

NOTICE OF PLANNING PERMISSION

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

To:

Mr Chris Wilkinson
CD Wilkinson Plans
5 Highmeadow
Outwood
Radcliffe
Manchester
M26 1YN

On Behalf Of:

Mr Juan Crous
Sedgley Park RUFC
Park Lane
Whitefield
Manchester
M45 7DZ

PART 1 - Particulars of Application

Application Number: 70847

Date of Registration: 29/08/2024

Proposal:

Two storey side extension on west facing elevation; Balcony to eastern side; Front extension to ground floor under existing balcony; Amendments to front fenestration

Location:

Sedgley Park RUFC Park Lane, Whitefield, Manchester, M25 7PA

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:

Drawing ref. Location Plan;
Drawing no. 2800_SED_01_Planning_Rev_B: Proposed Site Plan;
Drawing no. 2800_SED-04_Planning_Rev_C: Proposed Plans; and,
Drawing no. 2800_SED_05_Planning_Rev_B: Proposed Elevations.

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, Places for Everyone 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 and National Planning Policy Framework.

- 4 Prior to any above ground works taking place, details of ecological enhancement measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures (including bat boxes, bird boxes and bee bricks), justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.

Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

Development shall accord with the details as approved and retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change, in accordance with Policy Policy JP-G8: 'A Net Enhancement of Biodiversity and Geodiversity' and the National Planning Policy Framework and the National Planning Policy Framework.

- 5 The car parking indicated on the approved plans shall be made available for use prior to the extensions hereby approved being brought into use and shall be available for use at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan and Policy JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan.

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:

OL1/2 OL1/2 - New Buildings in the Green Belt
EN1/2 EN1/2 - Townscape and Built Design
EN7/2 EN7/2 - Noise Pollution
RT1/2 RT1/2 - Improvement of Recreation Facilities
JP-G7 Trees and Woodland

JP-G8 A Net Enhancement of Biodiversity and Geodiversity
JP-G9 The Green Belt
JP-S1 Sustainable Development
JP-S2 Carbon and Energy
GMMW GMMWP - Greater Manchester Minerals and Waste Plan
P
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:

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 25/10/2024