

NOTICE OF PLANNING PERMISSION

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

To:

Mr Barry Cullen
Barry Cullen
Flat 27 Brookside Court
101 Slade Lane
Levenshulme
Manchester
M19 2AH

On Behalf Of:

Mr Saeed Postchi
96 Scholes Street
Bury
BL8 2RA

PART 1 - Particulars of Application

Application Number: 72176

Date of Registration: 15/07/2025

Proposal:

Demolition of part rear single storey extension

Location:

96 Scholes Street, Bury, BL8 2RA

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 proposed demolition and associated works set out in the approved plans shall be implemented to the satisfaction of the Local Planning Authority within 3 months of the date of this decision notice and all demolition/construction materials shall be removed completely from the site within this time frame.
Reason. To secure the proper development of the site pursuant to UDP Policy H2/3 Extensions and Alterations and in the interests of visual and residential amenity.

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:

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

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

1. The applicant is informed that the granting of planning permission will not negate the requirements of the enforcement notice. The scheme as approved must be implemented in order to be compliant with the aims of the enforcement notice.

Signed:

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

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On behalf of the Council

Date of Decision: 01/09/2025