

NOTICE OF PLANNING PERMISSION

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

To:
Mr Mark Gordon
MGD
12 Westbury Close
Bury
BL8 2LW

On Behalf Of:
Edward Clifford
31A Appach Road
London
SW2 2LD

PART 1 - Particulars of Application

Application Number: 70178

Date of Registration: 19/10/2023

Proposal:

Change of use from existing office to 8 bed (single occupancy) HMO (Sui Generis), with 4 no. velux rooflights installed to roof and erection of 1.8m high boundary fence and gated access to rear

Location:

27 Knowsley Street, Bury, BL9 0ST

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 - Proposed site layout plan 27/KR/200/BR; Existing plan layout 27/KR/201/BR; Existing elevations and section 27/KR/202/BR; Proposed plan layouts 27KR/203/BR; Proposed elevations and section 27KR/204/BR 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 listed.
- 3 A scheme to provide soundproof insulation of the flats in accordance with the standards of construction specified in current Building Regulations shall be implemented prior to the first occupation of the development hereby approved, and thereafter maintained.
Reason. To protect the residential amenities of the future occupiers of the flat pursuant to UDP Policy EN7/2 Noise Pollution and H2/4 - Conversions.
- 4 The car and cycle parking indicated on the approved plans shall be made available

for use prior to the use hereby approved commencing and thereafter maintained at all times.

Reason. To ensure adequate off-street car and cycle parking provision, in the interests of road safety pursuant to Bury Unitary Development Plan H2/4 - Conversions and HT2/4 - Car Parking and New Development

- 5 The bin storage facilities indicated on the approved plans shall be made available 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, clear of the adopted highway pursuant to Bury Unitary Development Plan Policies H2/4 - Conversions and EN1/2 - Townscape and Built Design.

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:

NPPF	National Planning Policy Framework
H1/2	H1/2 - Further Housing Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
H2/4	H2/4 - Conversions
EN1/2	EN1/2 - Townscape and Built Design
EN7/2	EN7/2 - Noise Pollution
HT2/4	HT2/4 - Car Parking and New Development
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
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:

Proposed site layout plan 27/KR/200/BR; Existing plan layout 27/KR/201/BR; Existing elevations and section 27/KR/202/BR; Proposed plan layouts 27KR/203/BR; Proposed elevations and section 27KR/204/BR

NOTES TO APPLICANT

- . The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system
- . The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Signed:

A handwritten signature in black ink, appearing to read "for kate".

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On behalf of the Council

Date of Decision: 14/12/2023