

NOTICE OF PLANNING PERMISSION

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

To:

Mr Scott Wilkinson
SHWilkinson Architects Ltd
6 Dale Lee
Westhoughton
Bolton
BL5 3YE

On Behalf Of:

Mr Ishtiaq Ali
Calico Homes Ltd
Centenary Court
Croft Street
Burnley
BB11 2ED

PART 1 - Particulars of Application

Application Number: 68075

Date of Registration: 11/02/2022

Proposal:

Conversion of Nursery/Creche (Class E) to supported living residential (Class C2) including alterations to the roof to form a new dormer

Location:

125 Walmersley Road, Bury, BL9 5AY

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 000, 101, 102, 103, 104 P1, 105 P1, 106, 107 P1, 110, 111, 112 P1 and 113 P1 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 The formation of the footway crossing extension shown indicatively on approved plan reference 102 P1 and 101 shall be of a width, position and specification to be agreed in writing and thereafter implemented in full to the satisfaction of the Local Planning Authority prior to the use hereby approved being brought into use.
Reason. To secure the satisfactory development of the site in terms of highway safety and maintain the integrity of the adopted highway pursuant to policy H4/2 of the Bury Unitary Development Plan.
- 4 The car parking indicated on approved plans 102 P1 and 101 shall be available for use prior to the use hereby approved commencing and thereafter maintained

available for that use at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT4/2 of the Bury Unitary Development Plan.

- 5 The bin storage facilities indicated on approved plan 102 P1 shall be implemented to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained available for use at all times.

Reason. To ensure adequate refuse storage and disposal arrangements are provided within the curtilage of the site pursuant to policy H4/2 of the Bury Unitary Development Plan.

- 6 The external finishing materials for the proposal hereby approved shall be as detailed within the approved application particulars.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to policies H4/2 and EN1/2 of the Bury Unitary Development Plan.

- 7 The proposed boundary treatment for the site shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in full accordance with the approved details prior to the use hereby approved coming into use.

Reason - To secure the satisfactory development of the site and in the interests of the visual amenities of the area pursuant to Policy EN1/2 of Bury Unitary Development Plan.

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:

NPPF	National Planning Policy Framework
H4/2	H4/2 - Special Needs Housing
EN1/2	EN1/2 - Townscape and Built Design
HT2/4	HT2/4 - Car Parking and New Development
EN7/2	EN7/2 - Noise Pollution
HT6	HT6 - Pedestrians and Cyclists
HT6/1	HT6/1 - Pedestrian and Cyclist Movement
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:

000, 101, 102, 103, 104 P1, 105 P1, 106, 107 P1, 110, 111, 112 P1 and 113 P1

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department for Operations regarding the construction of a footway crossing extension that is to be agreed on site and its subsequent implementation. The cost of the construction will be the responsibility of the developer.
2. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system.

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: 04/05/2022