

NOTICE OF PLANNING PERMISSION

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

To:

Mr Bradley Clarke
Clarkes Bespoke Design Ltd
83 Ducie Street
Manchester
M1 2JQ

On Behalf Of:

Dr Rashad Nazir
Moor House
42 Cockey Moor Road
Bury
BL8 2HB

PART 1 - Particulars of Application

Application Number: 70391

Date of Registration: 07/02/2024

Proposal:

Erection of 2.1m high wall/fence at rear

Location:

Land at rear of 42 Cockey Moor Road, Bury,
BL8 2HB

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 decision relates to drawing numbered PL-001 P2 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
- 3 The external finishing materials for the proposal hereby approved shall match those of the existing wall.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 4 Notwithstanding the details indicated on the approved plans the land enclosed by the proposed wall shall not be utilised as residential garden without the submission and approval of a relevant planning application.
Reason. To ensure that future inappropriate alterations or extensions that may impact on the openness of the Green Belt do not occur pursuant to policies of the Unitary Development Plan listed.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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:

OL1	OL1 - Green Belt
OL1/2	OL1/2 - New Buildings in the Green Belt
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
H2/3	H2/3 - Extensions and Alterations
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
OL7/2	OL7/2 - West Pennine Moors
EN9/1	EN9/1 - Special Landscape Areas
EN1/2	EN1/2 - Townscape and Built Design
EN1/1	EN1/1 - Visual Amenity
PFE	Places for Everyone
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:

PL-001 P2

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 12/03/2024