

NOTICE OF PLANNING PERMISSION

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

To:

Mr Joseph Chelms
JC Design
Suite 2
Park Gates
Salford
M25 0JW

On Behalf Of:

Manchester Mesivta High School
Charlton Avenue
Prestwich
Manchester
M25 0PH

PART 1 - Particulars of Application

Application Number: 69652

Date of Registration: 24/05/2023

Proposal:

Single storey infill extension at first floor for additional classrooms

Location:

Manchester Mesivta High School, Charlton Avenue, Prestwich, Manchester, M25 0PH

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 the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 This permission relates to the following plans:

Drawing no. A1.1 Rev. PL2: Location Plan;
Drawing no. A1.2 Rev. PL1: Plans;
Drawing no. A2.2 Rev. PL2: Proposed North, West and East Elevations; and,
Drawing no. A2.2 Rev. PL1: Proposed South Elevation

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.

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No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. The parking of vehicles of site operatives and visitors;
- ii. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
- iii. Loading and unloading of plant and materials;
- iv. Storage of plant and materials used in constructing the development;
- v. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- vi. Measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site;
- vii. A scheme for recycling/disposing of waste resulting from demolition and construction works;
- viii. Measures to control the emission of dust and dirt during construction;
- ix. Control of noise emanating from the site during the construction period; and,
- x. Hours and days of construction work for the development

The approved Construction Method Statement 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 demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials.

Reason. Information not submitted at application stage. In the interests of the amenities of surrounding residents and to mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, to ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period, and to also ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of the amenity of surrounding residents and highway safety, pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, EN7/1 – Atmospheric Pollution, and HT6/2 - Pedestrian/Vehicular Conflict.

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:

CF1 CF1 - Proposals for New and Improved Community Facilities
CF2 CF2 - Education Land and Buildings
EN1/2 EN1/2 - Townscape and Built Design
EN7/2 EN7/2 - Noise Pollution
HT2/4 HT2/4 - Car Parking and New Development
HT5 HT5 - Accessibility For Those With Special Needs
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 17/07/2023