

NOTICE OF PLANNING PERMISSION

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

To:

A Olley
Summit Planning Associates
Unit 17/18 Downs Court Business Centre
The Downs
Altringham
WA14 2QD

On Behalf Of:

Ms Kataryna Grobelna
Highview
Kersal Road
Prestwich
Manchester
M25 9SN

PART 1 - Particulars of Application

Application Number: 72939

Date of Registration: 27/03/2026

Proposal:

Conversion of bungalow to create 2no. flats

Location:

High View, Kersal Road, Prestwich,
Manchester, M25 9SN

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 3 years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

- 2 This permission relates to the following plans:

Drawing no. A001-01 Rev. 2: Location Plan;
Drawing no. A100-03 Rev. 3: Proposed Ground Floor Plan;
Drawing no. A100-03 Rev. 1: Proposed Elevations;
Drawing no. A102: Proposed Garage Conversion;
Drawing no. 3594-A100 Rev, 4: Proposed Ground Floor; and,
Drawing no. 3594-A102 Rev. 1: Proposed Garage Conversion.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan.

- 3 The covered and secure cycle store and the car parking spaces indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the dwellings hereby approved being occupied.

Reason. To ensure adequate off street car parking and cycle parking provision in the interests of road safety and securing active travel provision, pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan and SPD11: Parking Standards in Bury.

- 4 The premises to which this approval relates shall be used for Class C3 (a) purposes and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies EN1/2: Townscape and Built Design and H2/4: Conversions of the Bury Unitary Development Plan.

*Use Class C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

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

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
EN7/2	EN7/2 - Noise Pollution
JP-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-H3	Type, Size and Design of New Housing
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
NPPF	National Planning Policy Framework

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.

NOTES TO APPLICANT

1. Commencement of Development Notice

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>

2. The Control of Pollution Regulations 1974, Section 60: Control of Noise on Construction Sites

Works carried out in connection with the planning permission shall comply with the above regulations which require the following:

1. All works and ancillary operations which are audible at the boundary of the nearest house or noise receptor, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1400 on Saturdays and at no time on Sundays and Bank Holidays.
2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.
3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturer's instructions.
4. Any emergency deviation from the above (1 – 3) shall be notified to Bury Council without delay.

Any contravention of these requirements will trigger the serving of a Notice under Section 60 of The Control of Pollution Regulations 1974.

Signed:



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On behalf of the Council

Date of Decision: 02/07/2026