

NOTICE OF PLANNING PERMISSION

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

To:

Mr Subhan Saleem
Saleem Architects
64 Heaton Street
Prestwich
Manchester
M25 1HH

On Behalf Of:

Mr Shamraiz Iqbal
34 Hillingdon Road
Whitefield
Manchester
M45 7QN

PART 1 - Particulars of Application

Application Number: 71938

Date of Registration: 14/05/2025

Proposal:

Demolition of existing dwelling and erection of 1 no. replacement dwelling with associated works (approved under 68736) - amended scheme with single storey rear extension

Location:

34 Hillingdon Road, Whitefield, Manchester, M45 7QN

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 This decision relates to drawings Sheets 1, 2 (revised), 3, 4, 5, 6 and 7 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.
- 2 The development hereby approved shall not be first occupied unless and until the car parking, permeable driveway and boundary wall alterations and bin storage arrangements indicated on approved plan references HAD3344-02-08 Revision B and HAD3344-11, incorporating the reinstatement of the redundant southerly footway crossing to adjacent footway levels, widening of the existing northerly footway crossing to limits to be agreed on site with the Highway Authority, boundary wall constructed with foundations that do not extend under the adjacent adopted highway, sliding gate, new driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and all accommodation/remedial works in front of the proposed boundary wall/driveway required to reinstate the footway to its former condition prior to commencement of the development, have been implemented in full to an agreed specification and to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site in terms of highway

safety, to allow adequate space to maintain a vehicle clear of the highway and maintain the integrity of the adopted highway pursuant to UDP Policy H2/2 The Layout of New Residential Development.

- 3 The windows in the side elevations of the main house shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- 4 Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, 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 submission and approval of a relevant planning application.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.
- 5 All storage of construction materials shall be within the site.
Reason. To avoid obstruction to highway in the interests of public safety pursuant to UDP Policy HT6/2 Pedestrian/ Vehicular Conflict.

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:

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
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
NPPF	National Planning Policy Framework
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD16	Development Control Policy Guidance Note 16 - Design and Layout of New Development in Bury
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-P1	Sustainable Places

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:

Drawings Sheets 1 -7

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "Paul Harris", written in a cursive style.

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On behalf of the Council

Date of Decision: 17/07/2025