

NOTICE OF PLANNING PERMISSION

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

To:

Mr Pomfre
Manchester Building Design Ltd
8 Gas Street
Hollingworth
Hollingworth
SK14 8JD

On Behalf Of:

Mr Salim
4 Castle Hill Road
Bury
Prestwich
M25 0FR

PART 1 - Particulars of Application

Application Number: 68725

Date of Registration: 27/07/2022

Proposal:

Detached garage and storage building with walk-on flat roof and glazed balustrades to perimeter. New vehicular dropped crossing with gated vehicle entrance and associated landscaping

Location:

4 Castle Hill Road, Prestwich, Manchester, M25 0FR

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 37/21-04, 08, 37/21-50, 51, 52A, 53 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 During construction, a storage area for the construction materials shall be provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.
Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety.

- 4 The new access and car parking arrangements indicated on approved plan reference 37/21-52 Revision A, incorporating the provision of a double footway crossing to limits to be agreed on site with the Highway Authority, splayed walls as shown to provide adequate visibility at the back edge of the footway, motorised turntable, hardstanding in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and gates that do not open beyond the limits of the site boundary shall be provided to the satisfaction of the Local Planning Authority prior to the new driveway and garage hereby approved being brought into use and thereafter maintained available for use at all times. Reason. To secure the satisfactory development of the site in terms of highway safety, to allow adequate space to maintain a vehicle clear of the highway and maintain the integrity of the adopted highway.

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.

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 37/21-04, 08, 37/21-50, 51, 52A, 53.

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 02/11/2022