



For assistance with completing this form contact:

The Planning Service
3 Knowsley Place, Duke Street, Bury BL9 0EJ

Phone: 0161 253 5432 **Email:** development.control@bury.gov.uk

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	156
Suffix	
Property Name	
Address Line 1	Walmersley Road
Address Line 2	
Address Line 3	Bury
Town/city	Bury
Postcode	BL9 6LL

Description of site location must be completed if postcode is not known:

Easting (x)	380918	Northing (y)	411696
Description			

Applicant Details

Name/Company

Title

Mr

First name

Timothy

Surname

Pluves

Company Name

True Estates Ltd

Address

Address line 1

1 Duffield Road

Address line 2

Whitefield

Address line 3

Town/City

Derby

County

Derbyshire

Country

England

Postcode

DE1 3BB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Change of use from existing 6-bed House in Multiple Occupation (HMO) (Class C4) to 8-bed, 9 person House in Multiple Occupation (HMO) (Sui Generis)

Reference number

71619

Date of decision (date must be pre-application submission)

23/04/2025

Please state the condition number(s) to which this application relates

Condition number(s)

The proposed development shall not be occupied unless and until a scheme for the soundproofing of the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such whilst it serves the development.

Has the development already started?

- ☒ Yes
- ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

18/11/2024

Has the development been completed?

- ☒ Yes
- ☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

30/05/2025

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Internal ceilings are a single layer of fireboard fitted to the underside of the existing joists. A suspended acoustic ceiling grid is then hung underneath and filled with 100mm of acoustic mineral wool insulation and one layer of 15mm acoustic rated plasterboard to form the finished ceiling.

Internal brick walls have an independent stud wall built in front of them, the cavity is filled with 75mm of Rockwool RW4 mineral batt acoustic and fire insulation and then plasterboard with a 15mm acoustic rated plasterboard.

Internal stud walls are a twin stud system with both studs filled with 75mm of Rockwool RW4 mineral batt acoustic and fire insulation and then plasterboard with a 15mm acoustic rated plasterboard.

Party walls apart from along staircases have an independent stud wall built in front of them, the cavity is filled with 75mm of Rockwool RW4 mineral batt acoustic and fire insulation and then plasterboard with a 15mm acoustic rated plasterboard.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

71619

Date (must be pre-application submission)

09/05/2025

Details of the pre-application advice received

The planning was granted while the build was already underway as there was a fallback option which falls under permitted development. As such, the acoustic separation works were already completed by the time the development condition came through. Those works were already covered by the building control requirements for the site. Due to this, I am submitting both the description of the acoustic measures implemented and the acoustic verification testing at the same time.

The acoustic verification testing submitted in this application shows the property has achieved above the requirements set out under the approved document E.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Adam Isdale

Date

02/06/2025