

NOTICE OF PLANNING PERMISSION

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

To:

Mr Bruce Robinson
Pride Road North Cheshire Ltd
26 Springfield Road
Gatley
Manchester
SK8 4PE

On Behalf Of:

Mr M & Mrs C O'Neill
17 Prestwich Park Road South
Prestwich
Manchester
M25 9PF

PART 1 - Particulars of Application

Application Number: 69400

Date of Registration: 20/04/2023

Proposal:

Alterations to the lower ground and ground floor level fenestration on the north and east elevations

Location:

17 Prestwich Park Road South, Prestwich, Manchester, M25 9PF

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 Block and location plans J839 16; Existing lower and ground floor plans J839 01; Existing upper floor plans J839 02; Existing section and east elevation J839 03; Proposed lower and ground floor plans J839 10; Proposed section and east elevation J839 11A 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 comprise powder coated aluminium frames with the external frames finished in white to match the existing.
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.

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:

NPPF	National Planning Policy Framework
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
EN1/1	EN1/1 - Visual Amenity
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:

Block and location plans J839 16; Existing lower and ground floor plans J839 01; Existing upper floor plans J839 02; Existing section and east elevation J839 03; Proposed lower and ground floor plans J839 10; Proposed section and east elevation J839 11A

NOTES TO APPLICANT

- . In relation to Condition 2 of the approved plan drawing, for the avoidance of doubt, the replacement window to the lower ground floor front elevation shall be carried out in accordance with the replacement window shown on the north elevation of revised 'Proposed section and east elevation' plan dwg J839 11A.

Signed:



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On behalf of the Council

Date of Decision: 01/06/2023