NOTICE OF PLANNING PERMISSION

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

To:
David Young
David Young Architect
37 Temple Drive
Swinton
Manchester
M27 4EA

On Behalf Of:
Mr B O'Callaghan
1 Myrtle Bank
Prestwich
Manchester
M25 9XX

PART 1 - Particulars of Application

Application Number: 65919

Date of Registration: 04/09/2020

Proposal:
Erection of detached garage in front garden

Location:
1 Myrtle Bank, Prestwich, Manchester, M25 9XX

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 revised drawings numbered Location Plan Rev A, 00 Rev A, 01 Rev A, 02 and 03 received on 01/10/2020 as modified by the email from David Young Architect dated 01/10/2020. 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 external finishing materials for the proposal hereby approved shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

4 Surface water discharge from the site onto the adopted highway should be prevented by means of the surface water run-off measures indicated in the approved plans to avoid any localised flooding. A.scheme to be submitted and approved and be

available for use before the development hereby approved is occupied
Reason - To prevent flooding and to ensure a satisfactory development pursuant to Policy EN7/5 - Waste Water Management.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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
EN7/5	EN7/5 - Waste Water Management

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:
Revised drawings numbered Location Plan Rev A, 00 Rev A, 01 Rev A, 02 and 03 received on 01/10/2020 as modified by the email from David Young Architect dated 01/10/2020

NOTES TO APPLICANT

1. This recommendation relates to the revised plans received by this Section on 02 October 2020.

2. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of any highway remedial works that may be required as a result of the proposed development. The cost of any necessary works will be the responsibility of the applicant.

Signed:

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On behalf of the Council

Date of Decision: 12/11/2020