

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 Craig Buck
The Intelligent Design Centre
5-11 Eagle Street
Accrington
BB5 1LN

On Behalf Of:

Mr Naveed Zafar
Wise Living Ltd
The Warehouse
53 Ormrod Street
Bury
BL9 7HF

PART 1 - Particulars of Application

Application Number: 72206

Date of Registration: 11/08/2025

Proposal:

Prior approval for proposed change of use from commercial (Class E) to 18 no. flats (Class C3)

Location:

78-80 Church Street West, Radcliffe, Manchester, M26 2SY

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.

- 1 The car parking spaces numbered 1 - 10 and cycle/bin store areas indicated on approved plan reference 25007 - 13 Revision F shall be surfaced/provided, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained at all times.
Reason -To ensure adequate off street car and cycle parking provision and bin storage/refuse collection arrangements clear of the adopted highway, in the interests of road safety.
- 2 The turning facilities indicated on the approved plans shall be provided before the areas of the development to which they relate are brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.
Reason - To minimise the standing and turning movements of vehicles on the highway/new access road, in the interests of road safety.

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

NPPF National Planning Policy Framework
JP-H3 Type, Size and Design of New Housing
JP-H4 Density of New Housing

JP-P1	Sustainable Places
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
H1/2	H1/2 - Further Housing Development
H2/2	H2/2 - The Layout of New Residential Development
HT2/4	HT2/4 - Car Parking and New Development
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:

Dwgs 2500701, 02, 11/B, 12A and 13F.

NOTES TO APPLICANT

1. The applicant should be aware that, as stated in the Worms Eyed preliminary assessment, an asbestos survey is required prior to commencement of works.

Given that the application is for a change of use with internal modifications of the building only and no landscaping is proposed and the site does not have a significant contaminative history, it would be prudent to consider a more proportional approach to additional ground assessment. Information could be sought as to how the building is going to be cleared of its existing rubbish (paint tins, thinners, furniture, glass, building materials etc.) and the building transformed to be suitable for residential use (use of existing floor materials/board or replacement etc.) and build this into a more practical risk assessment taking into account the desk study information already collated. Non intrusive assessment means could also be considered (noting that the proposal includes the use of a PID monitor, but could this be used for internal sweeps of the building post clearance?) These may provide more appropriate lines of evidence given the planning proposal.

Further information regarding land contamination and the planning process can be found in Bury Council's Developers Guide and on the Planning Portal. This Council's Environmental Health section (contaminated Land) can also be contacted for advice.

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 6189/6650, regarding the operation of this system.
3. It is recommended that the applicant investigate the installation of appropriate electronic vehicular charging points within the site.

Signed:



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On behalf of the Council

Date of Decision: 22/10/2025