

NOTICE OF PLANNING PERMISSION

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

To:

Mr Matthew Myers
LHG Projects Ltd
20 Glen Park Road
Wallasey
CH45 5JG

On Behalf Of:

Mr & Mrs Guerini
4 St Aidens Close
Radcliffe
Manchester
M26 1YJ

PART 1 - Particulars of Application

Application Number: 69859

Date of Registration: 06/07/2023

Proposal:

Raised decking at rear

Location:

4 St Aidens Close, Radcliffe, Manchester,
M26 1YJ

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 Location and block plan 1093.000 A; Site section 1093.001; Block plan showing area of Lawful Development (ownership) 1093.002
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.

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:

- H2/3 H2/3 - Extensions and Alterations
- EN1/2 EN1/2 - Townscape and Built Design
- 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:

Location and block plan 1093.000; Site section 1093.001

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'for kate', is written over a dotted line.

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On behalf of the Council

Date of Decision: 01/09/2023