

NOTICE OF PRIOR APPROVAL DETERMINATION

To:

Mr Michael Beech
BPD Architecture
Sitchstone
Brown House Lane
Higher Wheelton
Chorley
PR6 8HR

On Behalf Of:

Mr Tom Duffy
62 Starling Road
Radcliffe
Manchester
M26 4LN

PART 1 - Particulars of Application

Application Number: 69185

Date of Registration: 16/12/2022

Proposal:

Application for prior approval of a proposed enlargement of a dwellinghouse by construction of additional storeys - Proposed addition of one storey to create a two storey house (maximum height 9.5 metres)

Location:

62 Starling Road, Radcliffe, Manchester, M26 4LN

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council, as local planning authority, hereby confirm that their **prior approval is required and granted** for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information the developer provided to the local planning authority:

- 1 The development must be completed within a period of three years beginning with the date of this permission.
Reason. By virtue of sub paragraph 3c of Condition AA.2. of Schedule 2, Part 1, Class AA of the (General Permitted Development) (England) Order 2015 (as amended)
- 2 This decision relates to drawings numbered 1091/SRA/LP & 1091/SRA/LP1 Rev: B 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 Before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated.
Reason. As required by sub paragraph 3b Condition AA.2. of Schedule 2, Part 1, Class AA.

Signed:

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On behalf of the Council

Date of Decision: 10/02/2023