

# NOTICE OF PLANNING PERMISSION

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

**To:**

Steve Jackson  
Archtech Design Solutions  
14 Maitland Place  
Rossendale

**On Behalf Of:**

Mr. Raymond Porter  
Fusion Care Limited  
Slackhead farm  
Rising Bridge Road  
Rossendale  
BB4 5BL

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### PART 1 - Particulars of Application

**Application Number:** 71248

**Date of Registration:** 18/11/2024

**Proposal:**

Change of use from office/storage (Use Class E) to 1no. flat on ground floor and 1no. flat on first and second floors (Use Class C3)

**Location:**

138 Rochdale Road, Pimhole, Bury, BL9 7BD

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### 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 -  
Block plan received 11/11/24  
Red edge location plan received 11/11/24  
Revised proposed elevations FC/003/01/PR received 24/2/25  
Revised proposed ground floor layout received 12/2/25 - FC/001/01/EX  
Revised proposed first and second floor layout received 12/2/25- FC/002/01/EX  
Updated space standards table received 12/2/25

Planning Statement with Digital connectivity and carbon and energy statement.

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.

- 2 The use hereby approved shall not be commenced unless and until the off-highway internal bin and cycle storage arrangements indicated on approved plan reference FC/001/01/EX have been implemented and thereafter maintained at all times.  
Reason. To ensure adequate provision for the storage and disposal of refuse and storage of cycles within the curtilage of the site, clear of the adopted highway

pursuant to Policies H2/2 and EN1/2.

**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               |
| EN1/2 | EN1/2 - Townscape and Built Design               |
| 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                               |
| S1/5  | S1/5 - Neighbourhood Centres and Local Shops     |
| JP-C2 | Digital Connectivity                             |
| JP-C5 | Streets For All                                  |
| JP-C6 | Walking and Cycling                              |
| JP-S2 | Carbon and Energy                                |
| JP-H3 | Type, Size and Design of New Housing             |
| JP-H4 | Density of New Housing                           |

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:**

Block plan received 11/11/24  
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**NOTES TO APPLICANT**

- . The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the street.
- . 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 'J. H. H.', written in a cursive style.

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On behalf of the Council

**Date of Decision:** 26/02/2025