

NOTICE OF PLANNING PERMISSION

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

To:

Mr Zach Thorp
Thorp Design Services
2 Chatton Close
Bury
BL8 2UE

On Behalf Of:

Mr & Mrs Weston
30 Chapeltown Road
Radcliffe
Manchester
M26 1YF

PART 1 - Particulars of Application

Application Number: 69793

Date of Registration: 12/07/2023

Proposal:

Change of use of recreation land to extend garden/residential curtilage and erection of detached garage with new vehicular access/driveway

Location:

Land at side of 30 Chapeltown Road,
Radcliffe, Manchester, M26 1YF

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 - Location plan ZT23-196-00 rev A (received 23/8/23); Existing site plan ZT23-196-01 rev A (received 23/8/23) ; Proposed site plan ZT23-196-02 rev B (received 11/9/23); Revised proposed plans and elevations ZT23-196-03 (received 31/8/23) ; Revised proposed landscaping plan ZT23-196-04 rev C (received 21/9/23) 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 No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy

Framework Section 15 - Conserving and enhancing the natural environment.

- 4 The proposed hedges shown on the approved landscaping plan ZT-23-196-04 rec C shall be of a native type (75% hawthorn) and the development shall also provide two native trees as shown on approved landscaping plan ZT-23-196-04 rec C and bird boxes on retained trees.
The approved landscaping and bird boxes shall be implemented not later than 12 months from the date the building is first brought into use or completed or within the first available tree planting season. Any hedges, trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by hedges, trees or shrubs 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 EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.
- 5 The access and driveway arrangements indicated on approved plan reference ZT23-196-04 Revision C, incorporating the provision of a service strip crossing to a specification and in a position to be agreed with the Highway Authority, hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway, demarcation of the limits of the adopted highway and any associated remedial works required to reinstate the carriageway and grassed service strip to its former condition prior to commencement of the development, shall be implemented before the new access and parking facilities hereby approved are brought into use.
Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Bury Unitary Development Plan Policies HT2/4 - Car Parking and New Development, HT6/2 - Pedestrian/Vehicular Conflict and H2/3 - Extensions and Alterations.
- 6 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 Bury Unitary Development Plan Policies HT6/2 - Pedestrian/Vehicular Conflict and EN1/2 - Townscape and Built Design.

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
RT1	RT1 - Existing Provision for Recreation in the Urban Area
RT1/1	RT1/1 - Protection of Recreation Provision in the Urban Area
EN1/2	EN1/2 - Townscape and Built Design
EN6/3	EN6/3 - Features of Ecological Value
HT2/4	HT2/4 - Car Parking and New Development
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict

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 ZT23-196-00 rev A (received 23/8/23); Existing site plan ZT23-196-01 rev A (received 23/8/23) ; Proposed site plan ZT23-196-02 rev B (received 11/9/23); Revised proposed plans and elevations ZT23-196-03 (received 31/8/23) ; Revised proposed landscaping plan ZT23-196-04 rev C (received 21/9/23)

NOTES TO APPLICANT

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

- . Whilst there is only a low risk of great crested newts being present, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill great crested newts. If a great crested newt is found during the development all work should cease immediately and a suitably licensed amphibian ecologist employed to assess how best to safeguard the newt(s). Natural England should also be informed.

Signed:



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On behalf of the Council

Date of Decision: 11/10/2023