

NOTICE OF PLANNING PERMISSION

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

To:

Mrs Tammy Durban
Durban Design Studio
8 Park Lane
Whitefield
Manchester
M45 7PB

On Behalf Of:

Mrs D Gordon
21 Ferndale Avenue
Whitefield
Manchester
M45 7GP

PART 1 - Particulars of Application

Application Number: 73334

Date of Registration: 24/06/2026

Proposal:

rendering of existing front boundary wall;
installation of 2no. electric gates and
pedestrian gate

Location:

21 Ferndale Avenue, Whitefield, Manchester,
M45 7GP

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 201 scanned 28.07.2026 and 202 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 and Places for Everyone Joint Development Plan listed.
- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- 4 The access alterations indicated on approved plan reference DDS2046 201 scanned 28.07.2026, incorporating the provision electric vehicular sliding gates and inward opening pedestrian gate, demarcation of the limits of the adopted highway at the

back of the footway and all associated highway remedial works to reinstate the adopted highway to its condition prior to commencement of the developments and partial removal of the front boundary wall, shall be implemented to the satisfaction of the Local Planning Authority within 6 months of the completion of the development.

Reason: To secure the satisfactory development of the site in terms of highway safety, ensure compliance with the provisions of the Highways Act 1980 and maintain the integrity of the adopted highway, all in the interests of highway safety and in accordance with Policy JP-C5 of PfE.

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
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
NPPF	National Planning Policy Framework
PFE	Places for Everyone

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:

Existing and Proposed Parking, drawing number 201, dated 24/07/2026, scanned 28/07/2026
Site Elevations, drawing number 202, dated 26/03/2026

NOTES TO APPLICANT

1. In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>
2. The applicant's attention is drawn to the need to consult the Department for Place (Engineering & Streetscene) regarding the specification for and implementation of

any required highway remedial works. The cost of the works will be the responsibility of the developer.

3. 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:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

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On behalf of the Council

Date of Decision: 03/08/2026