NOTICE OF PLANNING PERMISSION

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

To:
Mr Z Thorp
Thorp Design Services Ltd
2 Chatton Close
Bury
BL8 2UE

On Behalf Of:
Peri Planet
Peri Planet
155 Ainsworth Road
Radcliffe
M26 4FD

PART 1 - Particulars of Application

Application Number: 65885

Date of Registration: 16/09/2020

Proposal:
Installation of external stairs/access at rear to existing first floor flat

Location:
155 Ainsworth Road, Radcliffe, Manchester, M26 4FD

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 drawings numbered ZT20-196-00, ZT20-196-01 and ZT20-196-03 received 27th August 2020, ZT20-196-02 received 25th September 2020, ZT20-196-04 received 16th October 2020 and 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 the policies of the Bury Unitary Development Plan listed.

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:

EN1/2	EN1/2 - Townscape and Built Design
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:
ZT20-196-00, ZT20-196-01 and ZT20-196-03 received 27th August 2020, ZT20-196-02 received 25th September 2020, ZT20-196-04 received 16th October 2020

NOTES TO APPLICANT
Not Applicable

Signed:

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On behalf of the Council

Date of Decision: 05/11/2020