

**Planning Appeals Decided
between 04/11/2011 and 07/12/2011**



Application No.: 53205/FUL

Decision level: COM

Recommended Decision: Minded to Approve

Applicant: Mr Choudhry

Location: 46-48 Bury Old Road, Prestwich, Manchester, M25 0ER

Proposal: Demolition of 2 no. detached dwellings. Construction of new apartment building comprising of 14 no. apartments with associated underground parking, and amenity space.

Appeal Decision: Dismissed

Date: 05/12/2011

Appeal type: Informal Hearing

Application No.: 54278/FUL

Decision level: DEL

Recommended Decision: Refuse

Applicant: Mr & Mrs Anthony Hanson

Location: 17 Braemar Drive, Bury, BL9 7PF

Proposal: Two storey side extension

Appeal Decision: Dismissed

Date: 16/11/2011

Appeal type: Written Representations

Comment on the reason for the above appeal decision at 46-48 Bury Old Road.

Application ref: 53205 was a Committee refusal on Highways grounds following the recommendation of the Highways Team. The Appeal was dealt with at a Public Hearing where officers and the public attended and the officers were cross examined by the appellant's representative and the Inspector.

The Highways reason for refusal was not supported by the Inspector as she considered that the matters of concern could be covered by condition.

However, the Appellant was still required to enter into a Unilateral Undertaking to pay for the provision of off site recreation provision as required by SPD 1 and Unitary Development Plan Policy RT2/2.

The Appellant's agent did not offer the full amount required under the SPD and as such the Undertaking could not be completed.

Consequently, the Inspector Dismissed the Appeal on the basis of the requirement of the SPD not being met.