

NOTICE OF PLANNING PERMISSION

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

To:

Mrs Plamena Yotova-Nedkova
Debtal Architecture LTD
72 Bury New Road
Prestwich
M25 0JU

On Behalf Of:

Mr Khan
c/o Agent

PART 1 - Particulars of Application

Application Number: 70339

Date of Registration: 22/01/2024

Proposal:

Change of use of 2 no. dwellings to an office
(Class E)

Location:

68-70 Bury New Road, Prestwich,
Manchester, M25 0JU

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 This decision relates to drawings numbered DA21041.1.001, DA21041.1.002, DA214041.1.003 Rev 4, DA21041.1.004 Rev 4.
Documents:
Carbon and Energy Statement reference TBCT/24/4/DA/68-70BN/ES
Transport Statement Report Reference 1915/1
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.
- 2 The premises shall be used for E(g)(i) - Offices only and for no other purposes, including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or as subsequently amended.
Reason. To protect the residential amenities enjoyed by nearby residents pursuant to policies of the Unitary Development Plan and Places for Everyone Joint Development Plan listed below.
- 3 Notwithstanding the details shown indicatively on approved plan reference DA21041.1. 004. Revision 4, full details of measures to reinstate the boundary wall and gates abutting Bury New Road, incorporating foundations that do not encroach under the adjacent adopted highway and all associated highway remedial works required to reinstate the footway to its former condition prior to the illegal crossing of

the footway by vehicles occurring, shall be submitted to and agreed in writing with the Local Planning Authority within 3 months of the date of the decision. The details subsequently approved shall be implemented within 6 months of the date of the decision with the measures to prevent parking on the front elevation thereafter maintained.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety.

- 4 The cycle parking indicated on approved plan reference DA21041.1. 004. Revision 4 shall be made available for use within 6 months of the date of the decision and thereafter maintained at all times.

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

- 5 The bin storage facilities indicated on approved plan reference DA21041.1. 004. Revision 4 shall be made available within 6 months of the date of the decision 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.

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:

S1/3	S1/3 - Shopping in District Centres
EN1/2	EN1/2 - Townscape and Built Design
EC4/1	EC4/1 - Small Businesses
EC5/2	EC5/2 - Other Centres and Preferred Office Locations
EN7/2	EN7/2 - Noise Pollution
JP-J3	Office Development
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-S2	Carbon and Energy
NPPF	National Planning Policy Framework

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:

DA21041.1.001, DA21041.1.002, DA214041.1.003 Rev 4, DA21041.1.004 Rev 4

Documents:

NOTES TO APPLICANT

1. 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.
2. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Signed:



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On behalf of the Council

Date of Decision: 19/04/2024