

NOTICE OF PLANNING PERMISSION

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

To:

Mr Michael Court
MTC Designs
31 Exford Drive
Bolton
BL2 6TB

On Behalf Of:

Mr Mike Palmer
227 Ainsworth Road
Radcliffe
Manchester
M26 4EE

PART 1 - Particulars of Application

Application Number: 70846

Date of Registration: 12/07/2024

Proposal:

Variation of condition no. 3 (external finishing materials) of P/P 69852: Render the front and side elevations from the stone base at ground level up to the underside of the brick band course

Location:

227 Ainsworth Road, Radcliffe, Manchester, M26 4EE

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 permission relates to the following plans:

Location Plan;
Block Plan; and,
Drawing no. P02D: Proposed Site, Floor Plans and Elevations,

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 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans (drawing nos. P02D).

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan and the National Planning Policy Framework.

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:

H1/2 H1/2 - Further Housing Development
H2/4 H2/4 - Conversions
EN1/2 EN1/2 - Townscape and Built Design
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:

Location Plan;
Block Plan; and,
Drawing no. P02D: Proposed Site, Floor Plans and Elevations, rec. 17/09/2024

NOTES TO APPLICANT

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- In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>
1. 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. The Council's Building Control section can be contacted on 0161 253 5313 or on the Council's website at: <https://www.bury.gov.uk/planning-building-control/building-regulations>.

Signed:

A handwritten signature in black ink, appearing to read 'for havi'.

3 of 3

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On behalf of the Council

Date of Decision: 19/09/2024