

NOTICE OF PLANNING PERMISSION

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

To:

Mr Sohail Musa
SMS architecture
59 Croston street
Bolton
BL3 4BB

On Behalf Of:

Mr Ihsan Waris
1- 3 Haslam Street
Bury
BL9 6EQ

PART 1 - Particulars of Application

Application Number: 72863

Date of Registration: 26/02/2026

Proposal:

Change of use from 2 no. units (Class E) to 8 bedroom (single occupancy) House in Multiple Occupation (Class Sui Generis) with alteration to front elevations and change of roof style from hip to gable

Location:

1-3 Haslam Street, Bury, BL9 6EQ

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 -

00 Existing and proposed site location plan rev D
04 Proposed building plan - Rev H
05 Proposed building elevation - Rev G
06 Proposed building elevation Rev G
07 Proposed streetscenes - Rev G

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 cycle storage arrangements indicated on the approved plans shall 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-C5 and JP-C6.

- 4 The internal bin storage facilities indicated on the approved plans, incorporating the retention/provision of an external roller shutter door or similar approved type which does not project outwards into the adopted highway at any time during or after operation during operation, shall be made available 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 and compliance with the Highways Act 1980 and policies H2/4 and JP-C8.

- 5 The development hereby approved shall be carried out in accordance with section 5.1-5.4 of the Preliminary Ecological Survey by Echo Calls Bat Surveys 12th May 2026.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

- 6 The development hereby approved shall provide two house sparrow terraces on the western elevation and swift bricks prior to first occupation which shall thereafter be maintained.

Reason. To contribute and enhance the natural and local environment pursuant to policies EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

- 7 Before the first occupation of the development hereby approved, the ground and first floor windows on the south elevation shall be fitted with part obscure glazing at ground and first floor as shown on approved plan 05 proposed building elevation rev G and shall be permanently retained in that condition thereafter for as long as they serve the development hereby approved.

Reason. To protect the privacy of adjoining occupiers and to accord with Policies EN1/2, H2/4 and SPD13.

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
H1/2	H1/2 - Further Housing Development
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
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
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-P1	Sustainable Places
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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:

- 00 Existing and proposed site location plan rev D
- 04 Proposed building plan - Rev H
- 05 Proposed building elevation - Rev G
- 06 Proposed building elevation Rev G
- 07 Proposed streetscenes - Rev G

NOTES TO APPLICANT

- . The proposal would fall under mandatory licensing - please refer to HMOs@bury.gov.uk

A fire risk assessment will need to be undertaken, this is best done at the early stages of development to inform the level of detection and coverage required. The FRA is a requirement of the Regulatory Reform Order (Fire safety) 2005.

Please ensure that fixed programmable heating (not a pull fan heater) is installed in every ensuite.

- . The applicant is advised to carry out the development in accordance with the security measures recommended in section 3.3 of the Crime Impact Statement.
- . 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.
- . The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to

safeguard the nest(s).

- . In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>

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Signed:

A handwritten signature in black ink, appearing to read "Joe Kahan", is positioned in the upper left area of the page.

5 of 5

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On behalf of the Council

Date of Decision: 02/07/2026