

NOTICE OF PLANNING PERMISSION

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

To:

Mr Scott Aspden
Debtal Architecture
72 Bury New Road
Prestwich
Manchester
M25 0JU

On Behalf Of:

Mr Thayalan
C/o 72 Bury New Rd
Prestwich
M25 0JU

PART 1 - Particulars of Application

Application Number: 66109

Date of Registration: 22/10/2020

Proposal:

Two/single storey extension at side to form retail at ground floor and 1 no. additional apartment to first floor with new access at side

Location:

136 Stand Lane, Radcliffe, Manchester, M26 1GS

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 DA20070.001.1, DA20070.009, DA20070.002.1, DA20070.003.2, DA20070.006.2, DA20070.004.2, DA20070.005.2, DA20070.008.2, DA20070.402, DA20070.401.1 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 Where during any works on site, unforeseen contamination is suspected or found, or contamination is caused, works on the site shall cease and the Local Planning Authority shall be notified immediately. The developer shall then produce a risk assessment and submit remediation proposals, if required, for approval to the Local Planning Authority. On approval of the remediation strategy, the development shall then be carried out in accordance with the approved details and process including any required timescales.
Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to National Planning Policy Framework

Section 15 - Conserving and enhancing the natural environment.

- 4 The external finishing materials for the proposal hereby approved shall be those on the materials plan (reference DA20070.401.1).
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.
- 5 The development hereby approved shall not be occupied unless or until the soundproofing identified on plan reference DA20070.402 has been completed. The levels of acoustic insulation shall be, as a minimum, those deemed to be acceptable and specified as standards of construction in current Building Regulations.
Reason. To protect the residential amenity of the occupiers of the proposed apartments pursuant to Policy EN7/2 - Noise Pollution of the Bury Unitary Development Plan.
- 6 The access and car parking alterations indicated on approved plan reference DA20070 006 Revision 1, incorporating the reinstatement of the redundant access to adjacent footway levels, demarcation of the limits of the adopted highway, provision of bollards clear of the adopted highway to prevent vehicle encroachment of the footway, 'tarmac driveway and parking area' constructed in a SUDS compliant permeable product and/or measures to prevent the discharge of water onto the adopted highway and all necessary works to the adjacent footway required to reinstate it to its former condition prior to commencement of the development, shall be implemented to the written satisfaction of the Local Planning Authority before the use hereby approved is commenced.
Reason. To ensure good highway design in the interests of pedestrian and road safety pursuant to the following Policies of the Bury Unitary Development Plan:
Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development
Policy EN1/2 - Townscape and Built Design
- 7 The car parking, turning facilities and bin storage arrangements indicated on approved plan reference DA20070 006 Revision 1 shall be provided prior to the development hereby approved being brought into use/first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.
Reason. To ensure adequate off street car parking and to minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
- 8 The development hereby approved shall not be brought into use/first occupied unless and until the bin storage arrangements indicated on approved plan reference DA20070 006 Revision 1 have been implemented to the satisfaction of the Local Planning Authority and thereafter maintained available for use at all times
Reason. To ensure adequate bin storage arrangements are provided within the curtilage of the site in the interest of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:
Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development
Policy EN1/2 - Townscape and Built Design

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:

EC2/1	EC2/1 - Employment Generating Areas
H1/2	H1/2 - Further Housing Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
H2/4	H2/4 - Conversions
EN1/2	EN1/2 - Townscape and Built Design
EN1/3	EN1/3 - Landscaping Provision
EN1/8	EN1/8 - Shop Fronts
EN6	EN6 - Conservation of the Natural Environment
EN6/3	EN6/3 - Features of Ecological Value
EN7	EN7 - Pollution Control
EN7/2	EN7/2 - Noise Pollution
EN7/5	EN7/5 - Waste Water Management
S2/1	S2/1 - All New Retail Proposals: Assessment Criteria
S2/5	S2/5 - New Local Shopping Provision Outside Recognised Shopping Centres
HT2/4	HT2/4 - Car Parking and New Development
HT5/1	HT5/1 - Access For Those with Special Needs
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD14	Development Control Policy Guidance Note 14 - Employment Land and Premises
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:

DA20070.001.1
DA20070.009
DA20070.002.1
DA20070.003.2
DA20070.006.2
DA20070.004.2
DA20070.005.2
DA20070.008.2
DA20070.402
DA20070.401.1

NOTES TO APPLICANT

1. This recommendation relates to the revised plans received by this Section on 05 October 2021 and supersedes my previous recommendation of 18 January 2021.
2. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary treatment under the adjacent adopted highway.
3. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system.

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: 09/11/2021