

NOTICE OF PLANNING PERMISSION

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

To:

Mr Neil Butterworth
89 Higher Ainsworth Road
Radcliffe
Manchester
M26 4JJ

On Behalf Of:

Mr Andrew Skinner
Greenmount Cricket Club
Brandlesholme Road
Greenmount
Bury
BL8 4DX

PART 1 - Particulars of Application

Application Number: 68011

Date of Registration: 07/02/2022

Proposal:

Replace existing post & chainlink fence with picket fencing on grass verge between pavement to Brandlesholme Road and cricket field

Location:

Greenmount Cricket Club, Brandlesholme Road, Tottington, Bury, BL8 4DX

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 Location Plan dated 25/01/2022, drawing no. 02, 8, and 9A 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 boundary treatment alterations indicated on the approved plans and all associated foundations required for the fencing shall be sited clear/shall not encroach under the adjacent adopted highway. Any necessary highway remedial works required to reinstate the adjacent verge to its former condition prior to commencement of the development shall be implemented to the satisfaction of the Local Planning Authority. Reason. To secure the satisfactory development of the site in terms of highway safety and maintain the integrity of the adopted highway, pursuant to Bury Unitary Development Plan Policy EN1/2.

- 4 No materials shall be used on the external elevations or roof of the proposed development other than those referred to on the approved plans / supporting documentation.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.

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:

EN1/1 EN1/1 - Visual Amenity
EN1/2 EN1/2 - Townscape and Built Design
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:

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 26/04/2022