

NOTICE OF PLANNING PERMISSION

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

To:

Mr Anthony Adler
EA Town Planning Ltd
16 Francklyn Gardens
Edgware
London
HA8 8RY

On Behalf Of:

Mr M Moore
c/o Agent
Edgware
London
HA8 8RR

PART 1 - Particulars of Application

Application Number: 67933

Date of Registration: 23/12/2021

Proposal:

Conversion of existing lower ground floor
garages to 4 no. flats

Location:

Singleton Court, Bury Old Road, Prestwich,
Manchester, M25 8FX

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 - Project number GGS20007.2: Site - location 001B; Site - Block plan 001A; Parking plan 001C rev 4; Existing plans 1 002; Existing plans 2 003; Existing elevations 004; Proposed plans 1 005 rev 2; Proposed plans 2 006; Proposed Elevations 007 rev 2; 3D Existing and proposed - 008, 009, 010 rev 2, 011 rev 2. - 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 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.
- 4 No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the

Local Planning Authority and shall confirm/provide the following:

- Photographic dilapidation survey of the footways and carriageways abutting the site access in the event that subsequent remedial works are required following construction of the development;
- Hours of operation and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
- Parking on site (or on land under the applicant's control) of operatives' and construction vehicles together with storage on site of construction materials, including any requisite phasing of the development to accommodate this, including the retention of adequate parking facilities for existing residents of Singleton Court;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented prior to the development hereby approved being occupied.

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

- 5 The car parking alterations and pedestrian access improvements indicated on approved plan reference GGS20007.2 001C Revision 4, incorporating the clearance of all vegetation, laying of a new permeable asphalt surface (including the proposed parking space areas) and demarcation of 2.4m x 5.0m (minimum) spaces, shall be implemented prior to the development hereby approved being occupied 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 HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

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 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:

NPPF National Planning Policy Framework
H2/1 H2/1 - The Form of New Residential Development
H2/2 H2/2 - The Layout of New Residential Development
EN1/2 EN1/2 - Townscape and Built Design
HT2/4 HT2/4 - Car Parking and New Development
HT6/2 HT6/2 - Pedestrian/Vehicular Conflict
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
H1/2 H1/2 - Further Housing Development
EN1/5 EN1/5 - Crime Prevention

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:

Project number GGS20007.2: Site - location 001B; Site - Block plan 001A; Parking plan 001C rev 4; Existing plans 1 002; Existing plans 2 003; Existing elevations 004; Proposed plans 1 005 rev 2; Proposed plans 2 006; Proposed Elevations 007 rev 2; 3D Existing and proposed - 008, 009, 010 rev 2, 011 rev 2.

NOTES TO APPLICANT

- . This recommendation relates to the revised plan received by this section on 18 February 2022
- . The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the any highway remedial works that may be required as a result of the proposed development. The cost of any 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 Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system.

Signed:



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On behalf of the Council

Date of Decision: 21/02/2022