases, moulded cornices, dado rails, door cases and moulded skirtings. In order to comply with fire regulations as a Hotel, partitions were installed at the top of the stairways, at the back of the hallways and, to provide fire protection, 'doorways behind doorways' were installed to the principal rooms on the ground floor.

This application proposes to remove the modern partition installations without causing damage to the historic walls and features. The application proposes to reinstate the dividing wall that existed between nos. 146 and 148. Modern walls within the property include the ensuite bathroom walls, most of which are to remain in situ.

Overall, internal alterations and changes to the original layout of the building are proposed to be kept to a minimum to ensure original features would not be removed or damaged as part of the proposed works. Indeed the proposal seeks to reinstate the former original two properties.

Turning to the external works proposed, the submitted plans indicate the garden area at the frontage of the property would be retained and maintained as existing and that no changes are proposed to the front elevation of the existing property.

To the rear elevation, the proposal seeks permission to re-position a doorway in the side elevations of the outrigger facing no. 146 Manchester Road serving the proposed kitchen areas in that part of the existing property. This proposed doorway is considered to be a minor alteration which would not cause significant harm to this non-designated heritage asset, and provided the repositioned doorway is given a stone head and cill would appear as a sympathetic additions. A stone head and cill for this re-positioned doorway can be secured by a recommended planning condition.

The rear light wells proposed would be a new addition to this row of properties. However, as the proposed light wells are proposed at the rear of the property, which has a lower level of heritage significance than the frontage of the property, a low level of harm to the heritage significance of the application site.

In the previous application, the submitted plans showed a rear patio door on each property. It transpires that the property actually only had one patio door, on the rear of no. 148. A window exists at ground floor on the rear of no. 146. This proposal seeks to change the patio door to a window.

The rear tarmaced car park will be retained as part of the proposals and laid out more formally than exists to include car parking, parking for powered two-wheel vehicles and bicycles.

Based on all of the above, the proposals would primarily maintain the appearance of the building(s). The proposed doorway within the rear outrigger of no. 146 is considered to be a minor alteration which can be undertaken sympathetically and therefore harm to the non-designated heritage asset would be minimal, therefore the proposal would result in less than substantial harm to this non-designated heritage asset. Paragraph 215 of the NPPF is clear that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. A separate section within this report discusses this requirement.

Proposed Conversion

UDP Policy H2/4 recognises that the conversion of buildings to HMOs can, in some cases, raise issues such as parking, residential amenity and impact on character and appearance of an area. This policy states that applications for the conversion of a building into a house of multiple occupation will be considered with regard to the following:

- the effect on the amenity of neighbouring properties through noise, visual intrusion, the
- position of entrances, impact of parking areas, extensions and fire escapes;
- the general character of the area and the existing concentration of flats
- the amenity of occupants;
- the effect on the streetscene of any changes to the external appearance of the building;
- car parking and servicing requirements.

This policy is further supported by Supplementary Planning Document 13: 'Conversion of Buildings to Houses in Multiple Occupation' (SPD13) that seeks to ensure that proposals for HMOs do not have a detrimental effect on the amenity of surrounding residents through noise, visual intrusion, the position of entrances, impact of parking areas, extensions and fire escapes.

Effect on the amenity of neighbouring residents

SPD 13 states that the Council will seek to avoid proposals that would lead to loss of neighbouring occupants' privacy.

Rear elevations of properties on Inman Street overlook the application site and are within 20m of the application site. This separation distance will ensure no direct overlooking of occupiers of Inman Street would occur.

Nos. 144 Manchester Road is located to the north of the application site. No. 150 Manchester Road is located to the south of the application site. Both neighbouring properties are within residential use (Class C3). The proposed doorways in the single storey outriggers would have an outlook into each of the neighbouring rear outriggers. The creation of a doorway in the side of each of the outriggers next to the existing window openings would not cause materially worse overlooking to both neighbouring occupiers.

To enable bedrooms within the rear half of the basement area of the building, the application seeks to create two external light wells, one for each of the proposed properties.

The proposal is therefore considered to accord with UDP Policy H2/4 and SPD13 in relation to its effect on neighbouring properties.

Amenity of Future Occupants

All residential development should accord with the minimum space standard requirements laid out in the nationally prescribed Space Standards. The bedrooms and bathrooms proposed accord with the nationally prescribed space standards and all bedrooms on above-ground floors are served by natural light and thus provide an outlook for future occupants.

The proposed bedrooms located at the rear of the house within the Basement area would be served with natural light, just as the two Basement bedrooms approved by application 69735 are, and due to the rear elevation of the building facing westwards the windows would also receive sunlight in the afternoons and evening. From a daylight perspective, the proposed light wells are not overly overshadowed as the approximately 1.5m boundary fences are set away from the proposed light wells. The proposed light wells would therefore provide satisfactory living accommodation for the two additional bedrooms.

In respect of communal space, during the course of the application, bedrooms proposed off the ground floor kitchen areas have been removed and the rooms proposed as Lounge areas. The amended proposals, therefore provide a Kitchen and a Lounge area.

The property also provides outside amenity areas to the front and rear of the building, as well as dedicated refuse storage provision which is still sufficient in size for the number of occupants proposed, and parking provision for a range of transport modes - cars and bicycles.

Overall, Officers conclude that the proposed development as a whole would provide a satisfactory level of amenity for future occupants of the proposed development.

Effect on Street Scene and Landscape Character

UDP Policies EN1/1 (Visual Amenity), EN1/2 (Townscape and Built Design) and H2/4 (Conversions) are relevant in the determination of this planning application. These require all proposals to be sympathetic to the host building, the street scene and the character of the area in which properties are set.

The property is visible from Manchester Road, Manchester Road Park, and the street that runs along the rear of the property, the rear of properties on Inman Street and from neighbouring properties.

No changes are proposed to the front of the property. The front garden area facing Manchester Road is to be retained.

The rear elevations of the building(s) would also be retained, albeit one rear patio door would be changed into a window. This window would match the other half of the application building. The proposed new doorways in the side elevations of the outbuildings could be incorporated into the building sympathetically and a condition is recommended securing stone heads and steps.

For the above reasons, subject to the recommended planning condition, the proposal is considered to accord with the above-mentioned UDP policies.

Parking and servicing requirements

UDP Policy HT2/4 (Car Parking and New Development) states the Council will require all

applications for development to make adequate provision for their car parking and servicing requirements in accordance with the Council's car parking standards set out in SPD11 - 'Parking standards in Bury'.

Paragraph 124 of the NPPF states planning policies and decisions should support development that makes efficient use of land, taking into account, amongst other things, the availability and capacity of infrastructure and services and the scope to promote sustainable travel modes that limit future car use.

The site is located on the A56 Manchester Road, a main transport road running through the borough which can accommodate abnormal loads. Bus stops are located approximately 100m to the north of the site and 150m to the south of the site. The application site is also located approximately 700m from Bury Town Centre.

The proposed development would provide 7 parking spaces to the rear of the property. One of the car parking spaces which could be used as a disabled parking space, 2 - Two Wheel Powered Vehicles parking bays, 8 cycle parking spaces. and 8 x 1100 litre refuse bins, 4 of which would be for general refuse with 4 dedicated to the two streams of recycling operated by the Council.

The Rostrevor Hotel is an existing Hotel. The existing car park contains 12 No. parking spaces on the car parking area to the rear of the property. However, they are not laid out or are of the size to meet the Parking requirements set out within SPD11. Officers have therefore worked with the applicant to ensure the proposed development would provide 7 parking spaces which accord with the size requirements laid out in SPD11. One of the parking spaces proposed could also accommodate provision for people with mobility needs, in accordance with the requirements of UDP Policy HT5/1. The rearranged parking provision also provides a safe pedestrian route from the car park or rear street to the property.

Concerns were raised within the previous application relating to the under provision of car parking being proposed at this site. However, given the highly accessible location of the site on a main transport route, close to Bury Town Centre and the Bus and Tram interchange, it is considered that future occupants of the development would not need to rely on the private car to access basic services, amenities and work, which will limit future car use.

The proposed development also provides sufficient refuse storage provision which will be manoeuvred through the car park on collection days. A condition is recommended to ensure this refuse storage provision proposed is in place prior to occupation of either of the HMO's.

Overall, the site is located within a sustainable/ highly accessible location which has access to sustainable travel modes and Bury Town Centre. It is therefore suitable for the development proposed and thus accords with the above-mentioned local and national policies.

Carbon and Energy

Policy JP-S2 focuses on reducing carbon emissions and promoting energy efficiency in residential properties. The following measures have already been implemented in the recent renovation of the properties:

Insulation

The subject properties have been fully insulated to meet current building regulations. The proposals include ceiling, wall and floor insulation to the proposed bedrooms in the basements. This ensures minimal heat loss and reduces the energy required for heating.

Energy-Efficient Heating

The properties use an energy-efficient central heating system with new Valiant system

boilers (for heating and hot water), 250 litre insulated hot water tanks (for hot water) and 200 litre cold water tanks (for water pressure) to ensure tenants are comfortable at all times, and which complies with the latest efficiency standards. The system is new and therefore extremely efficient and is well-maintained and regularly serviced to ensure optimum performance.

Double-Glazing

All windows are double-glazed, which significantly reduces heat loss and improves overall energy efficiency. The proposed Basement windows would also be double glazed.

Lighting

The properties are fitted with LED bulbs throughout, which uses less energy and has a longer lifespan compared to traditional bulbs. This contributes to overall energy savings. The proposals include for LED bulbs in the proposed basement bedrooms.

Smart Thermostats

The properties are equipped with smart thermostats (Hive) that allow the heating and hot water to be controlled remotely, so energy use can be monitored and used most effectively. Each radiator has a thermostatic radiator valve allowing tenants to control the temperature in their own rooms and the proposed bedroom radiators would also be fitted with thermostatic radiator valves.

The measures that have and will be taken would make the properties as energy efficient as possible, however some energy saving measures have not been possible such as solar panels, which are not financially viable to install.

Overall, by creating and maintaining an energy-efficient property and implementing energy-saving measures, this proposal to add two extra tenants is fully in compliance with Carbon Policy JP-S2. The impact on the property's overall carbon footprint will be minimal, and the measures in place ensure that energy consumption remains well within the guidelines set by the policy.

This approach not only meets the carbon reduction targets set out in JP-S2 but also ensures that the property remains a sustainable, energy-efficient living space for all tenants.

Digital Connectivity

The submitted Digital Connectivity Statement asserts that the property already supports high quality digital infrastructure and that it has fire network access points hard wired into each property with one on each floor and one at the rear on the ground floor to ensure seamless mesh networking and superfast broadband coverage throughout the property.

Public Benefits

The proposal would result in less than substantial harm to the non-designated heritage asset. In accordance with the requirements of paragraph 215 of the NPPF, the public benefits of the proposal include in the re-use and re-occupation of a current vacant building, therefore ensuring the future of the application building. The proposal would also provide much needed housing accommodation for occupants who cannot afford to buy a dwellinghouse. The proposal to provide accommodation within the property of 20 occupants would also secure the buildings optimum viable use.

This level of public benefit is proportionate to the level of harm this proposal would cause to the rear elevation and grounds of the building.

Biodiversity Net Gain

The application is subject to the provisions in Schedule 7A of the Town and Country Planning Act 1990 (the Act) relating to "Biodiversity Net Gain in England" which "makes

provision for grants of planning permission in England to be subject to a condition to secure that the biodiversity gain objective is met". The general condition of planning permission relating to biodiversity gain is set out in paragraph 13(2) to Schedule 7A of the Act and states that:

- (2) The condition is that the development may not be begun unless—
- (a) a biodiversity gain plan has been submitted to the planning authority (see paragraph 14), and
 - (b) the planning authority has approved the plan (see paragraph 15).

However, there are specific exemptions from biodiversity net gain for certain types of development. These exemptions are set out in paragraph 17 of Schedule 7A of the Act and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

In this case, the application proposal is "subject to the de minimis exemption (development below the threshold)". This exemption applies to development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m by 5m) of onsite habitat, or 5 metres of linear habitats such as hedgerows.

In this case, as the application primarily seeks to change the former hotel and create two properties, the only changes externally are to two areas of grass which extend from each of the existing ground floor patio doors, where it is proposed to excavate the land and create the proposed light wells. The existing grassed area do not meet the 25 square metres threshold and therefore falls under this exception. This proposal therefore does not need to provide a 10% net gain to biodiversity.

Conclusion

The proposed development to use this property as 2 x 10 bedroom (single occupancy) Houses in Multiple Occupation is acceptable given the sites highly accessible location and close location to public transport connections and the services and amenities within Bury Town Centre and that the location around the application site is not overly concentrated by other HMO developments.

The proposed development would also retain and be sympathetic to the external character and appearance of the property, a non-designated heritage asset, subject to a condition requiring suitable stonework around the new doorways on the rear outrigger.

The proposal also provides safe and sufficient parking provision, in light of the availability of public transport within close proximity of the site and provides a parking space which would allow people with special needs to access the development.

Overall, subject to the amended plans and the recommended planning conditions, the proposals accord with all aforementioned local and national planning policies. It is therefore recommended that, subject to the recommended planning conditions, the application be approved.

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 39 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 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 and documents:

Drawing ref: PP-13608067v1: Location Plan - Planning Portal, Dated 15-Jan-2025;
Drawing ref. BM Rev. v3: Basement Floor Plans Revised;
Drawing ref. GF Rev. v3: Ground Floor Plans;
Drawing ref. FF2F Rev. v2: First and Second Floor Plans;
Drawing no. 01 v.3: Rear Elevation - Revised;
Drawing no. 01 v.2 Side Elevations - 146 & 148 Manchester Rd;
Drawing ref. Supplementary Plan SD-01: Proposed External Doors;
Drawing ref. Supplementary Plan SD-02: Proposed Enclosure for Bin Stores;
Drawing no. 01 Rev. v.3: Site Plan - Revised;
Drawing no. 01 Rev. v.3: Landscaping Plan Revised;
Document: Carbon and Energy Statement V.2; and,
Document: Digital Connectivity Statement.

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, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The car parking, two-wheel motorised vehicle parking, and cycle parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the development hereby approved being occupied and shall be retained as such thereafter.

Reason. To ensure adequate off-street car parking provision, servicing and manoeuvring in the interests of highway safety pursuant to Policy HT2/4 - 'Car Parking and New Development' of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 4 The landscaping scheme hereby approved shall be implemented to the written satisfaction of the Local Planning Authority not later than 12 months from the date the building(s) is first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted to the written satisfaction of the Local Planning Authority.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan..

- 5 The Kitchens, Lounges and communal W.Cs on the ground floors of both properties, as shown on the approved plans, shall be used for communal areas only and shall not be used for the purposes of bedroom accommodation.

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Reason. To ensure satisfactory living conditions for future occupiers of the properties given the property as a whole will accomodate 20 occupants, pursuant to Policy H2/4 - Conversions of the Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CB 23/2/26		DM 23.02.2026	