

NOTICE OF PLANNING PERMISSION

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

To:

Mr Bradley Clarke
Clarkes Bespoke Design Ltd
83 Ducie Street
Manchester
M1 2JQ

On Behalf Of:

Dr Rashad Nazir
2 Bury And Bolton Road
Radcliffe
Manchester
M26 4LD

PART 1 - Particulars of Application

Application Number: 69991

Date of Registration: 14/08/2023

Proposal:

Erection of 1.8m high boundary wall at rear
and 1.5m high electric gate at front boundary

Location:

2 Bury And Bolton Road, Radcliffe,
Manchester, M26 4LD

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 PL008/BR1 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 proposed gates at the rear shall open inwards only.
Reason. In the interests of highway safety and prevent obstruction in the interests of UDP Policy H2/3 and guidance in SPD6.
- 4 Foundations of the proposed wall shall not encroach onto the adopted adjacent highway. Any remedial work to the footway shall be carried out in consultation with the Council's traffic team and at the expense of the applicant.
Reason. In order to ensure the integrity of the adjacent adopted highway in the interests of public safety.

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

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:

Drawings numbered PL008/BR1

NOTES TO APPLICANT

1. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the street.
2. Foundations of the proposed wall shall not encroach onto the adopted adjacent highway.

Signed:



2 of 2

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On behalf of the Council

Date of Decision: 04/10/2023