

NOTICE OF PLANNING PERMISSION

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

To:

Mr Alan Chorlton
Chorlton Planning Ltd
61 Nudger Green
Dobcross
OL3 5AW

On Behalf Of:

P McElhone
C/o Chorlton Planning Ltd

PART 1 - Particulars of Application

Application Number: 72896

Date of Registration: 25/02/2026

Proposal:

Variation of condition nos 2 (approved plans) 3 (samples) & 10 (drainage) of planning permission 58405 (Demolition of two structures and erection of four new dwellings) for amendments to windows, materials and drainage scheme.

Location:

Nutt Farm, Nutt Lane, Prestwich,
Manchester, M25 2SJ

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 hereby approved shall be implemented and completed within 4 months of the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

- 2 This decision relates to drawings n-

Revised proposed elevations and floor plans House Type 2_v2
As built plans received 15/4/26
Drainage layout
Proposed drainage ICMA0049/500 rev A
Proposed drainage outfall ICMA0049/501

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 boxed windows detailed on the plans hereby approved - dwg House Type 2_v2 -

shall be obscure glazed to the main front window panes with the side panes clear glazed. The box windows shall not be fully openable, limited to the clear pane glass which shall be hinged on the outer part of the frame only. The approved windows shall thereafter be maintained.

Reason. To protect the privacy of adjoining occupiers and to accord with Policies H2/1, H2/3 and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

- 4 Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the prior written consent of the Local Planning Authority.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.
- 5 The garages and carports associated with the development hereby approved shall be maintained as such and shall not be converted to additional living accommodation.
Reason. To ensure adequate car parking provision is retained pursuant to Policy H2/3 -Extensions and Alterations, HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan and Associated Supplementary Guidance Note 6- Extensions and Alterations and 11 - Parking Standards in Bury.
- 6 The visibility splays indicated on the approved plans shall be maintained free of obstruction above the height of 0.6m
Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to Policies H2/2, JP-C5 and JP-C8.
- 7 The turning facilities indicated on the approved plans shall be maintained free of obstruction at all times.
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development.
- 8 The car parking (including car ports) shall be maintained available for use at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policies H2/2 - The Layout of New Residential Development and HT2/4 - Car Parking and New Development 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:

OL1/2 OI1/2 - New Buildings in the Green Belt

EN1/2	EN1/2 - Townscape and Built Design
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
HT2/4	HT2/4 - Car Parking and New Development
OL1/3	OL1/3 - Infilling in Existing Villages in the Green Belt
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
NPPF	National Planning Policy Framework
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
EN8/2	EN8/2 - Woodland and Tree Planting
H2/6	H2/6 - Garden and Backland Development
JP-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-H3	Type, Size and Design of New Housing
JP-G1	Landscape Character
JP-G9	The Green Belt
JP-C2	Digital Connectivity

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:

Revised proposed elevations and floor plans House Type 2_v2

As built plans received 15/4/26

Drainage layout

Proposed drainage ICMA0049/500 rev A

Proposed drainage outfall ICMA0049/501

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'P. H. H.', written in a cursive style.

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On behalf of the Council

Date of Decision: 19/05/2026