

NOTICE OF PLANNING PERMISSION

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

To:

Mr Philip Lambert
Philip Lambert Architecture Ltd
154 King Edward House
Clifton Drive South
Lytham St Annes
FY8 1HG

On Behalf Of:

Mr George Hayworth
31 Charnley Street
Whitefield
Manchester
M45 6BG

PART 1 - Particulars of Application

Application Number: 73043

Date of Registration: 31/03/2026

Proposal:

Application for permission in principle for
erection of 3 no. Dwellings

Location:

31 Charnley Street, Whitefield, Manchester,
M45 6BG

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.

The Principle of Permission hereby granted is for a period of 3 years from the date of this decision. This is the prescribed period as set out in the Town & Country Planning Act 199, Town and Country Planning (Permission in Principle) Order 2017 as amended. The "Notes to Applicant" below provides guidance on what the detailed proposals should include at the Technical Details Stage.

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 |
| EN1 | EN1 - Built Environment |
| EN6/3 | EN6/3 - Features of Ecological Value |
| EN7/5 | EN7/5 - Waste Water Management |
| HT2/4 | HT2/4 - Car Parking and New Development |
| SPD6 | Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties. |
| SPD11 | Development Control Policy Guidance Note 11 - Parking Standards in Bury |
| JP-C2 | Digital Connectivity |
| JP-C5 | Streets For All |

JP-C6	Walking and Cycling
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-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S1	Sustainable 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.

Applicant Plan Numbers:

00-01

00-02

02-02

02-03

Planning statement & design and access statement

NOTES TO APPLICANT

1. Highways
Concerned about the loss of on-street parking as a result of the proposed dropped crossings in an area that relies upon on-street parking.
2. Drainage
No objections, subject to a condition and informatives below:
Development shall not commence until details of surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or subsequent revisions of it. This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Design details should comply with guidance contained in the Greater Manchester's Sustainable Drainage Design Guide, March 25. Details of proposed maintenance arrangements should also be provided

The site is to be drained on a separate system of drainage with surface water and foul sewage being combined at the last manhole before connection to public sewer

Surface water discharge to be limited to existing flow from site less a minimum 40% reduction in run-off to allow for climate change to prevent surcharge of public sewerage system downstream of the proposed development Chapter 10 of the National Planning Policy Framework - Meeting the Challenge of Climate Change, Flooding and Coastal Change and Unitary Development Plan Policy EN5/1 - New Development and Flood Risk and its associated SPD 16 Design and Layout of New Development in Bury. Climate change allowance should be increased to 70% for sites which fall within Flood Zone 3

Application forms for permission to connect to the public sewer should be obtained by

telephoning United Utilities PLC on 08456 020406 or online at www.unitedutilities.com

Applications for sewer requisitions should be obtained by telephoning United Utilities PLC at either Dawson House (01925 235871) or Hathersage Road (0161 609 7513)

The applicant should ensure that any proposed driveways/paved areas (in excess of 5m²) situated at the front of properties are constructed of permeable or porous materials. The applicant should refer to Dept. of Communities & Local Government publication "Guidance on the Permeable Surfacing of Front Gardens" for design & construction details.

3. Contaminated Land

The site has been in commercial use (aerial imagery indicates a builders storage yard/building services, car sales and a fire extinguisher and fire protection company) as such there is the potential for contamination to be present. Furthermore, a sensitive end use is proposed. As such, to avoid pre-commencement conditions sufficient information must be submitted at Stage 2, Technical Details Consent stage, to demonstrate that no remedial measures are required or to agree such measures. Further information regarding Land Contamination and the planning process can be found in Bury Council's Developers Guide and on the Planning Portal.

4. Air Quality

On site parking is indicated. The site is not located within an Air Quality Management Area, but is in the near vicinity of one. Due to the scale of the proposed development, it is considered very unlikely that the proposed development could create an increase of more than 500 AADT (annual average daily traffic). Therefore, in line with the EPUK Guidance, an air quality assessment will not be required.

Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. To support the principles of the Greater Manchester Clean Air Plan in reducing levels of nitrogen dioxide and in order to manage current and future levels of air pollution Bury Council is encouraging the use of cleaner vehicles. As such and in line the requirements of the Building Regulations (The Building Regulations 2010, Approved Document S, Infrastructure for the charging of electric vehicles), as part of the Stage 2, Technical Details Consent stage, the developer should provide information regarding Electric Vehicle Infrastructure to the following specification:

- 1 no. electric vehicle (EV) charging point (minimum 7kW*) per dwelling/parking space.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used.

Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Certification and photographic evidence of the installation of the agreed electric vehicle charge points will be required to be submitted to Local Planning Authority for approval prior to the development being brought into use. The infrastructure shall be maintained and operational in perpetuity.

5. GM Ecology Unit

No ecological information appears to have been submitted for this PIP application.

Based on this, GMEU have the following comments:

Desk Based Review - From a review of recent satellite imagery and Google Street View, it appears that the site comprises hardstanding and multiple garages/buildings, with a small area of scrub to the north of the site. There are trees adjacent to the site. The site overall is likely to some hold ecological value and may support protected species such as (but not limited to) bats, nesting birds and small mammals. Provided that the relevant ecological surveys are undertaken and provided, we don't believe there would be a reason to refuse the application.

Ecological Survey Recommendations - Should the proposal be forwarded to 'Technical Details Consent' stage, we would expect ecological constraints and impacts to protected species to be considered, with the below advised:

- A Preliminary Ecological Appraisal (PEA) to identify any impacts the proposal may have on protected/priority species and nearby designated sites and to inform further surveys, mitigation and enhancement measures. This should include a Preliminary Roost Assessment to identify the roosting suitability for the buildings to be demolished.
- If the above assessment identifies the need for further survey work, this will be required, along with appropriate mitigation measures, when the Technical Details Consent application is submitted.

GMEU advise that the ecologically valuable habitats present (such as the trees) are retained where feasible, and that the application demonstrates how the mitigation hierarchy has been applied.

Biodiversity Net Gain (BNG) - Biodiversity Net Gain assessments are now a mandatory requirement, with a minimum of 10% BNG to be achieved for all developments unless it meets any exemptions. If not exempt, we would expect a full BNG assessment to be submitted as part of the planning application including both a statutory metric and accompanying BNG report. The baseline information would be gathered from a site visit encompassing a UK Hab survey which can be carried out alongside the PEA survey. The BNG must demonstrate how the proposal will achieve a minimum of 10% BNG either on-site or off-site.

Contributing to and Enhancing the Natural Environment - Section 15 (paragraph 187) of the NPPF 2024 states that planning policies and decisions should contribute to and enhance the natural and local environment. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application and could include the integration of a bat and bird box onto each new dwelling. Planting of native shrubs and trees is also recommended.

Summary

Whilst we have no objection to this Permission in Principle application, the site is likely to be of some ecological value and may support protected species. Therefore, we would expect that the above assessments are carried out should detailed 'Technical Details Consent' be sought, in line with current planning policy and relevant legislation

Signed:

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

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On behalf of the Council

Date of Decision: 05/05/2026