

NOTICE OF PLANNING PERMISSION

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

To:

DK Seddon
Howard & Seddon ARIBA
64 Washway Road
Sale
M33 7RE

On Behalf Of:

Mr Jacobs
Shrewsbury House
Lowther Road
Prestwich
M25 9QG

PART 1 - Particulars of Application

Application Number: 66136

Date of Registration: 28/10/2020

Proposal:

Change of use from open land to residential garden and erection of railings along Shrewsbury Road.

Location:

Land adjacent to Shrewsbury House, Lowther Road, Prestwich, Manchester, M25 9QG

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 13767/32 A, 13,767/30 A and 13,767/31 G 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 unauthorised concrete fencing and metal railings shall be removed from site within 2 months of grant of planning permission.
Reason. In the interests of the visual amenity of the area pursuant to Bury MBC Unitary Development Plan EN1/2 - Townscape and Built Design; EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control.

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:

EN2/2 EN2/2 - Conservation Area Control
EN1/2 EN1/2 - Townscape and Built Design
H2/3 H2/3 - Extensions and Alterations
EN2/1 EN2/1 - Character of Conservation Areas
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
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:

13767/32 A, 13,767/30 A and 13,767/31 G

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 18/01/2021