

NOTICE OF PLANNING PERMISSION

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

To:

Mr Gary Walker
18 Brightsmith Way
Swinton
Manchester
M27 9GE

On Behalf Of:

Mrs R Cannon
St Monicas RC High School
Bury Old Road
Prestwich
Manchester
M25 1JH

PART 1 - Particulars of Application

Application Number: 69355

Date of Registration: 13/04/2023

Proposal:

Single storey front extension

Location:

St Monicas RC High School, Bury Old Road,
Prestwich, Manchester, M25 1JH

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 permission relates to the following plans:

Dwg. no. 001 Rev. A: Location/ Site Plan;
Dwg. no. 003 Rev. B: Proposed Part Front Elevation; and,
Dwg. no. 004 Rev. A: Proposed Right Side Elevation.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan and the National Planning Policy Framework.

- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

- 4 Where during any works on site, unforeseen contamination is suspected or found, or contamination is caused, works on the site shall cease and the Local Planning Authority shall be notified immediately. The developer shall then produce a risk assessment and submit remediation proposals, if required, for approval to the Local Planning Authority. On approval of the remediation strategy, the development shall then be carried out in accordance with the approved details and process including any required timescales.

Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to National Planning Policy Framework.

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:

EN1/2	EN1/2 - Townscape and Built Design
CF2	CF2 - Education Land and Buildings
CF1/1	CF1/1 - Location of New Community Facilities
EN1/3	EN1/3 - Landscaping Provision
EN1/5	EN1/5 - Crime Prevention
HT4	HT4 - New Development
EN1/6	EN1/6 - Public Art
EN1/7	EN1/7 - Throughroutes and Gateways
EN2/3	EN2/3 - Listed Buildings
EN7	EN7 - Pollution Control
EN7/2	EN7/2 - Noise Pollution
EN8/2	EN8/2 - Woodland and Tree Planting
OL3/1	OL3/1 - Protection of Urban Open Space
RT2/3	RT2/3 - Education Recreation Facilities
HT2/4	HT2/4 - Car Parking and New Development
HT5/1	HT5/1 - Access For Those with Special Needs
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
NPPF	National Planning Policy Framework

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. 001 Rev. A: Location/ Site Plan
Dwg. no. 003 Rev. A: Proposed Part Front Elevation
Dwg. no. 004 Rev. A: Proposed Right Side Elevation

NOTES TO APPLICANT
Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 07/12/2023