

# NOTICE OF PLANNING PERMISSION

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

**To:**

Mr Anthony Adler  
EA Town Planning Ltd  
16 Francklyn Gardens  
Edgware  
London  
HA8 8RY

**On Behalf Of:**

Mr Joseph Benedikt  
c/o Agent

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### PART 1 - Particulars of Application

**Application Number:** 69577

**Date of Registration:** 19/05/2023

**Proposal:**

Conversion of existing dwelling into 2 no. dwellinghouses and addition of front door

**Location:**

11 St Margarets Road, Prestwich,  
Manchester, M25 2QB

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### 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  
Site Location and Block Plan (Dwg No. 001 Rev.2)  
Proposed Plans and Elevations (Dwg No. 003 Rev.2)  
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.

### 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:**

H1/2     H1/2 - Further Housing Development  
H2/4     H2/4 - Conversions  
EN1/2    EN1/2 - Townscape and Built Design  
NPPF     National Planning Policy Framework

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 and Block Plan (Dwg No. 001 Rev.2)  
Proposed Plans and Elevations (Dwg No. 003 Rev.2)

**NOTES TO APPLICANT**

Not Applicable

Signed:

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

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On behalf of the Council

**Date of Decision:** 14/07/2023