

NOTICE OF PLANNING PERMISSION

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

To:
SRA Architects
Station House
Ashley Avenue
Bath
BA1 3DS

On Behalf Of:
Mr Jason Button
CPI – Bury Limited
Grange
Mosquito Way
Hatfield
Hertfordshire
AL10 9US

PART 1 - Particulars of Application

Application Number: 72691

Date of Registration: 16/01/2026

Proposal:
Single storey side extension and external
alterations to facade

Location:
170 Rochdale Road, Pimhole, Bury, BL9 7DF

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 -

Revised proposed site plan 4008-SRA-XX-XX-D-A-PL-004 P08
Revised location plan 4008-SRA-XX-XX-D-A-PL-001 P04
Revised existing site plan 4008-SRA-XX-XX-D-A-PL-003 P06
Vehicle tracking analysis 50177-ECE- XX XX DR C VTA2 P02
Existing elevations 4008-SRA-XX-XX-D-A-PL-500 P06
Proposed elevations 4008-SRA-XX-XX-D-A-PL-501 P06
Existing roof layout plan 4008-SRA-XX-XX-D-A-PL-300 P04
Proposed first floor plan 4008-SRA-XX-XX-D-A-PL-20 P04
Existing first floor plan 4008-SRA-XX-XX-D-A-PL-200 P04
Proposed ground floor plan 4008-SRA-XX-XX-D-A-PL-101 P04
Existing ground floor plan layout 4008-SRA-XX-XX-D-A-PL-10
Existing site survey 4008-SRA-XX-XX-D-A-PL-002 P03
Existing and proposed section 4008-SRA-XX-XX-D-A-PL-600 P04
Proposed roof layout plan 4008-SRA-XX-XX-D-A-PL-301 P04

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.

- 3 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).

- 4 Notwithstanding the details indicated on the approved plans, prior to first use/occupation of the development hereby approved, full details of the following shall be submitted to a scope and specification to be agreed on a topographical based survey of the site and adjacent adopted highways to the Local Planning Authority:

1. Reinstatement of the redundant easterly site access to adjacent footway levels to a scope and specification to be agreed, incorporating the demarcation of the limits of the adopted highway, measures to retain the back of the footway and prevent the discharge of surface water onto the adopted highway and all associated alterations to existing road markings and highway/highway drainage remedial works.

2. Removal of the existing barrier and bollards at the westerly site access that physically narrow the existing access/egress arrangements from/onto A58 Rochdale Road to a scope and specification to be agreed OR a scheme of highway works to a scope and specification to be agreed to reinstate the part of the westerly site access made redundant by the existing barrier and bollards to adjacent footway levels, incorporating the demarcation of the limits of the adopted highway, provision of tactile paved crossing points, measures to retain the back of the footway and prevent the discharge of surface water onto the adopted highway and all associated alterations to existing road markings, highway/highway drainage remedial works and all necessary works within the curtilage of the site to tie into the amended access/agrees position.

The details subsequently approved shall be implemented to an agreed programme and completed prior to substantial completion of the proposed development.

Reason. To secure the satisfactory development of the site in terms of pedestrian safety, maintain the integrity of the adopted highway and in the interest of disabled users on the adopted highway, all in the interests of highway safety pursuant to policies JP-C5, JP-C6 and HT5/1.

- 5 No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:

1. Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site.
2. Access route for all vehicles to the site from the Key Route Network;
3. Access point(s) for construction traffic and any temporary works required to facilitate access for ground works/construction vehicles.
4. If proposed, details of site hoardings positions clear of site access.
5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Rochdale Road.
6. Confirmation of hours of operation and number of vehicle movements;
7. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres.
8. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials.
9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the both periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented prior to the development hereby approved being brought into use.

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and JP-C8.

- 6 The turning facilities indicated on the approved plans shall be provided before the areas of the development to which they relate are brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to policies JP-C5 and JP-C6.

- 7 The car parking indicated on the approved plans shall be allocated as shown, surfaced, demarcated and made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision and arrangements in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

- 8 The external finishing materials for the proposal hereby approved shall match those of the existing building and as detailed on the proposed elevations plan

4008-SRA-XX-XX-D-A-PL-501 P06 .

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

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
EC6/1	EC6/1 - New Business, Industrial and Commercial Development
EN1/2	EN1/2 - Townscape and Built Design
EN6/4	EN6/4 - Wildlife Links and Corridors
OL5/2	OL5/2 - Development in River Valleys
HT2/4	HT2/4 - Car Parking and New Development
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-P1	Sustainable Places
JP-S1	Sustainable Development
JP-S2	Carbon and Energy
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
HT5/1	HT5/1 - Access For Those with Special Needs

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

- . In order to discharge conditions, the actions required by Condition 3 shall be completed in full accordance with the following guidance: Land Contamination Risk Management (Environment Agency, 2023).

The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework 2023 and the Building Control Regulations with regards to contaminated land. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

Purchasers, where applicable, are advised that they should satisfy themselves that land contamination issues, if present, have been satisfactorily discharged given that the Council expects full compliance with any contaminated land requirements prior to the occupation of the site. Upon occupation such matters could then be the responsibility of the owner to remedy.

- . The applicant's attention is drawn to the need to consult the Place Directorate, Engineering Services, regarding the specification for, and implementation of, the required highway works and Technical Approval of the required Section 50 Licence. The cost of the works will be the responsibility of the applicant.

Signed:



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On behalf of the Council

Date of Decision: 12/03/2026