

NOTICE OF PLANNING PERMISSION

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

To:

Miss Rachel Baldwin
RALA
11 Hackford Close
Bury
BL8 1XP

On Behalf Of:

Mr Graeme Ellis
431 Holcombe Road
Tottington
Bury
BL8 4HB

PART 1 - Particulars of Application

Application Number: 68826

Date of Registration: 24/08/2022

Proposal:

Single storey side extension; First floor side
dormer extensions

Location:

431 Holcombe Road, Tottington, Bury, BL8
4HB

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 drawings numbered HLR-RALA-XX-XX-DR-A-(PL)-0000 Rev P00, HLR-RALA-XX-XX-DR-A-(PL)-0001 Rev P00, HLR-RALA-XX-XX-DR-A-(PL)-0002 Rev P01, LR-RALA-XX-XX-DR-A-(PL)-0003 Rev P01, HLR-RALA-XX-XX-DR-A-(PL)-0004 Rev P00, HLR-RALA-XX-XX-DR-A-(PL)-0006 Rev P00 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 access alterations and car parking arrangements indicated on approved plan reference HLR-RALA-XX-XX-DR-A-(PL)-0004 Revision P00, incorporating the provision of a new footway crossing extension incorporating edging to demarcate the limits of the adopted highway and hardstanding in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, shall be provided to the satisfaction of the Local Planning Authority prior to the extended drive hereby approved being brought into use and thereafter maintained available for use at all times.
Reason. To ensure adequate off street car parking provision in the interests of road

safety pursuant to policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and associated Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

- 4 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period.
Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.

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 pre-application discussions 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:

H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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:

HLR-RALA-XX-XX-DR-A-(PL)-0000 Rev P00, HLR-RALA-XX-XX-DR-A-(PL)-0001 Rev P00, HLR-RALA-XX-XX-DR-A-(PL)-0002 Rev P01, LR-RALA-XX-XX-DR-A-(PL)-0003 Rev P01, HLR-RALA-XX-XX-DR-A-(PL)-0004 Rev P00, HLR-RALA-XX-XX-DR-A-(PL)-0006 Rev P00

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the proposed footway crossing extension and any necessary highway remedial works. The cost of the works will be the responsibility of the applicant.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written over a dotted line.

3 of 3

.....
On behalf of the Council

Date of Decision: 07/11/2022