

NOTICE OF PRIOR APPROVAL DETERMINATION

Part 3 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

To:

Mr Darren Pomfret
Manchester Building Design Ltd
8 Gas Street
Hollingworth
Hyde
SK14 8JD

On Behalf Of:

Mr Akhtar Ali
FFA Properties Ltd
Acorn Business Centre
Fountain Street North
Bury
BL9 7AN

PART 1 - Particulars of Application

Application Number: 70688

Date of Registration: 25/04/2024

Proposal:

Prior Approval for proposed change of use of first and second floor from offices (Class E) to 19 no. flats (Class C3) - Subdivision of the existing ground floor to form two dedicated access points for the tenants to access the apartments directly from Fountain Street North.

Location:

Acorn Business Centre, Fountain Street North, Bury, BL9 7AN

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby determine that prior approval of the local planning authority is **REQUIRED** for the development set out in Part 1 of this decision notice.

The Metropolitan Borough of Bury hereby give **APPROVAL** for the development proposed in the above-mentioned application subject to the following conditions.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

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, 24-10/01 Rev: C, 24-10/01 Rev: A, 24-10/02 Rev: A, MBD-24/10-01 Rev: A, Noise Impact Assessment (Ref: 42190-R1)

NOTES TO APPLICANT

1. Development should be carried out in accordance with the details shown in the Noise Impact Assessment Reference: 42190-R1

Signed:

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On behalf of the Council

Date of Decision: 11/07/2025