

NOTICE OF PLANNING PERMISSION

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

To:

Mr Ben Pond
22 Farmway
Manchester
M24 1DU

On Behalf Of:

Mr Stephen Owen
Woodtop Estates Ltd.
26 Woodtop Avenue
Heywood
Rochdale
OL11 4BD

PART 1 - Particulars of Application

Application Number: 70368

Date of Registration: 25/01/2024

Proposal:

Demolition of existing garage at side and erection of 3 storey extension at side with roof lights at front and rear to provide 6 no. additional single occupancy bedrooms (13 no. in total) to existing HMO with associated parking and refuse storage

Location:

1 Ferngrove House, Rochdale Old Road,
Bury, BL9 7LS

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 and documents
Location Plan (Dwg No. L01)
Proposed Plans and Elevations (Dwg No. 102 A)
Energy and Carbon Statement
Digital Connectivity Statement
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 and the Places for Everyone Joint Development Plan Document listed.
- 3 A Site Verification Report detailing the actions taken and conclusions at each stage of the agreed remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the

development being brought into use. The report would be expected to include the following:

- Confirmation that no unforeseen visual or olfactory contamination was encountered during the development. This should include a photographic record of the development and should focus particularly on the excavations for the foundation in order to illustrate the ground conditions encountered.
- Details of any soil material excavated and removed from site including copies of waste management records.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 4 The external finishing materials for the proposal hereby approved shall match those of the existing building.

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.

- 5 One car parking space shall be provided with an electric vehicle (EV) charging point (minimum 7kW*) prior to the occupation of the extension hereby approved.

*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.

Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment and Policy JP-S2 of the Places for Everyone Joint Development Plan Document.

- 6 The cycle storage indicated in the approved plans shall be provided before the development hereby approved is occupied and shall thereafter remain available for users of the development.

Reason. To secure satisfactory cycle facilities on site and in accordance with Places for Everyone Joint Development Plan Document Policy JP-C6 and Unitary Development Policies HT6/1 - Pedestrians and Cycle Movement.

- 7 The car parking and turning facilities indicated on approved plan 102 A shall be surfaced, demarcated and made available for use prior to the extension hereby approved being brought into use.

Reason. To ensure adequate off-street car parking, to allow adequate space to maintain a vehicle clear of the highway and ensure the intervisibility of the users of the site and the adjacent highways, in the interests of road safety pursuant to policy HT2/4 of the Bury Unitary Development Plan.

- 8 The bin storage facilities/refuse area indicated on approved plan reference 016 102 Revision A shall comply with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments' and be made available prior to the extension hereby approved being occupied and maintained thereafter.

Reason. To ensure adequate off-highway bin storage arrangements are provided within the curtilage of the site, in the interests of highway safety, pursuant to Bury Unitary Development Plan Policy EN1/2.

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process 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:

H2/4	H2/4 - Conversions
H1/2	H1/2 - Further Housing Development
HT2/4	HT2/4 - Car Parking and New Development
EN1/2	EN1/2 - Townscape and Built Design
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD13	Development Control Policy Guidance Note 13 - Conversion of Buildings to Houses in Multiple Occupation
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:

Location Plan (Dwg No. L01)

Proposed Plans and Elevations (Dwg No. 102 A)

NOTES TO APPLICANT

1. Local Highway Authority advice

The developer's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of any required highway remedial works. The cost of the works will be the responsibility of the developer.

The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system.

2. If external lights are being installed:

- The lights should not point in the direction of any neighbouring properties and should only be pointing down to the space that needs to be lit and if possible have sensors.
- Lights being installed should have hoods on them to help prevent light pollution. This would help reduce the possibility of light pollution affecting those nearby properties.

3. Greater Manchester Ecology Unit advice

Bats

Whilst the development has been found to be very low risk for bats, the developer is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats.

If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s).

Nesting Birds

The developer is reminded that, under the Wildlife and Countryside Act 1981, as amended, it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning permission does not provide a defence against the persecution under this act. If a birds nest is suspected, work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

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On behalf of the Council

Date of Decision: 09/08/2024