

NOTICE OF PLANNING PERMISSION

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

To:

Mr Martyn Shaw
Grant Erskine Architects
Suite 5
3rd Floor
61 Mosley Street
Manchester
M2 3HZ

On Behalf Of:

Mr Jay Puddy
PG Portfolio Freehold Limited
116 Duke Street
Liverpool
L1 5JW

PART 1 - Particulars of Application

Application Number: 68999

Date of Registration: 08/12/2022

Proposal:

Extension and conversion of lower ground and ground floors to form 2 no. apartments; external alterations including removal of 1 no. ground floor window and addition of 3 no. ground floor windows

Location:

387 Bury New Road, Prestwich, Manchester, M25 1AW

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
Proposed Plans, Elevations, Location Plan & Site Plan (Dwg No. (20)A003 C)
Detailed (Proposed) Site Plan (Dwg No. (20)A004)
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 Where during any works on site, unforeseen contamination is suspected or found, or contamination is caused, works on the site shall cease and the Local Planning Authority shall be notified immediately. The developer shall then produce a risk assessment and submit remediation proposals, if required, for approval to the Local Planning Authority. On approval of the remediation strategy, the development shall then be carried out in accordance with the approved details and process including

any required timescales.

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

- 4 Notwithstanding the details shown indicatively on the submitted plans, no development shall commence unless and until full details of the following have been submitted to the Local Planning Authority:
- Extension of the flagged footway and alterations to the associated footway crossing on Bury New Road, in materials and in a position/at a level to be agreed with the Highway Authority to reflect the creation of the new section of unadopted footway and 'bin collection area' on Hacking Street;
 - Demarcation of the limits of the adopted highway;
 - Provision of bollards clear of the adopted highway with foundations that do not encroach under the Bury New Road footway;
 - Works at the interface with the adopted highway to form the proposed unadopted footway and new kerbline;
 - All associated highway remedial/accommodation works required as a result of the proposed development, including the alteration/lifting of existing footway chambers as required, to a scope and specification to be agreed.

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority with all highway works completed prior to the development hereby approved being occupied.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway, all in the interests of highway safety, pursuant to policies H2/2, EN1/2 and HT6/2 of the Bury Unitary Development Plan.

- 5 The bin storage facilities/collection arrangements shall be implemented in full accordance with the drawings hereby approved before the first occupation of either apartment and subsequently maintained thereafter.
- Reason. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway, pursuant to policies H2/2 and EN1/2 of the Bury Unitary Development Plan.
- 6 The cycle storage indicated in the approved plans shall be provided before the first occupation of either apartment and shall thereafter remain available for users of the development.
- Reason. To secure satisfactory cycle facilities on site and in accordance with Bury Unitary Development Policies HT6 - Pedestrians and Cyclists and HT6/1 - Pedestrians and Cycle Movement.
- 7 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.

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:

S2/3	S2/3 - Secondary Shopping Areas and Frontages
S1/2	S1/2 - Shopping in Other Town Centres
Area PR4	Area PR4 - Church Lane/Bury New Road/Clark's Hill
H1/2	H1/2 - Further Housing Development
H2/1	H2/1 - The Form of New Residential Development
EN1/2	EN1/2 - Townscape and Built Design
HT6/1	HT6/1 - Pedestrian and Cyclist Movement
HT2/4	HT2/4 - Car Parking and New Development
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:

Proposed Plans, Elevations, Location Plan & Site Plan (Dwg No. (20)A003 C)
Detailed (Proposed) Site Plan (Dwg No. (20)A004)

NOTES TO APPLICANT

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

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 and the specification for the proposed refuse collection facility at the interface with the adopted highway.

The adopted highway should not be used for the storage of bins.

2. **The Control of Noise (Appeals) Regulations 1975, Section 60. Control of Noise on Construction Sites**

Works carried out in connection with the planning permission shall comply with the above regulations which require the following:

1. All works and ancillary operations which are audible at the boundary of the nearest house or noise receptor, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 0800 and 1800 on Mondays

to Fridays and between the hours of 0900 and 1400 on Saturdays and at no time on Sundays and Bank Holidays.

2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.

3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturer's instructions.

4. Any emergency deviation from the above (1 - 3) shall be notified to Bury Council without delay.

Any contravention of these requirements will trigger the serving of a Notice under Section 60 of The Control of Noise Regulations 1975.

Signed:

A handwritten signature in black ink, appearing to read 'P. H. H.', is written over a dotted line.

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On behalf of the Council

Date of Decision: 16/02/2023