

NOTICE OF PLANNING PERMISSION

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

To:

Mr Daniel Llado
TDM Architectural Design
538 Rochdale Road
Royton
Oldham
OL2 6SF

On Behalf Of:

Mr Servan Singh
59 Hilton Lane
Prestwich
Manchester
M25 9SA

PART 1 - Particulars of Application

Application Number: 73011

Date of Registration: 17/04/2026

Proposal:

Creation of new driveway, wall and ramped access to the side elevation

Location:

59 Hilton Lane, Prestwich, Manchester, M25 9SA

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 -

Existing and proposed ground floor, existing and proposed A-A view PL01 rev B
Existing and proposed elevations PL02 rev A
Revised proposed site plan PL03 rev E
Revised existing and proposed site plans PL04 rev D
Location plan PL05
Proposed tracking plan PL06

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 Places for Everyone Joint Development Plan listed.

- 3 The formation of the alterations to the vehicular access and driveway indicated on the approved plans, incorporating the demarcation of the limits of the Public Right of

Way No. 10, Prestwich and all associated highway remedial works abutting the site required to reinstate the Public Right of Way to its condition prior to commencement of the proposed development, shall be implemented prior to the access and driveway alterations hereby approved being brought into use.

Reason. In the interests of highway safety and to maintain the integrity of the adopted highway pursuant to policies H2/3, JP-C5, JP-C6 and JP-C8.

- 4 The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.

Reason. To maintain the integrity of the adopted highway and Public Right of Way and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety pursuant to policies H2/3 and JP-C8.

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
EN1/2	EN1/2 - Townscape and Built Design
H2/3	H2/3 - Extensions and Alterations
HT5/1	HT5/1 - Access For Those with Special Needs
HT2/4	HT2/4 - Car Parking and New Development
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment

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:

Existing and proposed ground floor, existing and proposed A-A view PL01 rev B
Existing and proposed elevations PL02 rev A
Revised proposed site plan PL03 rev E
Revised existing and proposed site plans PL04 rev D
Location plan PL05
Proposed tracking plan PL06

NOTES TO APPLICANT

- . The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council as Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.
- . The applicant's attention is drawn to the need to consult the Department for Place (Engineering & Streetscene) regarding the specification for and implementation of the required works on/abutting Public Right of Way No. 10, Prestwich. The cost of the works will be the responsibility of the applicant.
- . The applicant's attention is drawn to the existence of Public Right of Way No. 10, Prestwich, which forms the access to and abuts the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order.

Signed:



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On behalf of the Council

Date of Decision: 26/06/2026