

NOTICE OF PLANNING PERMISSION

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

To:

Mr Talat Zeria
HSH Engineering Design Service
428 Cheetham Hill Road
Cheetham
Manchester
M8 9LE

On Behalf Of:

Mr Mohammad Ansar
31 Bury Old Road
Prestwich
Manchester
M25 0EY

PART 1 - Particulars of Application

Application Number: 69441

Date of Registration: 08/06/2023

Proposal:

Single storey outbuilding at rear and construction of a boundary wall with metal grills and gates

Location:

31 Bury Old Road, Prestwich, Manchester, M25 0EY

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 01 and 02 received on 13/03/2023, drawing numbered 05 received on 17/08/2023, drawings numbered 4F and 6F received on 23/08/2023 and drawing numbered 03E received on 26/08/2023 as modified by the emails from HSH Engineering Design Service dated 17/08/2023, 23/08/2023 and 26/08/2023. The development shall not be carried out except in accordance with the details hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.
- 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 H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

- 4 The amended access and parking arrangements indicated on the approved plans, incorporating the provision of inward opening gates, replacement boundary wall with foundations that do not encroach under the adjacent adopted highway, hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway and any associated remedial works required to reinstate the adjacent adopted footways to their former condition prior to commencement of the development, shall be implemented before the development hereby approved is 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 Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.

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:

- SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- H2/3 H2/3 - Extensions and Alterations

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:

drawings numbered 01 and 02 received on 13/03/2023, drawing numbered 05 received on 17/08/2023, drawings numbered 4F and 6F received on 23/08/2023 and drawing numbered 03E received on 26/08/2023 as modified by the emails from HSH Engineering Design Service dated 17/08/2023, 23/08/2023 and 26/08/2023.

NOTES TO APPLICANT

1. This recommendation relates to the revised plan received by this Section on 23 August 2023
2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the footway crossing extension and any required highway remedial works. The cost of the works will be the responsibility of the applicant.

Signed:

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

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On behalf of the Council

Date of Decision: 01/09/2023