

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:

Mr Nigel Tams
116 Simister Lane
Prestwich
Manchester
M25 2SB

PART 1 - Particulars of Application

Application Number: 69623

Date of Registration: 03/05/2023

Proposal:

Erection of boundary wall/fence/gate to front/side and remove existing vehicular access at side and formation of new vehicular access/parking at area at front

Location:

11 Chatsworth Avenue, Prestwich,
Manchester, M25 1LZ

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 11CA/01B 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 amended vehicular access arrangements indicated on approved plan reference 11CA/10B, incorporating the reinstatement of the redundant footway crossing, provision of a new footway crossing, 0.75m high boundary wall and 1.80m high boundary fence shown with splay adjacent to No.1 Oaklands Drive, foundations that do not encroach under the adjacent adopted highway, demarcation of the limits of the adopted highway at the new hardstanding, hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway and all associated remedial works required to reinstate the footway to its former condition prior to commencement of the development, shall be implemented to the satisfaction of the Local Planning Authority before the new parking facilities hereby approved are brought into use. Reason. To secure the satisfactory

development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway the interests of highway safety pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and associated 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 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:

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:

11CA/01B

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 new footway crossing and any required highway remedial works. The cost of the works will be the responsibility of the applicant.
2. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary wall under the adjacent adopted highway.

Signed:



2 of 3

.....
On behalf of the Council

Date of Decision: 26/06/2023