

NOTICE OF PLANNING PERMISSION

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

To:
Mr R
14 Balmoral Grange
Manchester
M25 0GZ

On Behalf Of:
Mr Radnan
13 Windsor Road
Bury
Prestwich
M25 0DZ

PART 1 - Particulars of Application

Application Number: 68432

Date of Registration: 11/05/2022

Proposal:
New outbuilding in place of original
outbuilding, already demolished

Location:
13 Windsor Road, Prestwich, Manchester,
M25 0DZ

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 numbered 001 and 002 received on 11/05/2022 and revised proposed drawing numbered 003 Revision 1 received on 05/01/2023 as modified by the email from IRP Architecture Ltd dated 05/01/2023. The development shall not be carried out except in accordance with the details hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in 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:

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
H2/3 H2/3 - Extensions and Alterations

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 numbered 001 and 002 received on 11/05/2022 and revised proposed drawing numbered 003 Revision 1 received on 05/01/2023 as modified by the email from IRP Architecture Ltd dated 05/01/2023

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', is written over a dotted line.

2 of 2

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On behalf of the Council

Date of Decision: 06/01/2023