

NOTICE OF PLANNING PERMISSION

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

To:

Mr Sam Golding
Gold Sketch Studios Ltd
55a Bury Old Road
Prestwich
Manchester
M25 0FG

On Behalf Of:

Moishe Kaye
c/o agent

PART 1 - Particulars of Application

Application Number: 73000

Date of Registration: 22/04/2026

Proposal:

Two storey rear extension; Extension of basement and change of fenestration to front elevation

Location:

2-4 Kings Road, Prestwich, Manchester, M25 0LE

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 permission relates to the following plans:

Drawing no. PP-14797295v1: Location Plan - Planning Portal;
Drawing no. 502.1: Site - Existing and Proposed;
Drawing no. 0P1.2: Proposed Plans (Level B1 and Level 0);
Drawing no. 0P2.2: Proposed Plans (Level 1 and Roof);
Drawing no. 0P3 Rev. 2: Proposed Elevations; and,
Drawing no. 0P4.3: New Extension Foundation Plan and Section.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the policies of the Bury Unitary Development Plan, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

- 4 The proposed development includes a basement. As such radon protection measures for basements in accordance with BRE 211: 2023 must be employed.

A Verification Report detailing the design and installation of the remedial measures must be submitted to and approved in writing by the Local Planning Authority upon completion of remediation works and prior to the development being brought into use.

Reason. In order to safeguard future users of the development and nearby residents from ground gas in accordance with sections P2: Ground conditions and P3: Living Conditions and Pollution of the National Planning Policy Framework - August 2026.

- 5 The development hereby approved shall be carried out in full accordance with the measures(including their timetable for implementation) detailed within Section 10 of the Bat Survey: Presence/Absence Survey by Verity Webster, dated June 2026.

Reason To ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species and to ensure the provision of appropriate habitat compensation in accordance with the requirements of Policy JP-G8: 'A Net Enhancement of Biodiversity and Geodiversity' of the Greater Manchester Places for Everyone Joint Development Plan, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

- 6 Two crevice-roost sites for roosting bats shall be integrated into the new extensions and a bat box attached externally to the building, or integrated into the stonework/brickwork on the south facing elevations prior to any use of the approved extensions.

Reason. To achieve appropriate biodiversity enhancements as part of the development in accordance with the requirements of Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 7 Before the first occupation of the extensions hereby permitted the first floor windows on the rear elevation of the extension hereby approved shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.

Reason. To protect the 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:

S2/3	S2/3 - Secondary Shopping Areas and Frontages
S1/3	S1/3 - Shopping in District Centres
S2/3	S2/3 - Secondary Shopping Areas and Frontages
EN1/2	EN1/2 - Townscape and Built Design
EN1/8	EN1/8 - Shop Fronts
EN7/2	EN7/2 - Noise Pollution
HT5/1	HT5/1 - Access For Those with Special Needs
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-S2	Carbon and Energy

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:

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 27/08/2026