

NOTICE OF PLANNING PERMISSION

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

To:

Mr Yoni Mechlowitz
Debtal Architecture Ltd
72 Bury New Road
Prestwich
Manchester
M25 0JU

On Behalf Of:

Mr Roberts
79 Windsor Road
Prestwich
Manchester
M25 0DB

PART 1 - Particulars of Application

Application Number: 68875

Date of Registration: 09/09/2022

Proposal:

Variation of condition no. 2 of planning permission 68043 - Amend proposed layout of the ground and first floor plans (so the existing occupants on the ground floor of 79 Windsor Road will expand into the first floor above and the existing first floor occupants will take the ground and first floor of the new development)

Location:

79 Windsor Road, Prestwich, Manchester, M25 0DB

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) dated 04/04/2022,
Site Amenity Plan (Dwg No. 004 Rev. 1) relating to planning permission reference 68043,
Proposed GA Plans and Elevations (Dwg No. 003 Rev. 3),
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 The external finishing materials for the proposal hereby approved shall match those of the existing building at no. 79 Windsor Road.

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 Notwithstanding the details indicated on approved drawing no. 004 Revision 1, no development shall commence unless and until full details of proposals to reinstate the redundant footway crossing onto Windsor Road to adjacent footway/full height kerb levels, to a scope and specification to be agreed, have been submitted to and approved by the Local Planning Authority. The details subsequently approved shall be implemented to satisfaction of the Local Planning Authority before the development hereby approved is brought into use.

Reason. - This is required prior to the commencement of development to ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety pursuant to Bury Unitary Development Plan Policy EN1/2.

- 5 The bin storage facilities indicated on approved drawing no. 004 Revision 1 shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and maintained thereafter.

Reason. - To ensure adequate off-highway bin storage arrangements are provided within the curtilage of the site, in the interests of highway safety pursuant to Bury Unitary Development Plan Policy EN1/2.

- 6 The secure cycle storage indicated on the approved drawing Site Amenity Plan (Dwg No. 004 Rev. 1) relating to planning permission reference 68043, shall made available for use prior to the use hereby approved commencing and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety 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 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:

S1/5 S1/5 - Neighbourhood Centres and Local Shops
EN1/2 EN1/2 - Townscape and Built Design
HT2/4 HT2/4 - Car Parking and New Development
HT6/1 HT6/1 - Pedestrian and Cyclist Movement

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) dated 04/04/2022
Site Amenity Plan (Dwg No. 004 Rev. 1) relating to planning permission reference 68043
Proposed GA Plans and Elevations (Dwg No. 003 Rev. 3)

NOTES TO APPLICANT

1. 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 works. The cost of the works will be the responsibility of the developer.
2. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system.

Signed:



3 of 3

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On behalf of the Council

Date of Decision: 08/11/2022