

NOTICE OF PLANNING PERMISSION

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

To:

Mr Bryan Youlden
Macmarshalls
112A-116 Hamill House
Chorley New Road
Bolton
BL1 4DH

On Behalf Of:

Mr & Mrs Sammie Wright
2 The Meadows
Hall Lane
Lower Stretton
WA4 4NY

PART 1 - Particulars of Application

Application Number: 69649

Date of Registration: 24/05/2023

Proposal:

Variation of condition nos. 2 (approved plans) & 3 (materials) of planning permission 65373 (demolition of existing stable building and erection of 1 no. dwelling); Change the fenestration detailing, reduce the amount of the glazed area and brick finish to outside.

Location:

Land to rear of 41 Bury Old Road & west of Arthur Lane, Ainsworth, Bolton, BL2 5PF

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 001, 002, 004D(Revised) 102, 103, 104 and Planting Plan RevA 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 Details/Samples of the materials to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.

- 4 Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.
- 5 Following the Preliminary Risk Assessment (Phase 1 Desk Study), Land to the rear of 41 Bury Old Road, Ainsworth, G7 Geotech Ltd, Reference: 1195 Rev 0, 15 April 2019 and email to Local planning Authority from John Bridge (Chartered Architect) regarding gas protection measures, dated 5 June 20, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and
A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework.
- 6 The parking and turning facilities indicated on approved site plan 102 shall be provided prior to the use hereby approved commencing and the areas used for the parking and manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.
Reason. To minimise the standing and turning movements of vehicles on the highway and private access road, in the interests of road safety pursuant to UPD Policy HT2/4 Car Parking and New Development.
- 7 The 'Existing Paddock' area to the south of the building and indicated on the site plan, shall not be used as domestic garden curtilage.
Reason. In order to restrict the garden curtilage and maintain the openness of the site pursuant to the NPPF and UDP Policies EN1/1 Visual Amenity and OL1/2 New Buildings in the Green Belt.
- 8 A scheme for hedge planting along the southern boundary shall be submitted to, and approved by the Local Planning Authority prior to the first occupation of the dwelling hereby approved. The approved scheme shall thereafter be implemented not later than 6 months from the date the building is first occupied. Any part of the hedge removed, dying or becoming severely damaged or becoming severely diseased within three years of planting shall be replaced by plants of a similar size or species to those originally required to be planted.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to the NPPF and UDP Policies H2/2 - The Layout of New Residential Development and EN1/1 Visual amenity.

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:

SPD8 Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
EN1/1 EN1/1 - Visual Amenity
OL1/2 OL1/2 - New Buildings in the Green Belt

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:

Drawings numbered 001, 002, 004D(Revised) 102, 103, 104 and Planting Plan RevA

NOTES TO APPLICANT

Not Applicable

Signed:

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

3 of 3

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On behalf of the Council

Date of Decision: 23/06/2023