

NOTICE OF PLANNING PERMISSION

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

To:

Mr Rashid Mehmood
I. Planning Services
2A Cook Street
Bury
BL9 0RP

On Behalf Of:

Mr Akram Baig
Jamia Khizra Mosque & Islamic Centre
85 Walmersley Road
Bury
BL9 5AN

PART 1 - Particulars of Application

Application Number: 70862

Date of Registration: 17/06/2024

Proposal:

Metal ramp to the front for disabled access, 1m high front boundary wall, and 5 no. air conditioning external units on the ground of front garden

Location:

85 Walmersley Road, Bury, BL9 5AN

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 the following drawings:

Location Plan - Streetwise; and,
Drawing no. 0079-MASTA-DR-A-0204 SHT 3 of 3 - Proposed Ground Floor Plan and Site Plan.

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 development in accordance with the policies contained within the Bury Unitary Development Plan, the Places for Everyone Plan and the National Planning Policy Framework.

- 3 The external finishing materials for the front boundary wall hereby approved shall match those of the existing boundary walls projecting from the frontage of the

building along the boundaries of the property.

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.

- 4 The boundary wall hereby approved shall be erected and completed in full within one month of the air conditioning units hereby approved being installed.

Reason: In order to ensure a satisfactory relationship between the development, surrounding buildings and the street scene, in accordance with Policy EN2/1 - Townscape and Built Design of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 5 The air conditioning units hereby approved, and any other mechanical equipment associated with the development shall be designed so that noise emissions do not exceed NR (Noise Rating) curve 35 (if operating at night use NR25) in adjacent residential properties with the windows of those properties open in the normal manner for ventilation purposes.

Reason: To prevent nuisance arising in order to safeguard the amenity of the occupiers of adjoining and surrounding residential properties.

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:

HT2/1	HT2/1 - The Strategic Route Network
EN1/2	EN1/2 - Townscape and Built Design
CF1	CF1 - Proposals for New and Improved Community Facilities
HT5/1	HT5/1 - Access For Those with Special Needs
EN7/2	EN7/2 - Noise Pollution
JP-C1	Our Integrated Network
JP-C8	Transport Requirements of New Development
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:

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'J. H. H.', written in a cursive style.

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On behalf of the Council

Date of Decision: 29/10/2024