

NOTICE OF PLANNING PERMISSION

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

To:

Geoff Pickering
FPA Architects
2 Trafford Road
Alderley Edge
SK9 7NT

On Behalf Of:

Mr J Nuttall
Claremont
Hollymount Lane
Tottington
Bury
BL8 4HP

PART 1 - Particulars of Application

Application Number: 69126

Date of Registration: 03/03/2023

Proposal:

Erection of detached garden room and detached garage

Location:

Claremont, Hollymount Lane, Tottington, Bury, BL8 4HP

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 794.03 - P01, 794.03 - P10, 794.03 - P100, 794.03 - P02 Revision A, 794.03 - P03 Revision A, 794.03 - P08 Revision A, 794.03 - P09 Revision A, 794.03 - P11 Revision A 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 A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include native tree and shrub planting and the provision of bat bricks/tubes within the new development and bat and bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the building is first occupied or within the first available tree planting season,; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.
Reason. To secure the satisfactory development of the site and in the interests of

visual amenity pursuant to Bury UDP Policies EN1/2 - Townscape and Built Design, H2/3 - Extensions and Alterations, EN8/2 - Woodland and the guidance in Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

- 4 No development shall commence until an arboricultural method statement has been carried out, by a suitably qualified person, as recommended in the Tree Survey and Impact Assessment dated 01/03/23 carried out by Forest & Tree Consulting. Development shall not commence until the method statement has been submitted to and approved in writing by the Local Planning Authority.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary 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:

H2/3	H2/3 - Extensions and Alterations
EN1/2	EN1/2 - Townscape and Built Design
EN8/2	EN8/2 - Woodland and Tree Planting
OL1	OL1 - Green Belt
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:

794.03 - P01, 794.03 - P10, 794.03 - P100, 794.03 - P02 Revision A, 794.03 - P03 Revision A, 794.03 - P08 Revision A, 794.03 - P09 Revision A, 794.03 - P11 Revision A

NOTES TO APPLICANT

1. The applicant's attention is drawn to the existence of Public Right of Way No. 26, Tottington, which forms the access to and abuts the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order.
2. The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council the Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable,

no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

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On behalf of the Council

Date of Decision: 21/04/2023