

NOTICE OF APPROVAL OF RESERVED MATTERS

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

To:

Mr Richard Shuttleworth
Equilibrium Architects Ltd
3 Manchester Road
Bury
BL9 0DR

On Behalf Of:

Mrs Tracey Smith
The Courtyard
Hollymount Lane
Greenmount
Bury
BL8 4HP

PART 1 - Particulars of Application

Application Number: 71700

Date of Registration: 11/03/2025

Proposal:

Application for reserved matters (access, appearance, landscaping, layout and scale) following outline approval (67830) erection of 1 no. dwelling

Location:

Land at 12 Holthouse Road, Tottington, Bury, BL8 3JP

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 the expiration of two years beginning with the date of this permission.
Reason. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004

- 2 This decision relates to drawings -

Dwg numbers R 0956 -

Proposed elevations dwg 08 rev D

Proposed plans dwg 09 rev d

Proposed site plan, front elevation and site location plan/boundary wall detail dwg 12 rev K

Landscape proposals dwg PL 13 rev D

Annual solar study dwg 14 rev A

Timed daily Summer Solstice dwg 15 rev A

Timed daily Winter Solstice dwg 16

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 shall be carried out in accordance with the landscaping scheme detailed on plan reference landscape proposals - R 0956 PL13. The approved scheme and the provision of a bird box shall be implemented not later than 12 months from the date the dwelling is first occupied or within the first available tree planting season. Any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted and the bird box maintained thereafter.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, PfE policy JP-G8 and chapter 15 - Conserving and enhancing the natural environment of the NPPF.
- 4 Notwithstanding the approved plans, the development hereby approved shall provide 2 cycle stands/storage facilities prior to first occupation which shall thereafter be maintained.
Reason. To ensure adequate cycle provision to promote alternative modes of travel and to support sustainable development pursuant to Policy JP-C6 and SPD11 and the principles of the NPPF.
- 5 Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 and Class A of Part 2 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.
- 6 Notwithstanding the details indicated on the approved plans, no development shall commence unless and until scheme of highway works, incorporating the provision of a new footway crossing and edgings at the back of the footway with a 50mm upstand along the Holthouse Road site boundary in order to demarcate the limits of the adopted highway and all associated highway remedial works required to reinstate the adopted highway to its condition prior to commencement of the development and following removal of the existing boundary treatment, have been agreed on site with the Highway Authority. The highway works subsequently agreed shall be implemented to the satisfaction of the Local Planning prior to the dwelling hereby approved being first occupied.
Reason. To ensure good highway design and to maintain the integrity of the adopted highway pursuant to Policies H2/1, H2/2, JP-C5 and JP-C8.
- 7 The visibility splays/forward visibility envelopes indicated on the submitted plans shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m.
Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to policies H2/1, H2/2, JP-C5 and JP-C8.
- 8 The car parking and turning facilities indicated on the approved plans shall be surfaced in the permeable block paving shown and made available for

use/implemented prior to first occupation of the dwelling hereby approved and thereafter maintained at all times.

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

- 9 The refuse storage arrangements to be provided within the curtilage of the site for the new dwelling shall be made available for use prior to first occupation of the dwelling hereby approved and thereafter maintained at all times.

Reason. To ensure that adequate bin storage arrangements are provided within the curtilage of the dwelling pursuant to policies H2/1, H2/2 and JP-C8.

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
H1/2	H1/2 - Further Housing Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
H2/6	H2/6 - Garden and Backland Development
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
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-S1	Sustainable Development

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:

Dwg numbers R 0956 -

Proposed elevations dwg 08 rev D

Proposed plans dwg 09 rev d

Proposed site plan, front elevation and site location plan/boundary wall detail dwg 12 rev K

Landscape proposals dwg PL 13 rev D

Annual solar study dwg 14 rev A
Timed daily Summer Solstice dwg 15 rev A
Timed daily Winter Solstice dwg 16

NOTES TO APPLICANT

- . For the avoidance of doubt, the approved access and parking arrangements are those detailed on approved proposed site plan, front elevation and site location plan, boundary wall detail dwg R-095612 rev K
- . This recommendation relates to the revised plan received by this section on 21 August 2025
- . The applicant's attention is drawn to the need to consult the Department of Place regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the applicant/developer
- . The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system.

Signed:



4 of 4

.....
On behalf of the Council

Date of Decision: 03/09/2025