

NOTICE OF PLANNING PERMISSION

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

To:

Mr David Gutwirth
Dimensions Planning
Unit 7
Hawthorn Business Park
165 Granville Road
London
NW2 2AZ

On Behalf Of:

Mr Anthony Jacobs
Shrewsbury House
Lowther Road
Prestwich
Manchester
M25 9QG

PART 1 - Particulars of Application

Application Number: 69565

Date of Registration: 05/05/2023

Proposal:

Replacement of steps to lower ground garden incorporating a mid-step landing, steps from front of property to rear garden and the erection of noise insulation boundary fencing

Location:

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 EX-L001, PR-L002, PR-P001, PR-P002, PR-S001, PR-E003 Rev A, PR-E006 Rev A, PR-E007 Rev A, PR-E008 Rev A, Existing plans and elevations 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 Details of the noise insulation boundary fencing hereby approved shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this decision. Upon approval of the noise details condition, all noise insulation fencing details shall be completed within 3 months of the approval of details and continued management and maintenance of the boundary shall be undertaken to the satisfaction of the Local Planning Authority. The boundary noise treatment shall be retained in perpetuity and any changes to the boundary treatment are required to be agreed in writing by the Local Planning authority.

Reason. To protect the amenity and privacy of adjoining occupiers and to accord with Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and 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:

H2/3	H2/3 - Extensions and Alterations
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
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:

EX-L001, PR-L002PR-P001, PR-P002, PR-S001, PR-E003 Rev A, PR-E006 Rev A, PR-E007 Rev A, PR-E008 Rev A, Existing plans and elevations

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 26/07/2023