

NOTICE OF PLANNING PERMISSION

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

To:

Mr Karim
58 Rectory Lane
Manchester
M25 1BL

On Behalf Of:

Hassen Karim
12 A Rectory Avenue
Prestwich
Manchester
M25 1DE

PART 1 - Particulars of Application

Application Number: 72463

Date of Registration: 15/10/2025

Proposal:

Erection of 1 no. dwelling following demolition of existing dwelling

Location:

12A Rectory Avenue, Prestwich, Manchester, M25 1DE

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 This decision relates to drawings numbered -

Proposed Site access driveway Drg 12a-011 Rev B
Revised Proposed Drainage Drg 12a-010 (proposed drainage only)
SuDS drainage calculation summary
Proposed floor plans and elevations Drg PL02
Proposed elevations materials used
Revised energy statement rev A 4 Dec 25

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.

- 2 The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are

submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);
- II. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 3 Any soil or soil forming materials to be brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use.

Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to the Local Planning Authority for approval prior to any soil or soil forming materials being brought onto site.

The approved contamination testing shall then be carried out and validatory evidence (soil descriptions, laboratory certificates, photographs etc.) submitted to Local Planning Authority for approval prior to the development being brought into use.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 4 Prior to occupation the applicant shall provide:

- 1 no. electric vehicle (EV) charging point (minimum 7kW*) per dwelling/parking space.

Certification and photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted to Local Planning Authority for approval prior to the development being brought into use. The infrastructure shall be maintained and operational in perpetuity.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life with respect to Local Air Quality, in accordance with paragraphs 112e, 117e, 187e and 199 of the National Planning Policy Framework (December 2024) and Places for Everyone Policy JP-S5 (Clean Air).

- 5 The development hereby approved shall be carried out in accordance with the submitted and approved drainage plan and scheme dwg 12a-010 and SuDS calculations.

Reason. To promote sustainable development and reduce flood risk pursuant to Policies JP-S4, EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

- 6 Further to condition 6, a concise maintenance plan outlining the responsibilities and schedule for key components, including permeable paving, roof gullies, drains and associated chambers shall be submitted to the LPA for approval prior to first occupation. The approved details shall thereafter be implemented prior to first occupation and thereafter maintained.

Reason. To promote sustainable development and reduce flood risk pursuant to PpE policy JPS4, EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

- 7 Notwithstanding the details indicated on approved plan reference 12a-011 Revision B, the development hereby approved shall not be first occupied unless and until the access and parking alterations proposed, incorporating the extension of the boundary wall to the limits shown with foundations that do not extend under the adjacent adopted highway, demarcation of the limits of the adopted highway/back of footway, extended hardstanding in a porous/permeable material and all associated highway remedial works required to reinstate the adjacent footway to its condition prior to commencement of the development/demolition of the dwelling, have been implemented.

Reason. In the interests of highway safety and to maintain the integrity of the adopted highway pursuant to policies EN1/2, H2/2, JP-C5, and JP-C8.

- 8 The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.

Reason. To maintain the integrity of the adopted highway and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety pursuant to policies EN1/2 and JP-C8.

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
JP-C8	Transport Requirements of New Development
JP-C5	Streets For All
JP-C2	Digital Connectivity
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-H4	Density of New Housing

JP-H3	Type, Size and Design of New Housing
JP-S5	Clean Air
JP-S4	Flood Risk and the Water Environment
JP-S2	Carbon and Energy
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
HT2/4	HT2/4 - Car Parking and New Development
EN6/3	EN6/3 - Features of Ecological Value
EN1/2	EN1/2 - Townscape and Built Design
H2/2	H2/2 - The Layout of New Residential Development
H2/1	H2/1 - The Form of New Residential Development
H1/2	H1/2 - Further Housing 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:

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NOTES TO APPLICANT

- . The applicant's attention is drawn to the need to consult the Department for Place regarding the specification for and implementation of the required highway remedial works. The cost of the works will be the responsibility of the applicant.

- . The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary walls under the adjacent adopted highway.

Signed:

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

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On behalf of the Council

Date of Decision: 05/12/2025