

NOTICE OF PLANNING PERMISSION

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

To:

Thorp
Thorp Design Services Ltd
2 Chatton Close
Bury
BL8 2UE

On Behalf Of:

Ingham
1 Mayfield Road
Ramsbottom
Bury
BL0 9TB

PART 1 - Particulars of Application

Application Number: 72222

Date of Registration: 22/07/2025

Proposal:

Single Storey Wrap Around Extension; New boundary wall

Location:

1 Mayfield Road, Ramsbottom, Bury, BL0 9TB

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 numbered TDS-25-196-01, 02, 04, 07 and 08(revised) 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 external finishing materials for the proposal hereby approved shall match those of the existing building.
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.
- 4 Notwithstanding the details indicated on approved plan reference TDS-24-196-08, no development shall commence unless and until full details of alterations to the proposed boundary wall abutting Longsight Road have been submitted to the Local Planning Authority incorporating adequate levels of visibility at the back edge of the footway at the junction of the driveway of No. 45 Longsight Road with the adopted

highway. The boundary wall details subsequently approved shall incorporate foundations that do not encroach under the adjacent adopted highway and all associated highway remedial works required to reinstate the footway to its condition prior to commencement of the development, implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

Reason. In the interests of UDP Policy H2/3 and to ensure adequate levels of visibility at the interface with the adopted highway, to maintain the integrity of the adopted highway and in the interests of pedestrian safety.

- 5 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 to the satisfaction of the Local Planning Authority. 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. In the interests of UDP Policy H2/3 and 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.

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:

H2/3 H2/3 - Extensions and Alterations

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

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:

Dwgs - TDS-25-196-01, 02, 04, 07 and 08(revised)

NOTES TO APPLICANT

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

The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary fencing under the adjacent adopted highway.

Signed:

A handwritten signature in black ink, appearing to read "for havi".

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On behalf of the Council

Date of Decision: 03/12/2025