

NOTICE OF PLANNING PERMISSION

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

To:
Mrs Senaczek
KTK Group
4 Kemnay Avenue
Fegg Hayes
Stoke On Trent
ST6 6UB

On Behalf Of:
Mr & Mrs Bienias
1 Grundy Avenue
Prestwich
Manchester
M25 9TG

PART 1 - Particulars of Application

Application Number: 65665

Date of Registration: 14/09/2020

Proposal:

Demolition of existing garage and replacement with two storey side extension. Erection of new detached garage. Erection of boundary fencing.

Location:

1 Grundy Avenue, Prestwich, Manchester, M25 9TG

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 KTK-PL20-08-001, KTK-PL20-08-002, KTK-PL20-08-003, KTK-PL20-08-004, KTK-PL20-08-005 and KTK-PL20-08-006 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 car parking and turning facilities indicated on the approved plans shall be provided before the development is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.
Reason. To ensure adequate off-street car parking provision and to minimise the standing and turning movements of vehicles on the highway in the interests of road safety in accordance with Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and 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:

H2/3 H2/3 - Extensions and Alterations
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:

KTK-PL20-08-001, KTK-PL20-08-002, KTK-PL20-08-003, KTK-PL20-08-004,
KTK-PL20-08-005 and KTK-PL20-08-006

NOTES TO APPLICANT

1. Any demolition/construction materials should be stored within the site for the duration of the demolition/construction periods to ensure adequate off-highway materials storage arrangements.

Signed:



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On behalf of the Council

Date of Decision: 18/11/2020