

NOTICE OF PLANNING PERMISSION

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

To:

Mr S Rothwell
564 Bolton Road
Bury
BL8 2DU

On Behalf Of:

Mr Adris Sadique
65 Vernon Street
Bury
BL9 5AR

PART 1 - Particulars of Application

Application Number: 66106

Date of Registration: 22/10/2020

Proposal:

Single storey front extension; Single/two storey side and rear extensions; Widening of driveway

Location:

253 Brandlesholme Road, Bury, BL8 1DH

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 Location Plan, Sheet 1, Sheet 2 Rev 1, Existing and Proposed Site Plans and Proposed Drive Details 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 widened driveway shall be constructed in a porous/permeable material as indicated on the approved plans and the existing footway adjacent to the site affected by the repositioning of the pillar/partial removal of the boundary wall shall be reinstated to its former condition within 1 month of the proposed development being brought into use. The scope and specification for the ground reinstatement if required as a direction result of the proposal shall be submitted to and agreed with the Local Planning Authority prior the proposed development being brought into use and carried out in accordance with the approved details.
Reason. To ensure that the proposal will not result in surface water being discharged onto the adjacent adopted highway and in order to maintain the integrity of the adopted highway in accordance with Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties..

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:

H2/3 H2/3 - Extensions and Alterations
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:

Location Plan, Sheet 1, Sheet 2 Rev 1, Existing and Proposed Site Plans and Proposed Drive Details

NOTES TO APPLICANT

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

Signed:



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On behalf of the Council

Date of Decision: 10/12/2020