

NOTICE OF PLANNING PERMISSION

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

To:

Subhan Saleem
Saleem Architects
64 Heaton Street
Prestwich
M25 1HH

On Behalf Of:

Mr Nadeem and Mr Ali
39 and 40 Sheepfoot Lane
Prestwich
Manchester
M25 0DL

PART 1 - Particulars of Application

Application Number: 68596

Date of Registration: 12/10/2022

Proposal:

No. 39 - Single storey extension at front;
Dormer extensions at front and rear; Two
storey extensions at side and rear with Single
storey canopy at rear.
No. 40 - Single storey extension at front ;
Dormer extensions at front and rear; Two
storey extensions at side and rear

Location:

39 and 40 Sheepfoot Lane, Prestwich,
Manchester, M25 0DL

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 Existing ground floor plan, Sheet 1 Revision A, Sheet 2 Revision A, Sheet 4 Revision A, Sheet 5 Revision B, Sheet 6 Revision B, Sheet 7 Revision B, Sheet 8, Sheet 9 Revision B 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 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period.
Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.

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:

Existing ground floor plan, Sheet 1 Revision A, Sheet 2 Revision A, Sheet 4 Revision A, Sheet 5 Revision B, Sheet 6 Revision B, Sheet 7 Revision B, Sheet 8, Sheet 9 Revision B

NOTES TO APPLICANT

1. The applicants attention is drawn to the fact that for the development to be built in accordance with the approved plans will require both 39 & 40 Sheepfoot Lane to be extended.

Signed:



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On behalf of the Council

Date of Decision: 24/01/2023