

NOTICE OF PLANNING PERMISSION

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

To:

Mark Barber
275 Parr Lane
Unsworth
Bury
BL9 8PJ

PART 1 - Particulars of Application

Application Number: 68849

Date of Registration: 03/10/2022

Proposal:

Installation of a dropped kerb and associated landscaping of driveway

Location:

275 Parr Lane, Bury, BL9 8PJ

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 drawing numbered BM1022/PARR/PL1 received on 03/10/2022 and revised proposed drawing numbered BM1022/PARR/PL2 revision A received on 09/11/2022 as modified by the email from Mr Mark Barber dated 09/11/2022. The development shall not be carried out except in accordance with the details hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.
- 3 The car parking and driveway arrangements indicated on approved plan reference BM1022/PAR/PL2 Revision A, incorporating the provision of a footway crossing, demarcation of the limits of the adopted highway with edgings, driveway to the dimensions shown and provision an ACO drain within the curtilage of the site to prevent the discharge of surface water onto the adjacent adopted highway, shall be implemented prior to the access and driveway hereby approved being brought into use.
Reason - To secure the satisfactory development of the site in terms of highway safety and maintain the integrity of the adopted highway pursuant to policy HT2/4 - Car Parking and New Development 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 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:

- SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
H2/3 H2/3 - Extensions and Alterations

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:

drawing numbered BM1022/PARR/PL1 received on 03/10/2022 and revised proposed drawing numbered BM1022/PARR/PL2 revision A received on 09/11/2022 as modified by the email from Mr Mark Barber dated 09/11/2022.

NOTES TO APPLICANT

1. This recommendation relates to the revised plan received by this section on 11th November 2022.
2. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the proposed footway crossing. The cost of any works will be the responsibility of the applicant.

Signed:



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On behalf of the Council

Date of Decision: 02/12/2022