

NOTICE OF PLANNING PERMISSION

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

To:

Daniel Duke
JDA Architects
Jennings Design Associates Ltd
Saxon Street
Denton
M34 3DS

On Behalf Of:

Adam Smith
Bast House Manchester Road
Ramsbottom
Bury
BL9 5LZ

PART 1 - Particulars of Application

Application Number: 70239

Date of Registration: 22/11/2023

Proposal:

Variation of condition 2 of planning permission 60870 (Conversion of two redundant agricultural outbuildings to create 6 no. dwellings): Landscaping changes to incorporate more green space and relocation of parking, Addition of juliet balconies and amendment to one window.

Location:

Bast House, Manchester Road, Ramsbottom, Bury, BL9 5LZ

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 Location Plan and amended drawings numbered
105/A_Proposed Site Plan
203/X_Proposed Apartment Ground FloorPlan
204/W_Proposed Apartment First Floor Plan
205/R_Proposed Apartment second Floor Plan
206/H_Proposed Apartment Roof Plan
207/O_Proposed Apartment Elevations1 of 2
208/L_Proposed Apartment Elevations 2 of 2
220/0 Detached House GF
221/R detached House FF
222/N Proposed House Roof Plan
227/K Proposed House Elevations (sht 1)
228/K Proposed House Elevations (sht 2)

Existing 001/D,
Existing 002,
PRoW 012A
008/E

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.

- 5 Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.

Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

- 13 No development approved by this permission shall be occupied until a scheme for the disposal of foul and surface waters has been submitted to and approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason. Drainage details have not been submitted and to ensure a satisfactory means of drainage pursuant to the NPPF and UDP Policy EN7/5 Waste Water Management.

- 14 The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the extension hereby approved being brought into use.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 Car Parking and New Development of the Bury Unitary Development Plan.

- 15 The turning facilities indicated on the approved plans shall be provided before the development is first occupied and the areas used for the manoeuvring of vehicles shall be subsequently maintained free of obstruction at all times.

Reason. In the interests of highway safety pursuant to the NPPF and UDP Policy H2/2 The Layout of New Residential Development.

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 Paragraphs 186-187 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.

OL1/2 OL1/2 - New Buildings in the Green Belt

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:

105_Proposed SitePlan_RevA
203/X_Proposed Apartment GroundFloorPlan
204/W_Proposed Apartment First Floor Plan
205/R_Proposed Apartment second Floor Plan
206/H_Proposed Apartment Roof Plan
207/O_Proposed Apartment Elevations1 of 2
208/L_Proposed Apartment Elevations 2 of 2
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228/K Proposed House Elevations (sht 2)
Existing 001/D,
Existing 002,
PRoW 012A
008/E

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 17/01/2024