

NOTICE OF PLANNING PERMISSION

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

To:

Mr Muhammad Saleem Mubashir Raza
72 Parkhills Road
Bury
BL9 9AP

On Behalf Of:

Muhammad Saleem Mubashir Raza
72 Parkhills Road
Bury
BL9 9AP

PART 1 - Particulars of Application

Application Number: 71002

Date of Registration: 13/08/2024

Proposal:

Part two storey and part single storey rear extension and loft conversion with front and rear dormers

Location:

195 Rochdale Road, Pimhole, Bury, BL9 7BB

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 -

Location plan dated 29/7/24

Existing and Proposed Block plan 100/200

Proposed ground and first floor plan 100/004 rev -1

Proposed second floor plan 100/005 rev -1

Proposed roof plan and dormer calculation 100/006 rev -1

Proposed elevations 100/007 rev -1

Existing section A-A and Proposed section B-B 100/008 rev -1

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 and Places for Everyone Joint Development Plan listed.

- 3 The external finishing materials for the proposal hereby approved shall comprise brick with render finish, roofing slates and felt roofing sheets.

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.

- 4 The development hereby approved shall not be brought into use unless and until the off-highway internal bin storage arrangements indicated on the approved plans have been implemented prior to the use hereby approved commencing and thereafter maintained at all times.

Reason. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway pursuant to Bury Unitary Development Plan Policies EN1/2, H2/2 and PfE Policy JP-C8.

- 5 The proposed rear extension and access to the first floor flat indicated on the approved plans shall incorporate:

- foundations that do not project under, and surface water arrangements that do not discharge onto, the adjacent adopted highway;
- an inward opening gate and level access from the adjacent adopted back street;
- all necessary highway remedial works to the adopted highway that may be required to reinstate the abutting footway to the same condition prior to commencement of the development.

The above shall be implemented prior to the development hereby approved being brought into use.

Reason. To ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies H2/2, EN1/2 and PfE Policy JP-S4.

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:

NPPF	National Planning Policy Framework
S1/5	S1/5 - Neighbourhood Centres and Local Shops
EN1/2	EN1/2 - Townscape and Built Design
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
HT2/4	HT2/4 - Car Parking and New Development
EN7/2	EN7/2 - Noise Pollution
EC4/1	EC4/1 - Small Businesses
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
JP-S2	Carbon and Energy
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development

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 dated 29/7/24

Existing and Proposed Block plan 100/200

Proposed ground and first floor plan 100/004 rev -1

Proposed second floor plan 100/005 rev -1

Proposed roof plan and dormer calculation 100/006 rev -1

Proposed elevations 100/007 rev -1

Existing section A-A and Proposed section B-B 100/008 rev -1

NOTES TO APPLICANT

- . INFORMATIVE - The Control of Noise (Appeals) Regulations 1974, 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 1974.

- . The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of foundations that affect the adjacent adopted highway.
- . The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the adopted highway.
- . The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system.
- . The applicant's attention is drawn to the fact that the adopted highway should not be

used for the storage of bins

Signed:

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

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On behalf of the Council

Date of Decision: 12/12/2024