

NOTICE OF PLANNING PERMISSION

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

To:

Mr Sam Golding
Gold Sketch Studios LTD
55a Bury Old Road
Prestwich
M25 0FG

On Behalf Of:

Owner/Occupier
c/o Agent

PART 1 - Particulars of Application

Application Number: 72424

Date of Registration: 27/10/2025

Proposal:

Change of use from a single dwellinghouse
(Class C3) to 2 no. self-contained apartments
(Class C3)

Location:

40 Orange Hill Road, Prestwich, Manchester,
M25 1LS

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 permission relates to the following plans:

Drawing ref. PP-14371652v1: Location Plan;
Drawing no. 502 Rev. 2: Site - Existing & Proposed; and,
Drawing no. 003 Rev. 3: Proposed Plans and Elevations.

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 bin storage facilities indicated on the approved plans shall be made available prior to occupation of either of the apartments 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 in the interests of good design, pursuant to Policy EN1/2: Townscape and Built Design, H2/4: Conversions, H2/2: The Layout of New Residential Development of the Bury Unitary Development Plan, Policies JP-P1: Sustainable Places, JP-C5: Streets for all, JP-C6: Walking and Cycling and JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan, SPD11: Parking Standards in Bury and the National Planning Policy Framework.

- 4 The covered and secure cycle storages arrangements indicated on the approved plans shall be provided and made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.
Reason. To ensure adequate covered and secure off-street cycle storage arrangements and provision for this mode of transport, in the interests of promoting active travel modes, road and pedestrian safety, pursuant to Policy EN1/2: Townscape and Built Design of the Bury Unitary Development Plan, Policies JP-C5: Streets for All, JP-C6: Walking and Cycling, and JP-C8: Transport Requirements of New Development of the Greater Manchester Places for Everyone Joint Development Plan and Supplementary Planning Document 11: Parking Standards in Bury.
- 5 The apartments to which this approval relates shall be used for C3(a) use and for no other purpose (including any other purpose in Class C 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 and in the interests of satisfactory accommodation and associated servicing and cycle parking provision, pursuant to Policy EN1/2 - Townscape and Built Design and H2/4 - Conversions of the Bury Unitary Development Plan, Policies JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development of the Places for Everyone Joint Development Plan and Supplementary Planning Document 11: Parking Standards in Bury.
- 6 The ground floor apartment hereby approved shall be built in accordance with the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations.
Reason. To secure the satisfactory accessible and adaptable development of the site, pursuant to Policy HT5/1: Access for Those with Special Needs of the Bury Unitary Development Plan and Policy JP-H3: Type, Size and Design of New Housing of the Places for Everyone Joint Development Plan.

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:

EN1/2 EN1/2 - Townscape and Built Design
EN7/2 EN7/2 - Noise Pollution

EN7/5	EN7/5 - Waste Water Management
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
HT2/4	HT2/4 - Car Parking and New Development
HT6/1	HT6/1 - Pedestrian and Cyclist Movement
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C8	Transport Requirements of New Development
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-P1	Sustainable Places
JP-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
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.

Applicant Plan Numbers:

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>
Please include the application number within any correspondence. The application number is 72327.

2. The Control of Pollution Regulations 974, Section 60. Control of Noise on Construction Site

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 manufacturers 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.

3. Refuse Collection

The Council currently operate a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system.

4. No bins to be stored on the highway

The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Signed:



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On behalf of the Council

Date of Decision: 19/12/2025