

NOTICE OF PLANNING PERMISSION

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

To:

Mrs Tammy Durban
Durban Design Studio
8 Park Lane
Whitefield
Manchester
M45 7PB

On Behalf Of:

Property Holdings
1 Park Hill Drive
Whitefield
Manchester
M45 7PD

PART 1 - Particulars of Application

Application Number: 69933

Date of Registration: 10/08/2023

Proposal:

Erection of wall and fencing to side boundaries

Location:

1 Park Hill Drive, Whitefield, Manchester,
M45 7PD

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 This decision relates to drawings numbered 202 Rev 1, 204 Revision 6, 205, 005, Proposed site plan, Proposed plans Wall Section Footway Reinstatement Construction 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.
- 2 The remedial works to the wall, pillar and fencing detailed on the approved plans, incorporating the provision of the low level wall adjacent to the bend with foundations that do not encroach under the adjacent adopted highway, shall be implemented to the satisfaction of the Local Planning Authority within 3 months of the date of this decision and prior to the amended access and parking arrangements approved under planning permission 68627 being brought into use.
Reason. 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, all 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.
- 3 The highway remedial works required to reinstate the footway to its former condition

prior to commencement of the construction of the boundary wall shall be implemented to the satisfaction of the Local Planning Authority within 3 months of the date of this decision.

Reason. To maintain the integrity of the adopted highway and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, 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.

- 4 The visibility splays/forward visibility envelope indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m.

Reason. To 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.

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:

202 Rev 1, 204 Revision 6, 205, 005, Proposed site plan, Proposed plans Wall Section Footway Reinstatement Construction

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 all associated highway remedial works. The cost of the works will be the responsibility of the applicant.
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 fencing under the adjacent adopted highway.

Signed:

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

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On behalf of the Council

Date of Decision: 04/10/2023