

NOTICE OF PLANNING PERMISSION

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

To:

Mr Chris Shiels
Abbey Associates Design Ltd.
18 Pickering Close
Bury
BL8 1UE

On Behalf Of:

Mr Adnan Siddiqi
48 Dorset Drive
Bury
BL9 9DW

PART 1 - Particulars of Application

Application Number: 69389

Date of Registration: 09/03/2023

Proposal:

Variation of condition no.2 (approved plans) of planning permission 57515 and associated non-material amendment 67537: Revised house type design

Location:

Land off Dorothy Street, Ramsbottom, Bury, BL0 9QJ

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 This decision relates to location plan A2175/PS-SLP01, PL02, SP01, EL01 and PL01 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 policies of the Bury Unitary Development Plan listed below.
- 2 Details of the finishing material to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before above ground construction is commenced. Only the approved materials shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 Townscape and Built Design.
- 3 Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) Order 2008, or as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the prior written consent of the Local Planning Authority.
Reason. To ensure that future inappropriate alterations or extensions do not occur

pursuant to policies of the Unitary Development Plan listed below.

- 4 The foul and surface water drainage scheme, approved under the previous application 57515, shall be implemented in accordance with details previously submitted and thereafter maintained to the satisfaction of the Local Planning Authority.
Reason: To reduce the risk of local flooding and water pollution by ensuring the provision of a satisfactory means of surface water disposal pursuant to UDP Policy EN5/1 New Development and Flood Risk and EN7/5 Waste Water Management.
- 5 The proposed driveway and paved areas at the front of the property shall be constructed of permeable/porous materials as set out in the Dept of Communities and Local Government publication "Guidance on the Permeable Surfacing of Front Gardens".
Reason: To secure the satisfactory development of the site pursuant to UDP Policy EN5/1 New Development and Flood Risk.
- 6 Following the provisions of Condition 7 of the previous planning permission 57515 and the submitted contaminated land information, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales and a Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
- 7 The proposed improvements to Dorothy Street, indicated in the proposed site plan A2175/PS-SP01 shall be implemented to the written satisfaction of the Local Planning Authority before the dwelling is first occupied.
Reason. To ensure good highway design in the interests of pedestrian safety pursuant to UDP Policy H2/2 The Layout of New Residential Development.
- 8 The turning facilities indicated on the proposed site plan A2175/PS-SP01 shall be provided before the development is first occupied and the areas used for the manoeuvring of vehicles shall be subsequently maintained free of obstruction at all times.
Reason. To ensure adequate turning movements of vehicles within the site in the interests of highway safety pursuant to UDP Policy H2/2 The Layout of New Residential Development.
- 9 The car parking indicated on the proposed site plan A2175/PS-SP01 shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the dwelling hereby approved being occupied and thereafter maintained at all times.
Reason. To ensure adequate off-street car parking provision in the interests of road safety pursuant to UDP Policy H2/2 The Layout of New Residential Development.
- 10 The boundary details previously submitted and approved under previous planning reference 57515, shall be implemented to the satisfaction of the Local planning Authority.
Reason - To secure the satisfactory development of the site and in the interests of the visual amenities of the area pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

Statement in accordance with Article 31 Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2012

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 Paragraphs 186-187 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

H2/1 H2/1 - The Form of New Residential Development
H2/2 H2/2 - The Layout of New Residential Development
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:

Plan Ref: A2175/PS-SLP01, PL02, SP01, EL01 and PL01

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 18/04/2023