

NOTICE OF PLANNING PERMISSION

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

To:

Mr Sam Golding
Gold Sketch Studios LTD
55a Bury Old Road
Prestwich
M25 0FG

On Behalf Of:

Portnoy
C/O agent

PART 1 - Particulars of Application

Application Number: 72775

Date of Registration: 05/02/2026

Proposal:

Change of use of existing 6 bed house in multiple occupation (HMO) to 8 bed (single occupancy) HMO (Sui Generis)

Location:

17 Belle Vue Terrace, Bury, BL9 0SY

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 -

Revised proposed plan OP2 rev 4
Revised existing and proposed site plan 502 rev 3
Revised proposed elevations OP1 rev 1
Proposed bike store shelter DR_00-1 rev 00
Proposed section OP3

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.
- 3 The use hereby approved shall not be commenced unless and until the footway crossing indicated on approved plan reference GSS25219 502 Revision 3 has been implemented in a position to be agreed with the Highway Authority and completed.
Reason. To ensure good highway design and to maintain the integrity of the

adopted highway pursuant to policies EN1/2, JP-C5 and JP-C6.

- 4 The car and cycle parking indicated on approved plan reference GSS25219 502 Revision 3 shall incorporate measures to prevent the discharge of surface water onto the adopted highway and be implemented 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 policies JP- C6 and JP-S4.
- 5 The bin storage facilities indicated on approved plan reference GSS25219 502 Revision 3 shall be made available to the satisfaction of the Local Planning Authority 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 policies EN1/2 and JP-C8.
- 6 The rooms in the basement shall be used as communal shared spaces only and not occupied as bedrooms.
Reason. To provide adequate shared facilities and protect the residential amenity of occupiers pursuant to policies H2/2 and H2/4.

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
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
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-S2	Carbon and Energy
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
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
Area	Area BY2 - Bridge Road/Buckley Wells
BY2	

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:

Revised proposed plan OP2 rev 4
Revised existing and proposed site plan 502 rev 3
Revised proposed elevations OP1 rev 1
Proposed bike store shelter DR_00-1 rev 00
Proposed section OP3

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department of Place regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the applicant/developer.
2. 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
3. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.
4. An updated Fire Risk assessment would be required

Signed:



3 of 3

.....
On behalf of the Council

Date of Decision: 17/03/2026