

NOTICE OF PLANNING PERMISSION

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

To:
Grainger
Blu Room Architecture
5
Uplands Road
Darlington
DL3 7SZ

On Behalf Of:
Kershaw
55
Milton Road
Prestwich
M25 1PT

PART 1 - Particulars of Application

Application Number: 68249

Date of Registration: 24/03/2022

Proposal:
Replacement of garage with new single
storey garage building

Location:
55 Milton Road, Prestwich, Manchester, M25
1PT

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 revised drawings received on 20/06/2022 and revised block plan received on 04/07/2022 as modified by the emails from Blu Room Architecture dated 20/06/2022 and 04/07/2022. The development shall not be carried out except in accordance with the details hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.
- 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 H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- 4 No development shall commence unless and until a 'Construction Traffic

Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:

- Photographic dilapidation survey of the footway and carriageway abutting the site in the event that subsequent remedial works are required following construction of the development;
- Storage within the curtilage of the site of construction materials;
- Site hoarding position if proposed;
- Measures to ensure that all mud and other loose materials are not spread onto the adopted highway by the ground works operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the storage of construction materials.

Reason - To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, ensure adequate off highway materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations. Pursuant to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.

- 5 The access and parking alterations/arrangements shown indicatively on approved plan reference 06 Revision A, incorporating the reinstatement of the redundant footway crossing, provision of a 5.0m (minimum) long hardstanding in a either a porous/permeable material (not loose stone) and/or measures to prevent the discharge of surface water onto the adopted highway, and all associated highway remedial works required as a result of the construction of the proposed dwelling and statutory undertakers connections, shall be implemented to the satisfaction of the Local Planning Authority prior to the dwelling hereby approved being occupied and thereafter maintained at all times.

Reason - To allow adequate space to maintain a vehicle and refuse bins clear of the highway in the interests of highway safety and to maintain the integrity of the adopted highway pursuant to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.

- 6 The visibility splays indicated on approved plan reference 06 Revision A shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use and, other than the proposed garden fence, subsequently maintained free of obstruction above the height of 0.6m on land within the applicant's control.

Reason - To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.

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:

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
H2/3 H2/3 - Extensions and Alterations

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:

revised drawings received on 20/06/2022 and revised block plan received on 04/07/2022 as modified by the emails from Blu Room Architecture dated 20/06/2022 and 04/07/2022

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Kavanagh'.

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On behalf of the Council

Date of Decision: 14/07/2022