

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 Samuel Green
23 Rake Street
Bury
BL9 5EH

PART 1 - Particulars of Application

Application Number: 71723

Date of Registration: 19/03/2025

Proposal:

Two/single storey extension at rear and external alterations; Formation of vehicular access and 2 no. parking spaces at front

Location:

11 Rhiwlas Drive, Bury, BL9 9DD

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 dwg no.2 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 and Places for Everyone Joint Development Plan listed.
- 3 The car parking and front boundary wall alterations indicated on approved plan reference 2 Revision A, incorporating the provision of a double footway crossing replacement of the affected street lighting column in a position and to a specification to be agreed with the Highway Authority, 5.15m minimum hardstanding length, visibility splays at the back edge of the footway, demarcation of the limits of the adopted highway, measures to prevent the discharge of surface water onto the adopted highway, foundations that do not encroach under the adjacent adopted highway and all associated highway remedial works, shall be implemented to the satisfaction of the Local Planning Authority prior to the proposed development and parking facilities being brought into use.
Reason. To ensure the intervisibility of the users of the site and the adjacent highways, in the interests of road safety and to maintain the integrity of the adopted

highway pursuant to UDP Policy HT6/2 Pedestrian / Vehicular conflict..

- 4 The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.

Reason. To maintain the integrity of the adopted highway and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway 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 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:

H2/3 H2/3 - Extensions and Alterations

SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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:

dwg no.2

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 3

.....
On behalf of the Council

Date of Decision: 16/06/2025