

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 G Dearden
PPY Design Ltd
2 Helmshore Road
Holcombe Village
Bury
BL8 4PA

On Behalf Of:

Mr M Nixon
Mark Nixon Ltd
7 Flax Close
Helmshore
BB4 4JL

PART 1 - Particulars of Application

Application Number: 68685

Date of Registration: 22/07/2022

Proposal:

Prior approval for proposed change of use of existing offices (Class E) to 7 no. flats (Class C3)

Location:

Unit 2, Mossfield House, Chesham Fold Road, Bury, BL9 6JZ

PART 2 - Particulars of Decision

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

Bury Metropolitan Borough Council hereby **REFUSE** approval for the development proposed in the above-mentioned application for the following reason(s)

- 1 The building is not in a lawful office use and therefore does not benefit from the permitted development right to convert it into flats.

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:

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harte', is positioned in the upper left corner of the page.

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On behalf of the Council

Date of Decision: 16/11/2022