

NOTICE OF PLANNING PERMISSION

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

To:
Miss Baldwin
11
Hackford Close
Bury
BL8 1XP

On Behalf Of:
Mr & Mrs Anderson
37 Newington Drive
Bury
BL8 2NE

PART 1 - Particulars of Application

Application Number: 68272

Date of Registration: 30/03/2022

Proposal:
Two Storey Extension At Rear; Front Porch

Location:
37 Newington Drive, Bury, BL8 2NE

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 numbered NTD-RALA-ZZ-XX-DR-A-(PL)-0000 Revision P02, NTD-RALA-ZZ-XX-DR-A-(PL)-0001 Revision P01, NTD-RALA-ZZ-XX-DR-A-(PL)-0002 Revision P03, NTD-RALA-ZZ-XX-DR-A-(PL)-0003 Revision P01 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 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period.
Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.
- 4 The recommendations of the Great Crested Newt Reasonable Avoidance Measures Survey dated 30/05/22 carried out by Pennine Ecological shall be fully implemented to the satisfaction of the Local Planning Authority.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value 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:

H2/3	H2/3 - Extensions and Alterations
EN6	EN6 - Conservation of the Natural Environment
EN6/3	EN6/3 - Features of Ecological Value
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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:

NTD-RALA-ZZ-XX-DR-A-(PL)-0000 Revision P02, NTD-RALA-ZZ-XX-DR-A-(PL)-0001 Revision P01, NTD-RALA-ZZ-XX-DR-A-(PL)-0002 Revision P03, NTD-RALA-ZZ-XX-DR-A-(PL)-0003 Revision P01

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

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On behalf of the Council

Date of Decision: 09/06/2022