

NOTICE OF PLANNING PERMISSION

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

To:

Mr Eli Radnor
Debtal Architecture LTD
72 Bury New Road
Prestwich
Manchester
M25 0JU

On Behalf Of:

Mr D Menashe
c/o Debtal Architecture Ltd
Prestwich
Manchester
M25 0JU

PART 1 - Particulars of Application

Application Number: 69025

Date of Registration: 27/10/2022

Proposal:

Conversion from 3 no. flats to 1 no.
dwellinghouse

Location:

128 Albert Avenue, Prestwich, Manchester,
M25 0HE

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 the following drawings; numbered:

001.Rev. 1: Site Location and Block Plan, received 02 January 2023; and,

003.2 Rev. 2 Proposed GA Plans and Elevations, received 02 January 2023.

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 premises to which this approval relates shall be used for Class C3 (Dwellinghouse) and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason: For the avoidance of any doubt and to safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies ENV1/2, H2/2, HT2/4 and HT6/2 of the Bury Unitary Development Plan.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

EN1/1 EN1/1 - Visual Amenity
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
HT6/2 HT6/2 - Pedestrian/Vehicular Conflict

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:

001.Rev. 1: Site Location and Block Plan, received 02 January 2023; and,

003.2 Rev. 2 Proposed GA Plans and Elevations, received 02 January 2023.

NOTES TO APPLICANT

- . The Council currently operate a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fol Depot, on 0161 253 6621/7010, regarding the operation of this system.

Signed:



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On behalf of the Council

Date of Decision: 05/01/2023