

NOTICE OF PLANNING PERMISSION

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

To:

Mr Rashid Mehmood
I. Planning Services
6b Cook Street
Bury
BL9 0RP

On Behalf Of:

Dr Imran Uddin
167 Ainsworth Road
Bury
BL9 2RT

PART 1 - Particulars of Application**Application Number:** 66135**Date of Registration:** 28/10/2020**Proposal:**

Single storey rear extension to existing dental surgery

Location:

110 Ainsworth Road, Bury, BL8 2RS

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 - IPS/R/110/BL82RS - Sheet 1 of 2 - Existing; Sheet 2 of 2 Rev A dated 25/11/20 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 proposed extension shall incorporate foundations that do not encroach under the adjacent adopted highway at any point as indicated on approved plan reference IPS/R/110/BL82RS SHT 2 OF 2 Revision A and the existing footway adjacent to the proposed extension shall be reinstated to its former condition within 1 month of the proposed development being brought into use. The scope and specification for the ground reinstatement if required as a direct result of the construction of the extension shall be submitted to and approved by the Local Planning Authority prior to the proposed development being brought into use and carried out in accordance with the approved details.
Reason. To ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, EC4/1 - Small Businesses and HT6/2 - Pedestrian/Vehicular Conflict.

- 4 The bin storage facilities indicated on the approved plans shall be provided before the use hereby approved commences and shall subsequently be maintained available for use at all times.
Reason. To ensure adequate off-highway bin storage facilities are provided within the curtilage of the site, in the interests of road safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, EC4/1 - Small Businesses and HT2/4 - Car Parking and New Development.

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:

NPPF National Planning Policy Framework
EC4/1 EC4/1 - Small Businesses
EN1/2 EN1/2 - Townscape and Built Design
HT2/4 HT2/4 - Car Parking and New Development
HT6/2 HT6/2 - Pedestrian/Vehicular Conflict
CF1/1 CF1/1 - Location of New Community Facilities
S1/5 S1/5 - Neighbourhood Centres and Local Shops

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:

IPS/R/110/BL82RS - Sheet 1 of 2 - Existing; Sheet 2 of 2 Rev A dated 25/11/20

NOTES TO APPLICANT

. **INFORMATIVE - ASBESTOS**

The information submitted in support of this application has identified the possible presence of asbestos in the existing buildings (garage with an asbestos cement roof). Consequently, prior to demolition of the structures on site an asbestos survey is to be carried out by an appropriately qualified contractor. Any asbestos identified should be disposed of in an appropriate manner.

Reason - This is to secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework.

. **INFORMATIVE - The Control of Noise Regulations 1975, Section 60. Control of Noise on Construction Sites**

Works carried out in connection with the planning permission shall comply with the above regulations which require the following:

1. All works and ancillary operations which are audible at the boundary of the nearest house or noise receptor, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1400 on Saturdays and at no time on Sundays and Bank Holidays.

2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.

3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturer's instructions.

4. Any emergency deviation from the above (1 - 3) shall be notified to Bury Council without delay.

Any contravention of these requirements will trigger the serving of a Notice under Section 60 of The Control of Noise Regulations 1975.

Please note that any construction takes place before 13 May 2021, would be subject to COVID-19 Extended Hours:

Link to Guidance:

<https://www.gov.uk/government/publications/construction-working-hours-draft-guidance/draft-guidance-construction-site-hours-deemed-consent>

. 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 extension under the adjacent adopted highway.

. The applicant's attention is drawn to the need to consult the Department for Resources and Regulation regarding the need to agree the scope and specification of the any required highway works. The cost of the works will be the responsibility of the applicant.

. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 7010, regarding the operation of this system.

Signed:



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On behalf of the Council

Date of Decision: 18/01/2021