

NOTICE OF PLANNING PERMISSION

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

To:

Mr Ike Obanye
Iketecture
22 Telegraph Building
Harrington Way
Royal Borough of Greenwich
SE18 5NR

On Behalf Of:

Mr Adewunmi Adesanya
24 Midville Road
Clayton
Lancashire
M11 4JD

PART 1 - Particulars of Application

Application Number: 68548

Date of Registration: 10/06/2022

Proposal:

Proposed internal works to church building;
Erection of fencing and railings around the
perimeter of the church with gates for access

Location:

Stand United Reformed Church, Stand Lane,
Radcliffe, Manchester, M26 1JE

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 Proposed Site Block Plan - D.01 B, Proposed External Gate G1 - G.04 C, Proposed External Gate G2 - G.07 C, Proposed External Railing - G.08 B, Proposed External Gate G4 - G.10 C, Existing GA Front & Rear Elevations – A.06 A, Existing Walker Street Elevation – A.07 A, Existing GA Flank Elevation 02 – A.08 A 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 perimeter railing and gates detailed on drawings G.07 B, G.08 A and G.10 B and hereby approved shall be painted black within 3 months of their installation and maintained as such thereafter.
Reason: To preserve the special architectural and Historic interest of the Grade II listed Stand United Reformed Church.

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:

EN1 EN1 - Built Environment
EN1/1 EN1/1 - Visual Amenity
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:

Proposed Site Block Plan - D.01 B, Proposed External Gate G1 - G.04 C, Proposed External Gate G2 - G.07 C, Proposed External Railing - G.08 B, Proposed External Gate G4 - G.10 C, Existing GA Front & Rear Elevations – A.06 A, Existing Walker Street Elevation – A.07 A, Existing GA Flank Elevation 02 – A.08 A

NOTES TO APPLICANT

1. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the adopted highway.

Signed:



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On behalf of the Council

Date of Decision: 15/12/2022