

NOTICE OF PLANNING PERMISSION

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

To:

Mr Kevin Maloney
Blueprint CAD Ltd
3 Ridgeway
Lowton
Warrington
WA3 2QL

On Behalf Of:

Mr Ellaby
6 The Drive
Salford
M7 3ND

PART 1 - Particulars of Application

Application Number: 62048

Date of Registration: 16/10/2017

Proposal:

Demolition of extensions at side and rear;
Three storey/single storey extension at side
and two storey extension at side/rear;
Alterations to external elevations; Alterations
to gardens at front/side/rear and new
gates/wall at front

Location:

42 Prestwich Park Road South, Prestwich,
Manchester, M25 9PE

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 Site Location Plan, Site Tree Plan, 330/001 Rev B, 330/002 Rev B, 330/003 Rev B, 330/004 Rev B, 330/005 Rev B, 330/006 Rev B, 330/007 Rev B, 330/008 Rev B, 330/009 Rev B, 330/014 Rev B and 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 Details/Samples of the materials to be used in the external elevations, together with

details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policies EN1/1 Visual Amenity, EN2/1 Character of Conservation Areas and EN2/2 Conservation Area Control.

- 4 An elevational drawing (scale 1:100) detailing the design, colour and materials to be used for the sliding gate as shown on drawing no. 330/014 Revision B shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works to widen the existing vehicle access. The gate shall be erected in accordance with the details as may be approved.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policies EN1/1 Visual Amenity, EN2/1 Character of Conservation Areas and EN2/2 Conservation Area Control.
- 5 The development hereby approved shall not be brought into use unless and until the revised car parking and access arrangements indicated on approved plan reference 330/014 Revision B, incorporating the necessary extension of the existing footway crossing, widening of the access onto the highway, provision of a sliding gate, construction of the new boundary wall with foundations that do not encroach under the adjacent adopted highway and all associated footway remedial works, have been implemented and thereafter maintained at all times.
Reason. To maintain the integrity of the adopted highway and ensure adequate off-street car parking provision and arrangements, in the interests of road safety
- 6 The turning facilities indicated on approved plan reference 330/014 Revision B shall be provided before the development is brought into use and the areas used for the manoeuvring of vehicles 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.
- 7 No works to trees or shrubs shall occur or building works commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
- 8 No trees, unless identified within the submitted arboriculture report, shall be felled, lopped or topped before or during the construction period without the previous written consent of the Local Planning Authority.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

- 9 Prior to removal of the trees to be felled, a scheme for the planting of replacement trees, including species, size and position within the site, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed replacements shall be planted in accordance with the approved scheme in the earliest planting season following the removal of trees. (The planting season extends from October to the following March).

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

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 pre-application discussions 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:

EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
H2/3	H2/3 - Extensions and Alterations
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
NPPF	National Planning Policy Framework
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
EN8/1	EN8/1 - Tree Preservation Orders
EN6	EN6 - Conservation of the Natural Environment
EN6/3	EN6/3 - Features of Ecological Value

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:

Site Location Plan, Site Tree Plan, 330/001 Rev B, 330/002 Rev B, 330/003 Rev B, 330/004 Rev B, 330/005 Rev B, 330/006 Rev B, 330/007 Rev B, 330/008 Rev B, 330/009 Rev B, 330/014 Rev B

NOTES TO APPLICANT

1. Whilst the building to be demolished has been assessed as low risk for bats, the

applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Signed:

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On behalf of the Council

Date of Decision: 24/11/2017