

NOTICE OF PLANNING PERMISSION

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

To:

Mr Nigel Tams
Northside Plans Ltd
116 Simister Lane
Prestwich
Manchester
M25 2SB

On Behalf Of:

Ms J Bowes-Jolly
26 Parkstone Avenue
Whitefield
Manchester
M45 7QH

PART 1 - Particulars of Application

Application Number: 68597

Date of Registration: 25/07/2022

Proposal:

Single storey wrap around side/rear extension; Single storey side garage; Change of use from residential (Class C3) to mixed use of residential (C3) and beauty therapy room (Sui Generis)

Location:

26 Parkstone Avenue, Whitefield,
Manchester, M45 7QH

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 26PA/1A 26PA/1D 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 work or other activity shall take place on the site on Sundays or Bank Holidays and all work and other activity on other days shall be confined to the following hours:-
09.00 - 17.00 - Tuesday
09.00 - 19.00 - Thursday

09.00 - 17.00 - Friday

10.00 - 16.00 - Saturday

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EC4/1 – Small Businesses and H3/1 – Assessing Non-Conforming Uses of the Bury Unitary Development Plan.

- 5 The revised access and car parking arrangements indicated on approved plan reference 26PA/1 Revision B, incorporating the extension of the existing footway crossing to limits to be agreed on site with the Highway Authority and extended driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, shall be implemented prior to the extension hereby approved being brought into use/use hereby approved commencing 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.
- 6 The development hereby approved shall be carried out in accordance with the material storage statement and plan 26PA/1D. 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 ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to Policies H2/3 - Extensions and Alterations and EC4/1 - Small businesses 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 proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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:

EC6/1	EC6/1 - New Business, Industrial and Commercial Development
EC4/1	EC4/1 - Small Businesses
H2/3	H2/3 - Extensions and Alterations
EN1/2	EN1/2 - Townscape and Built Design
EN7	EN7 - Pollution Control
EN7/2	EN7/2 - Noise Pollution
HT2/4	HT2/4 - Car Parking and New Development
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
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:

26PA/1A

NOTES TO APPLICANT

1. This recommendation relates to the revised plan reference 26PA/1 Revision B received by this Section on 22 August 2022.
2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the proposed footway crossing extension. The cost of the works will be the responsibility of the developer.

Signed:

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

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On behalf of the Council

Date of Decision: 25/08/2022