

NOTICE OF PLANNING PERMISSION

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

To:

Mr Graham Marjason-Dore
Alpha Planning Ltd
85 Friern Barnet Lane
Whetstone
London
N20 0XU

On Behalf Of:

Mr James Ramsey
GMPE Property Ltd
25 Gordon Way
Heywood
OL10 3PP

PART 1 - Particulars of Application

Application Number: 72682

Date of Registration: 21/04/2026

Proposal:

Change of use of Swim School building
(Class E(d)) to dwelling (Class C3);
Demolition of a single storey rear projection;
Replace corrugated roof to composite roof
with tiled covering; Composite timber
panelling adding to front elevation windows

Location:

31 Grosvenor Street, Prestwich, Manchester,
M25 1ES

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 and documents:

Drawing no. LP01D: Location and Block Plan;
Drawing no. 2526-LB02B: Proposed Layouts; and letter
Letter from Alpha Planning, dated 13 July 2026

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

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan, Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The dwelling hereby permitted shall not be occupied until a soundproofing scheme to be introduced on the south and east facing walls forming the boundary with 74 Whittaker Lane has been submitted to and approved in writing by the Local Planning Authority. The soundproofing scheme shall ensure that the level of sound insulation provided is in compliance with the requirements of Approved Document E of The Building Regulations 2010 (or any equivalent Order following the revocation and re-enactment thereof, with or without modification). The duly approved soundproofing scheme shall thereafter be implemented in full before the property hereby permitted is occupied.

Reason. To ensure that the development does not give rise to unacceptable noise and disturbance to the occupiers of adjoining residential properties, particularly during unsocial hours, in accordance with the requirements of Policies EN1/2: Townscape and Built Design, H2/1 - The Form of New Residential Development H2/4: Conversions and EN7/2: Noise Pollution of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 4 Within 3 months of development first taking place, details of the height, design, materials and finish of all boundary treatments at the site shall be submitted to and approved in writing by the Local Planning Authority. Any boundary treatments bordering a neighbouring property (74 Whittaker Lane and 36 Rendlesham Street) shall be 2.2m high.

The boundary treatments shall be constructed in accordance with the duly approved details before the building is first occupied and retained as such thereafter.

Reason. In the interests of site security and to ensure a satisfactory relationship with the character of surrounding buildings and the street scene and in the interests of safeguarding the amenity of nearby residents, in accordance with the requirements of Policies EN1/2: Townscape and Built Design, H2/1: The Form of New Residential Development H2/4: Conversions of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 5 Within three months of development first taking place, a scheme for the provision of a bin store for the dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the siting, size, design and materials of the bin store and make provision for the storage of 4 no. standard size refuse bins. The bin store shall be constructed in accordance with the duly approved scheme and made available for use before the building hereby approved is first occupied and retained as such thereafter.

Reason. To ensure the provision of satisfactory facilities for the storage of refuse in the interests of the amenity of future occupiers and to ensure the appropriate siting and design of any refuse storage facilities within the site in the interests of visual amenity in accordance with the requirements of Policies EN1/2: Townscape and Built Design, H2/1: The Form of New Residential Development H2/4: Conversions of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 6 Within 3 months of development first taking place, details of the size, materials and design of a covered and secure cycle store, in the location shown on drawing no. LP01D shall be submitted to and approved in writing by the Local Planning Authority.

The duly approved covered and secure cycle storage shall be installed and made available for use before the building is first occupied and retained as such thereafter.

Reason. To promote modal shift and encourage travel to the site by more sustainable modes of transport and to achieve a sympathetic relationship with the character and appearance of surrounding buildings and the street scene in accordance with Policies EN1/2: Townscape and Built Design, H2/1: The Form of New Residential Development and H2/4: Conversions of the Bury Unitary Development Plan and the modal shift and active travel objectives of the Places for Everyone Joint Development Plan.

- 7 The conservatory windows shown on the east facing side elevation of the dwellinghouse hereby approved facing towards the front windows of no. 31 Grosvenor Street (Ivy Bank) shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) and shall be and shall be non-opening before the dwelling hereby approved is first occupied, and shall be retained as such thereafter.

Reason. To safeguard the privacy of occupiers of neighbouring dwellings and ensure satisfactory levels of amenity for future residents in accordance with the requirements of Policies EN1/2: Townscape and Built Design, H2/1: The Form of New Residential Development, H2/4: Conversions of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 8 The dwelling hereby approved shall meet the accessible and adaptable dwellings M4 (2) standard of the Building Regulations 2010 (or any equivalent Order following the revocation and re-enactment thereof, with or without modification).

Reason. In order to create accessible and adaptable homes, in accordance with Policy JP-H3: Type, Size and Design of New Housing of the Greater Manchester Places for Everyone Joint Development Plan.

- 9 The dwelling hereby approved shall be occupied only as a single dwellinghouse falling within Use Class C3(a) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and shall comprise no more than one bedroom at any time. The dwelling shall not be subdivided, altered, or occupied in a manner that would result in the creation of additional bedrooms or result in occupation falling within Class C3(b), C3(c) or any other use class without the prior written permission of the Local Planning Authority.

Reason. To ensure the development remains of a size and form appropriate to the site and in the interests of residential amenity and securing well-designed development, in accordance with Policies EN1/2: Townscape and Built Design and H2/1 - The Form of New Residential Development of the Bury Unitary Development Plan the National Planning Policy Framework.

- 10 Within 3 months of development first taking place, details of the reinstatement of the redundant footway crossing on Grosvenor Street/Randlesham Street to adjacent footway levels, and the resurfacing of the pavement across the frontage of the application site, to a scope and specification to be agreed with the Local Highway Authority, shall be submitted to and approved in writing by the Local Planning Authority. The duly approved highway works shall be implemented before the

building is first occupied.

Reason. In the interests of pedestrian safety and access for disabled users of the footway abutting the site and to reinstate and maintain the integrity of the adopted highway, in accordance with Policies HT5/1 - Access for Those with Special Needs and HT6/1 - Pedestrian and Cyclist Movement' of the Bury Unitary Development Plan and Policies Policy JP-C5: Streets for All and Policy JP-C6: Walking and Cycling of the Places for Everyone Joint Development Plan.

- 11 Prior to the commencement of any development a comprehensive Bamboo Management and Containment Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan must be prepared by a qualified arboriculturist or invasive weed specialist and must include:

- A detailed site plan mapping the exact location of all existing running bamboo (Phyllostachys or similar aggressive species) on site.
- Detailed engineering specifications for a high-density polyethylene (HDPE) root barrier (minimum thickness 2mm, minimum depth 60cm), including its precise alignment along property boundaries and vulnerable structures.
- A method statement demonstrating that the barrier will be installed with a continuous visible lip protruding a minimum of 50mm above finished ground levels.
- A long-term maintenance and monitoring schedule to ensure the integrity of the barrier system.

The containment measures shall be fully implemented in accordance with the approved details prior to the first occupation of the development hereby permitted, and shall be permanently retained and maintained as such thereafter.

Reason. To prevent the unchecked spread of aggressive non-native vegetation, to safeguard the structural integrity of adjacent buildings and hard landscaping, and to protect the residential amenities of neighboring occupiers, in accordance with Local Plan policies regarding high-quality design and environmental protection.

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.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

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

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
HT2/4	HT2/4 - Car Parking and New Development
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
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-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-S2	Carbon and Energy
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
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 Notification
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.

3. The applicant's attention is drawn to the need to consult the Department for Place (Engineering & Streetscene) regarding the construction of a footway crossing. The cost of the construction will be the responsibility of the developer.
4. 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 6621/7010, regarding the operation of this system.

Signed:



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On behalf of the Council

Date of Decision: 29/07/2026