

NOTICE OF PLANNING PERMISSION

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

To:

Mr Nick Harden
Edifice Building Consultants Ltd
Office 2 The Old Printworks
Bowden Hall
Bowden Lane
Marple, Stockport
SK6 6ND

On Behalf Of:

Ms Danielle Davy
406 Dental
404 Bury Old Road
Prestwich
Manchester
M25 1PZ

PART 1 - Particulars of Application

Application Number: 70336

Date of Registration: 20/12/2023

Proposal:

Single storey rear extension

Location:

406 Bury Old Road, Prestwich, Manchester,
M25 1PZ

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 permission relates to the following plans:

Drawing no. 880-1.01: Location Plan and Existing Block Plan;
Drawing no. 880-1.03: Proposed Site Plan;
Drawing no. 880-1.04 Rev. B: Proposed Site Plan Build Area;
Drawing no. 880-3.04 Rev. A: Proposed Basement Plan;
Drawing no. 880-3.01 Rev. B: Proposed Ground Floor Plan;
Drawing no. 880-3.02 Rev. A: Proposed First Floor Plan;
Drawing no. 880-3.03 Rev. B: Proposed Second Floor Plan
Drawing no. 880-4.01 Rev. B: Proposed Elevations;
Drawing no. 880-4 Rev. B: Proposed Front Elevations;
Drawing no. 880-4-03 Rev. B: Proposed Rear Elevation;
Drawing no. 880-04 Rev. B: Proposed Side Elevations; and,
Drawing no. 880-MAT01 Rev. A: Proposed Materials Schedule, 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 listed.

- 3 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan and the National Planning Policy Framework.

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:

EC4	EC4 - Small and Growing Businesses
EC4/1	EC4/1 - Small Businesses
EN1	EN1 - Built Environment
S1/4	S1/4 - Local Shopping Centres
HT2/4	HT2/4 - Car Parking and New Development
HT5/1	HT5/1 - Access For Those with Special Needs
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:

NOTES TO APPLICANT

- . INFORMATIVE - The Control of Noise (Appeals) Regulations 1975, 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 1975.

Signed:

A handwritten signature in black ink, appearing to read 'P. H. H.', is written over a dotted line.

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On behalf of the Council

Date of Decision: 15/03/2024