

NOTICE OF PLANNING PERMISSION

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

To:

Mr Qamaruddin Babar
Footprint Design Ltd
Innovation Centre
Brunswick Street
Nelson
BB9 0PQ

On Behalf Of:

Mr Mohammed Nazir Zeria
78 Kings Road
Prestwich
Manchester
M25 0FY

PART 1 - Particulars of Application

Application Number: 72184

Date of Registration: 17/09/2025

Proposal:

First floor rear extension at rear, alterations to new side elevation and roof over existing single storey outrigger at the rear. Works to existing boundary wall.

Location:

78 Kings Road, Prestwich, Manchester, M25 0FY

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 existing drawings L(00)010, 001, 002, 003, and revised plans L(00)005, 006, 007, 009 and 010 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 and Places for Everyone Joint Development Plan listed.
- 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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 4 The development hereby approved shall not be brought into use unless and until all proposed highway remedial works including the reinstatement of the existing vehicular access, have been implemented to the satisfaction of the Local Planning

Authority.

Reason. In the interests of highway safety and to maintain the integrity of the adopted highway pursuant to UDP Policy HT4 New Development.

- 5 The development hereby approved shall not be commenced unless and until suitable facilities for the storage of construction materials have been provided within the curtilage of the site. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.

Reason. To maintain the integrity of the adopted highway and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy HT4 New Development.

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:

EN1/2	EN1/2 - Townscape and Built Design
EN1/8	EN1/8 - Shop Fronts
SPD16	Development Control Policy Guidance Note 16 - Design and Layout of New Development in Bury
JP-P1	Sustainable Places
HT4	HT4 - New Development

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:

Drawings L(00)010, 001, 002, 003, and revised plans 005, 006, 007, 009 and L(00)010

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Council's traffic section regarding the specification for and implementation of the proposed footway crossing, reinstatement of the redundant footway crossing and all associated highway remedial works. The cost of the works will be the responsibility of the developer.

Signed:

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

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On behalf of the Council

Date of Decision: 17/12/2025