

NOTICE OF PLANNING PERMISSION

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

To:

McGonigal
McGonigal Engineering Solutions Limited
320 Firecrest Court
Centre Park
Warrington
WA1 1RG

PART 1 - Particulars of Application

Application Number: 68267

Date of Registration: 26/04/2022

Proposal:

Single storey extension at rear; replacement of rear door with stone infill and reused window; replacement of garage doors with window at front.

Location:

Mill Yard Cottage, Mount Pleasant,
Nangreaves, Bury, BL9 6SP

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 2022004/MES/MYC/001 revision P3 and section detail of window reveal set-back 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 new stone used on the external elevations for infilling and the proposed extension shall be natural punch faced stone to match the existing in colour, texture, block size and coursing. Samples of the stone to be used shall be submitted to and approved in writing by the Local Planning Authority before work commences.
Reason. In order to preserve the special architectural or historic interest of the building and the character and appearance of the conservation area.

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:

H2/3 H2/3 - Extensions and Alterations
EN2/1 EN2/1 - Character of Conservation Areas
EN2/2 EN2/2 - Conservation Area Control
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
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:

2022004/MES/MYC/001 revision P3

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 21/07/2022