

NOTICE OF PLANNING PERMISSION

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

To:

Mr Matthew Myers
LHG Projects Ltd
20 Glen Park Road
Wallasey
CH455JG

On Behalf Of:

Dr Emma Swindells
191 Bury Old Road
Prestwich
Manchester
M25 1JF

PART 1 - Particulars of Application

Application Number: 70285

Date of Registration: 04/12/2023

Proposal:

Single storey rear extension

Location:

191 Bury Old Road, Prestwich, Manchester,
M25 1JF

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 713.000, 713.001 D, 713.002 D 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 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 Before the first occupation of the extension hereby permitted the proposed side window shall be fitted with a window that does not open outwards onto the adopted highway and permanently retained in that condition thereafter.
Reason. In the interests of highway safety pursuant to Bury Unitary Development Plan Policies HT6/1 - Pedestrian and Cyclist Movement and Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

- 5 The bin storage arrangements indicated on the approved plans shall be implemented prior to the the extension hereby approved being brought into use.
Reason. To ensure adequate bin storage arrangements within the curtilage of the site in the interests of pedestrian and road safety pursuant to Bury Unitary Development Plan Policy EN1/2 - Townscape and Built Design.

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:

EC4/1 EC4/1 - Small Businesses
CF1/1 CF1/1 - Location of New Community Facilities
CF4 CF4 - Healthcare Facilities
EN1 EN1 - Built Environment
EN1/2 EN1/2 - Townscape and Built Design
HT6/1 HT6/1 - Pedestrian and Cyclist Movement

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:

713.000, 713.001 D, 713.002 D

NOTES TO APPLICANT

1. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary fencing under the adjacent adopted highway.
2. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors and windows outwards into the adopted highway.
3. **INFORMATIVE - The Control of Noise Regulations 1975, Section 60. Control of Noise on Construction Sites**
Works carried out in connection with the planning permission shall comply with the above regulations which require the following:
 1. All works and ancillary operations which are audible at the boundary of the nearest house or noise receptor, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1400 on Saturdays and at no time on Sundays and Bank Holidays.
 2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.

3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturer's instructions.
 4. Any emergency deviation from the above (1 - 3) shall be notified to Bury Council without delay.
- Any contravention of these requirements will trigger the serving of a Notice under Section 60 of The Control of Noise Regulations 1975.

Signed:

A handwritten signature in black ink, appearing to read 'P. H. H.', is written over a dotted line.

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On behalf of the Council

Date of Decision: 17/01/2024