

NOTICE OF PLANNING PERMISSION

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

To:

Mr Shuttleworth
Equilibrium Architects Ltd
435-437 Walmersley Road
Bury
BL9 5EU

On Behalf Of:

Mr Borson
5 Ringley Road
Whitefield
M45 7LD

PART 1 - Particulars of Application

Application Number: 67401

Date of Registration: 06/08/2021

Proposal:

Formation of new access / egress on to classified road, including modifications to existing front boundary wall facing the highway, modifications to front of garden area and formation of cross over over existing footway.

Location:

5 Ringley Road, Whitefield, Manchester, M45 7LD

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 R-0657-05, 11, 16 and 17 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 development hereby approved shall not be brought into use unless and until the access improvements and driveway arrangements indicated on the approved plans, incorporating all necessary modifications to existing TfGM apparatus/loops on the adopted highway affected by the proposals, the provision of a new access onto Ringley Road to a detail/level to be agreed with the Highway Authority to prevent the discharge of surface water from the adopted highway onto the property, demarcation of the limits of the adopted highway as a result of the highway works and all necessary highway remedial works required to reinstate the adopted highway to its former condition prior to commencement of the development, have been

implemented in full to an agreed specification and programme and to the written satisfaction of the Local Planning Authority.

Reason. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations and SPD6 Alterations and Extensions.

- 4 The visibility splays indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use and subsequently maintained free of obstruction above the height of 0.9m.
Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to UDP Policy H2/3 Extensions and Alterations and SPD6 Alterations and Extensions.
- 5 The turning facilities indicated on the approved plans shall be provided before the development hereby approved is first occupied and shall subsequently be maintained free of obstruction at all times.
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to UDP Policy H2/3 Extensions and Alterations and SPD6 Alterations and Extensions.

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:

EN1/2 EN1/2 - Townscape and Built Design

H2/3 H2/3 - Extensions and Alterations

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:

Drawings numbered R-0657-05, 11, 16 and 17

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the proposed access alterations and widening of the footway. The cost of the works will be the responsibility of the applicant.

The applicant's attention is drawn to the need to consult Transport for Greater Manchester (TfGM) regarding the specification for and implementation of the remedial works required as result of the proposed access alterations. The cost of the works will be the responsibility of the applicant.

Signed:

A handwritten signature in black ink, appearing to read "for hali", written in a cursive style.

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On behalf of the Council

Date of Decision: 05/01/2022