

NOTICE OF PLANNING PERMISSION

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

To:

Mr Ronan Holdsworth
51 Church Street
Ainsworth
Bolton
BL2 5RA

PART 1 - Particulars of Application

Application Number: 70581

Date of Registration: 11/03/2024

Proposal:

Conversion of existing double fronted terrace property into two single fronted terraced properties and for a single storey rear extension

Location:

51 Church Street, Ainsworth, Bolton, BL2 5RA

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 and Country Planning Act 1990.

- 2 This permission relates to the following plans and documents:

Plans:

Drawing ref. Location Plan;
Drawing no. P06: Proposed Site Plan;
Drawing no. P04: Proposed Floor Plans;
Drawing no. P03: Proposed Elevations;
Drawing no. P06: Proposed Site Plan - showing replacement Tree (a Hornbeam);

Documents:

Energy Statement, carried out by Energy Counsel, Ref: Z64065; and,
Space Standards Table, submitted 22 April 2024

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

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 Local Plan, Greater Manchester Places for Everyone Joint 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 and the National Planning Policy Framework.

- 4 The replacement tree, a Hornbeam, identified on Drawing no. P06 shall be planted within the first available tree planting period (November to March) prior to occupation of the new/ additional dwelling hereby approved.

The tree shall be of a heavy standard size (12-14cms girth), root balled, stalked and tied and shall be kept weed free and watered as appropriate.

Reason: In the interests of visual amenity, the character and appearance of the conservation area and in the interests of biodiversity, in accordance with Policies JP-P2: Heritage, JP-G7: Trees and Woodland, and Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity, of the Greater Manchester Places for Everyone Joint Development Plan, Policies EN2/1 - Character of Conservation Areas, EN2/2: Conservation Area Control, EN1/2 - Townscape and Built Design, and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan, and the National Planning Policy Framework.

- 5 Any tree identified on the approved plan, drawing number: P06, that within a period of five years following commencement or completion of the development, dies or, in the opinion of the Local Planning Authority, becomes seriously damaged or defective shall be replaced with another of the same species and size as originally approved in a timetable to be agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity, the character and appearance of the conservation area and biodiversity in accordance with Policies JP-P2: Heritage, JP-G7: Trees and Woodland, and Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity of the Greater Manchester Places for Everyone, Policies EN2/1 - Character of Conservation Areas, EN2/2: Conservation Area Control, EN1/2 - Townscape and Built Design, and EN8/2 - Woodland and Tree Planting 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 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:

S1/5	S1/5 - Neighbourhood Centres and Local Shops
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
H1/2	H1/2 - Further Housing Development
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
H2/4	H2/4 - Conversions
EN8/2	EN8/2 - Woodland and Tree Planting
OL7/2	OL7/2 - West Pennine Moors
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
JP-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-C2	Digital Connectivity
JP-P2	Heritage
JP-H3	Type, Size and Design of New Housing
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:

Drawing ref. Location Plan

Drawing no. P06: Proposed Site Plan

Drawing no. P04: Proposed Floor Plans

Drawing no. P03: Proposed Elevations

Drawing no. P06: Proposed Site Plan - showing replacement Tree (a Hornbeam)

NOTES TO APPLICANT

1. INFORMATIVE - The Control of Noise (Appeals) Regulations 1975 (as amended), Section 60. Control of Noise on Construction Sites

Works carried out in connection with the planning permission shall comply with the above regulations which require the following:

1. All works and ancillary operations which are audible at the boundary of the nearest house or noise receptor, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1400 on Saturdays and at no time on Sundays and Bank Holidays.

2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.

3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturer's instructions.

4. Any emergency deviation from the above (1 - 3) shall be notified to Bury Council without delay.

Any contravention of these requirements will trigger the serving of a Notice under

Section 60 of The Control of Noise Regulations 1975.

Signed:

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

4 of 4

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On behalf of the Council

Date of Decision: 15/05/2024