

NOTICE OF PLANNING PERMISSION

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

To:

Kathryn Briggs
48 Peveril Close
Whitefield
Manchester
M45 6Nr

PART 1 - Particulars of Application

Application Number: 68463

Date of Registration: 13/05/2022

Proposal:

Two storey extension at side; Creation of on-site parking to front of the property with dropped kerb and New fencing at side and rear

Location:

48 Peveril Close, Whitefield, Manchester, M45 6NR

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 01,02,03,04,05,06,07A 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 Prior to the commencement of the works to relocate the drive and the erection of the additional approved fencing, as shown on plan 07A, the street tree requiring removal shall be removed to the written satisfaction of the Local Planning Authority.
Reason. To allow adequate space to maintain a vehicle clear of the highway and ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and associated Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- 4 Prior to the commencement of works for the additional fencing, as shown on approved plan 07 Revision A, the revised car parking arrangements indicated on approved plan reference 07 Revision A, incorporating the provision of a new footway

crossing onto Peveril Close to limits to be agreed on site with the Highway Authority, flush edgings at the back of the footway and/or other measures to demarcate the limits of the adopted highway, new hardstanding a minimum of 5.0m in length measured from the back of the footway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, reinstatement of the redundant footway crossing onto Neath Close and all associated footway remedial works that may be required to reinstate the footway to its former condition shall be implemented in full to an agreed specification and to the satisfaction of the Local Planning Authority.

Reason. To ensure good highway design, allow adequate space to maintain a vehicle clear of the highway and maintain the integrity of the adopted highway in the interests of highway safety pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and associated Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties

- 5 The visibility splay indicated on approved plan 07 Revision A shall be implemented before the replacement driveway is brought into use to the satisfaction of the Local Planning Authority and subsequently maintained free of obstruction above the height of 0.6m.

Reason. To ensure the intervisibility of the users of the driveway at 1 Neath Close and the adjacent highways in the interests of road safety pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and associated Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

- 6 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period.

Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.

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:

01,02,03,04,05,06,07A

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the proposed highway and tree removal works. The cost of the works will be the responsibility of the applicant, unless otherwise agreed with the Highway Authority (in relation to the removal of the affected tree).

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: 10/08/2022