

NOTICE OF PLANNING PERMISSION

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

To:

Mr Harry Jackson
harryjacksonsurveyorsltd
Unit 4a Farnworth Park Ind Est
Wellington Street
Farnworth
BL4 7BY

On Behalf Of:

Mr Stewart Sivvery
Brandlesholme Hall
Brandlesholme Road
Bury
BL8 4LS

PART 1 - Particulars of Application

Application Number: 68626

Date of Registration: 01/07/2022

Proposal:

Change of use of a building to additional living accommodation; Two storey side extension and Single storey front extension

Location:

Further Davises Farm, Mather Road, Bury, BL9 6TJ

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
Location Plan dated 01/07/2022
Proposed Site Plan dated 01/07/2022
Proposed Ground Floor Plan (Dwg no. 5 D)
Proposed First Floor Plan (Dwg no. 6 C)
Proposed Elevations (Dwg no. 4 E)
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 No development comprising the erection of any external walls shall take place until details of the materials to be used for the external surfaces, boundary treatments, including the refuse/recycling compound, and areas of hardstanding have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details and the materials to be used throughout the development shall be consistent in terms of

colour, size and texture with the approved details.

Reason. No material details have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.

- 4 Vehicular access to the site shall be gained via Public Right of Way (Public Footpath) No. 21, Bury, as indicated on the approved location plan. There shall be no direct means of vehicular access between the site and Public Right of Way (Bridleway) No. 24, Bury.

Reasons. In the interests of the safety of the users of the Public Right of Way pursuant to Policy EN1/2 of the Bury Unitary Development Plan.

- 5 A bat box shall be provided and the development shall be carried out in accordance with the details contained in the Bat Survey Report, Envirotech reference 7210 Section 9.2.1.1.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 and EN6/3 of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

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:

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:

Location Plan dated 01/07/2022

Proposed Site Plan dated 01/07/2022

Proposed Ground Floor Plan (Dwg no. 5 D)

Proposed First Floor Plan (Dwg no. 6 C)

Proposed Elevations (Dwg no. 4 E)

NOTES TO APPLICANT

1. The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

2. The applicant's attention is drawn to the existence of Public Right of Way (Footpath) No. 21, Bury, which forms the access to the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order.

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: 22/09/2022