

NOTICE OF PLANNING PERMISSION

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

To:

Mr Peter Hoole
PJH Architectural Services
Office Number 1
88a Chapel Street
Leigh
Lancashire
WN7 2DB

On Behalf Of:

Mrs Tracey Foxley
2A Nursery Road
Prestwich
Manchester
M25 3EN

PART 1 - Particulars of Application

Application Number: 68613

Date of Registration: 05/08/2022

Proposal:

First floor side extension with balcony; Front porch extension with balcony, External works including new vehicular crossing

Location:

2A Nursery Road, Prestwich, Manchester, M25 3EN

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 numbered 2022-1612-P-101, 102, 103, 104, 106/A, 107, 108/A and 109 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.
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 revised access and parking arrangements indicated on the approved plans, incorporating the provision of a new footway crossing in a position and the extent to be agreed with the Highway Authority and reinstatement of the redundant footway crossing (both to a scope and specification to be agreed), new hardstanding a

minimum of 5.0m in length measured from the back of the adopted highway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, infill boundary wall with foundations that do not encroach under the adjacent adopted highway and all associated highway remedial works that may be required to reinstate the highway to its former condition prior to commencement of the development, shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

Reason. To ensure good highway design, allow adequate space to maintain a vehicle clear of the highway and maintain the integrity of the adopted highway in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations and guidance within SPD6.

- 5 Facilities for the storage of construction materials shall be provided within the curtilage of the site to the satisfaction of the Local Planning Authority. 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 ensure adequate off highway materials storage arrangements for the duration of the construction period pursuant to UDP Policy H2/3 Extensions and Alterations and guidance within SPD6.

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.
EN1/2	EN1/2 - Townscape and Built Design
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control

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 numbered 2022-1612-P-101, 102, 103, 104, 106/A, 107, 108/A and 109.

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 17/10/2022