

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) Order 2010

To:

Mr Darren Lever
DGL Associates Limited
Barn Meadow House
Southfield Fold Farm
Southfield
Burnley, Lancashire
BB10 3RH

On Behalf Of:

Mr Daniel Holt
C/O Agent

PART 1 - Particulars of Application

Application Number: 57515

Date of Registration: 07/05/2014

Proposal:

1) Variation of condition no. 2 (approved plans 56849) and inclusion of ground floor sunroom at rear
2) Removal of condition no.13 (56849) relating to the first floor window on the side/south west elevation

Location:

Land Off Dorothy Street, Ramsbottom, Bury, BL0 9QJ

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 location plan 4913DSR/LP01/A and drawings numbered 100813JC-01, PL02/C, PL03/A and revised plans dh/dsr/wd/gfs/pl02/B, dh/dsr/wd/ele/pl09/B and dh/dsr/wd/ffs/pl05/A 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 policies of the Bury Unitary Development Plan listed below.
- 3 Samples of the materials to be used in the external elevations, boundary walls/fences and areas of hardstanding shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 Townscape and Built Design.

- 4 Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) Order 2008, or 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 prior written consent of the Local Planning Authority.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed below.
- 5 Development shall not commence until details of foul and surface water drainage aspects have been submitted to and approved by the Local Planning Authority. This must include potential SuDS options for a surface water drainage scheme. The approved drainage scheme shall be implemented and thereafter maintained to the satisfaction of the Local Planning Authority.
Reason: To reduce the risk of local flooding and water pollution by ensuring the provision of a satisfactory means of surface water disposal pursuant to UDP Policy EN5/1 New Development and Flood Risk and EN7/5 Waste Water Management.
- 6 The proposed driveway and paved areas at the front of the property shall be constructed of permeable/porous materials as set out in the Dept of Communities and Local Government publication "Guidance on the Permeable Surfacing of Front Gardens".
Reason: To secure the satisfactory development of the site pursuant to UDP Policy EN5/1 New Development and Flood Risk.
- 7 No development shall commence unless and until:-
- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.
- Reason. To secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
- 8 Following the provisions of Condition 7 of this planning permission, 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 Section 11 - Conserving and enhancing the natural environment.
- 9 No development shall commence unless and until full details of the proposed improvements to Dorothy Street, referred to in the 'Access Note' (Report No. J270/AN, Jan 2014) have been submitted to and approved in writing by the Local Planning Authority. The details subsequently approved shall be implemented to the written satisfaction of the Local Planning Authority before the dwelling is first occupied.

Reason. To ensure good highway design in the interests of pedestrian safety pursuant to UDP Policy H2/2 The Layout of New Residential Development.

- 10 The turning facilities indicated on approved plan reference 4913DSR/LP01 Revision A and plan reference 4913DSR/LP01 Revision B shown on page 14 of the submitted 'Access Note' (Report No. J270/AN) shall be provided before the development is first occupied and the areas used for the manoeuvring of vehicles shall be subsequently maintained free of obstruction at all times.

Reason. To ensure adequate turning movements of vehicles within the site in the interests of highway safety pursuant to UDP Policy H2/2 The Layout of New Residential Development.

- 11 The car parking indicated on plan reference 4913DSR/LP01 Revision B shown on page 14 of the submitted 'Access Note' (Report No. J270/AN) shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the dwelling hereby approved being occupied and thereafter maintained at all times.

Reason. To ensure adequate off-street car parking provision in the interests of road safety pursuant to UDP Policy H2/2 The Layout of New Residential Development.

- 12 Notwithstanding the boundary details on the approved plans, prior to the commencement of development, details of a scheme for the proposed boundary treatment for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details only shall be implemented as part of the approved development.

Reason - To secure the satisfactory development of the site and in the interests of the visual amenities of the area pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

Statement in accordance with Article 31 Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2012

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

OL5/2 OL5/2 - Development in River Valleys

RT1/1 RT1/1 - Protection of Recreation Provision in the Urban Area

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 4913DSR/LP01/A

Drawings numbered 100813JC-01, PL02/C, PL03/A, dh/dsr/wd/gfs/pl02/B, dh/dsr/wd/ele/pl09/B and dh/dsr/wd/ffs/pl05/A

NOTES TO APPLICANT

Not Applicable

Signed:

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On behalf of the Council

Date of Decision: 16/06/2014