

# NOTICE OF PLANNING PERMISSION

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

**To:**

Mr David Bitan  
Debtal Architecture LTD  
72 Bury New Road  
Prestwich  
M25 0JU

**On Behalf Of:**

Mr R Halpern  
The Helping Foundation Charity  
Mikvah, 102-104 Albert Avenue  
Prestwich  
Manchester  
M25 0LU

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### PART 1 - Particulars of Application

**Application Number:** 69174

**Date of Registration:** 13/12/2022

**Proposal:**

Single storey rear extension

**Location:**

Mikvah, 102-104 Albert Avenue, Prestwich,  
Manchester, M25 0LU

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### 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 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 This permission relates to the following plans:

Dwg. No. 001.Rev. 1: Site - Location and Block Plan, amended 30 January 2023;  
Dwg. No. 003. Rev. 3: Proposed GA Plans and Elevations; and,  
Dwg. No. 301: Existing and Proposed Site Plan, amended 31 January 2023.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

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 and the National Planning Policy Framework.

- 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.

**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, within an agreed decision timescale, to allow the applicant to address the inconsistencies that existed between plans/ drawings. 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                        |
| EN7/2 | EN7/2 - Noise Pollution                                   |
| CF1   | CF1 - Proposals for New and Improved Community Facilities |
| 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:**

Dwg. No. 001.Rev. 1: Site - Location and Block Plan, amended 30 January 2023;  
Dwg. No. 003. Rev. 3: Proposed GA Plans and Elevations; and,  
Dwg. No. 301: Existing and Proposed Site Plan, amended 31 January 2023

**NOTES TO APPLICANT**

- . The applicant's attention is drawn to the statutory obligations contained in Part M of Schedule 1 of 'The Building Regulations 2000' as amended. Additionally, the Disability Discrimination Act 1995 requires all owners of businesses, that serve the public, to make sure - as far as possible - disabled customers are treated in the same way as non-disabled customers.

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

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On behalf of the Council

**Date of Decision:** 01/02/2023