

NOTICE OF PLANNING PERMISSION

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

To:

Mrs Marilyn Chant
Bank House
4 Holcombe Grove
Radcliffe
Manchester
M26 1SE

PART 1 - Particulars of Application

Application Number: 70644

Date of Registration: 16/04/2024

Proposal:

Erection of detached double garage with solar panels

Location:

Land adjacent 4 Holcombe Grove, Radcliffe, Manchester, M26 1SE

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 and Proposed Floor & Roof Plan (dwg no.00-04A)
 Proposed Elevations and Section (dwg no.00-04B)
 Existing & Proposed Site Plan and photo(dwg no. 00-04D)
 Proposed Site and Block Plan (Dwg No. 00-04E)
 Landscape Elevations (Dwg No. 00-04G2)
 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.
- 3 The external materials used in the construction of the development, including the position and finish of the boundary fence hereby approved shall be as detailed in the submitted plans and supporting details.
 Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 of Bury Unitary Development Plan.
- 4 The landscaping scheme hereby approved shall be implemented not later than 12

months from the date the building(s) is first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted to the written satisfaction of the Local Planning Authority.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan..

- 5 The garage hereby approved shall be used as a private domestic garage and/or garden store only in association with 4 Holcombe Grove, Radcliffe, Manchester, M26 1SE and shall not at any time be used to provide living accommodation or for any purpose which would preclude its use for the parking of a motor vehicle.

Reason. To enable two off-street parking spaces in the interests of road safety, pursuant to Policy EN1/2 of the Bury Unitary Development Plan.

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:

H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
EN1/2	EN1/2 - Townscape and Built Design
HT2/4	HT2/4 - Car Parking and New Development
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
JP-P1	Sustainable Places
JP-S2	Carbon and Energy
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:

Location Plan and Proposed Floor & Roof Plan (dwg no.00-04A)
Proposed Elevations and Section (dwg no.00-04B)
Existing & Proposed Site Plan and photo(dwg no. 00-04D)
Proposed Site and Block Plan (Dwg No. 00-04E)
Landscape Elevations (Dwg No. 00-04G2)

NOTES TO APPLICANT

Not Applicable

Signed:

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

3 of 3

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On behalf of the Council

Date of Decision: 10/07/2024