

NOTICE OF PLANNING PERMISSION

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

To:

Mr Gareth Latham
The Wyvern Partnership
Wyvern Partnership LLP
101 The Courtyard
Radway Green Business Centre
Crewe
CW2 5PR

On Behalf Of:

Mr Thomas Young
Price Slater Gawne
1 The Downs
Altrincham
Cheshire
WA14 2QD

PART 1 - Particulars of Application

Application Number: 69919

Date of Registration: 07/08/2023

Proposal:

Increase height of existing boundary wall to front and side up to 1.8M high

Location:

2 Butt Hill Road, Prestwich, Manchester, M25 9NJ

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 The development hereby approved shall not be commenced unless and until a hoarding permit has been applied for and construction method statement has been submitted to and approved by the Local Planning Authority incorporating appropriate pedestrian protection measures and retention of adequate pedestrian facilities/access arrangements on Butt Hill Road that abuts the site. The measures subsequently approved shall be implemented to the satisfaction of the Local Planning Authority and maintained for the duration of the works that affect the adjacent adopted highway.
Reasons - In the interests of pedestrian and road safety pursuant to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.
- 3 This decision relates to drawing numbered 01 received on 19/07/2023 and revised drawing numbered 02A received on 02/10/2023 as modified by the email from The Wyvern Partnership LLP dated 02/10/2023. The development shall not be carried out

except in accordance with the details hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.

- 4 The external finishing materials for the proposal hereby approved shall match those of the existing boundary wall.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

- 5 The boundary wall and railings hereby approved shall be maintained in situ as indicated on the approved plan and shall not be otherwise altered or replaced.

Reason - In the interest of highway safety and the maintenance of intervisibility at the junction pursuant to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in 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:

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

H2/3 H2/3 - Extensions and Alterations

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:

drawing numbered 01 received on 19/07/2023 and revised drawing numbered 02A received on 02/10/2023 as modified by the email from The Wyvern Partnership LLP dated 02/10/2023.

NOTES TO APPLICANT

Not Applicable

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: 10/10/2023