

NOTICE OF PLANNING PERMISSION

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

To:

Miss Jaime Stone
Debtal Architecture Ltd
72 Bury New Road
Prestwich
M25 0JU

On Behalf Of:

Mr & Mrs Cabrelli
20 Sheepfoot Lane
Prestwich
Manchester
M25 0BN

PART 1 - Particulars of Application

Application Number: 68678

Date of Registration: 23/08/2022

Proposal:

Widening of existing driveway with formation of new vehicular access and erection of front boundary wall and gates

Location:

20 Sheepfoot Lane, Prestwich, Manchester, M25 0BN

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 DA22072. 004, DA22072. 005. 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 Notwithstanding the details shown indicatively on the submitted plans, no development shall commence unless and until full details of the following have been submitted to the Local Planning Authority on a topographical survey of the site and adjacent adopted highway
 - visibility splays appropriate for a design speed of 30mph plotted at the junction of the new, central access with Sheepfoot Lane;
 - tracked turning facilities within the curtilage of the site, lost as a result of the change from the existing in/out arrangements;
 - reconstruction of the footway abutting the site, widened to reflect the visibility splays required and incorporate the reinstatement of the two redundant footway crossings, provision of the new, central one and all associated accommodation works;

- confirmation of inward opening/sliding gates and method of operation, set back a minimum of 5.0m measured from the back of the widened footway;
- confirmation of wall foundation details for the boundary treatment sited clear of the required sightlines, incorporating a detail that does not project under the proposed limits of adoption on Sheepfoot Lane;
- confirmation of proposed porous/permeable driveway materials and/or measures to prevent the discharge of surface water onto the adjacent adopted highway.

The details subsequently approved shall be implemented to an agreed programme with all highway works completed prior to the development hereby approved being occupied.

Reasons. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety.

- 4 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:

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:

DA22072. 004, DA22072. 005

NOTES TO APPLICANT

Not Applicable

Signed:

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

3 of 3

.....
On behalf of the Council

Date of Decision: 16/02/2023