

NOTICE OF PLANNING PERMISSION

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

To:

Mr Zoran Baros
FuZED Architecture + Design Ltd
Jactin House
24 Hood Street
Ancoat
Manchester
M4 6WX

On Behalf Of:

Mr & Mrs Mitchell
70 Glebelands Road
Prestwich
Manchester
M25 1NJ

PART 1 - Particulars of Application

Application Number: 72957

Date of Registration: 13/04/2026

Proposal:

Demolition of front porch and single storey side extension; Two storey/single storey side extension; Loft conversion with rear dormer and 2 no. rooflights; Extension of driveway and widening of vehicular dropped crossing; Raised decking with balustrade and steps into rear garden; Front porch; Amendments to fenestration; Render and cladding

Location:

70 Glebelands Road, Prestwich, Manchester, M25 1NJ

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 2.02 Rev B, 2.01 Rev D, 2.03 Rev D and 2.04 Rev E 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 external finishing materials for the proposal hereby approved shall match those as detailed within plans numbered 2.03 Rev D and 2.04 Rev E.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary

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

- 4 The formation of the widened vehicular access and driveway indicated on the approved plans, incorporating the provision of a footway crossing extension, a driveway to the extents shown to provide a minimum of two parking spaces in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adjacent adopted highway, demarcation of the limits of the adopted highway and all associated footway remedial works abutting the site required as a result of the proposed development, shall be implemented to satisfaction of the Local Planning Authority prior to the extension and widened driveway hereby approved being brought into use.
Reason: In the interests of highway safety and to maintain the integrity of the adopted highway, in accordance with PfE JP-C5.
- 5 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, in accordance with PfE JP-C5.

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
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
NPPF National Planning Policy Framework
PFE Places for Everyone

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:

Proposed Plans, drawing number 2.02 Rev B, dated March 2026

Proposed Site Plan, drawing number 2.01 Rev D, dated March 2026

NOTES TO APPLICANT

1. In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>
2. The applicant's attention is drawn to the need to consult the Department for Place (Engineering & Streetscene) regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the applicant.

Signed:



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On behalf of the Council

Date of Decision: 04/08/2026