

NOTICE OF PLANNING PERMISSION

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

To:

Mr Ahmed
M1 Architecture Ltd
322 Platt Lane
Manchester
M14 7DA

On Behalf Of:

Mr Khan
Skyview Construction
9 Portland Street
Manchester
M1 3BE

PART 1 - Particulars of Application

Application Number: 68252

Date of Registration: 07/04/2022

Proposal:

Change of use and alterations to principal elevation of former shop (Use Class E) to form a four bedroom dwellinghouse (Use Class C3)

Location:

10 Tottington Road, Bury, BL8 1LH

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 Location & site plan (Dwg no. 01) dated 25/03/2022, Existing and Proposed Site Plan (Dwg no. 02A), Proposed Floor Plans (Dwg no. 04A) and Proposed Elevations (Dwg no. 05A) all dated 09/06/2022 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 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.
- 4 The in-curtilage bin storage facilities indicated on the approved plans shall be implemented prior to the use hereby approved commencing and maintained thereafter.

Reason. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway, pursuant to Bury Unitary Development Plan policy EN1/2.

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:

H1/2 H1/2 - Further Housing Development
H2/4 H2/4 - Conversions
EN1/2 EN1/2 - Townscape and Built Design
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:

Location & site plan (Dwg no. 01) dated 25/03/2022, Existing and Proposed Site Plan (Dwg no. 02A), Proposed Floor Plans (Dwg no. 04A) and Proposed Elevations (Dwg no. 05A) all dated 09/06/2022

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 05/07/2022