

# NOTICE OF PLANNING PERMISSION

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

**To:**

Miss Rachel Baldwin  
11 Hackford Close  
Bury  
BL8 1XP

**On Behalf Of:**

Mr Andrew Smith  
4 Croich Green  
Tottington  
Bury  
BL8 4PH

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### PART 1 - Particulars of Application

**Application Number:** 70441

**Date of Registration:** 26/01/2024

**Proposal:**

Two storey rear extension with juliet balcony;  
single storey side extension, first floor  
extensions at front and side; garage  
conversion and roof/external alterations

**Location:**

4 Croich Green, Tottington, Bury, BL8 4PH

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### 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  
CRG-RALA-XX-XX-DR-A-(PL)-0000\_P05 - (Location and site plan),  
CRG-RALA-XX-XX-DR-A-(PL)-0001\_P01 - (Existing Floor Plans),  
CRG-RALA-XX-XX-DR-A-(PL)-0002\_P02 - (Existing Elevations),  
CRG-RALA-XX-XX-DR-A-(PL)-0003\_P04 - (Proposed Plans),  
CRG-RALA-XX-XX-DR-A-(PL)-0004\_P04 - (Proposed Elevations),  
CRG-RALA-XX-XX-DR-A-(PL)-0005\_P02 - (Proposed Visualisation)  
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 Facilities for the storage of construction materials shall be provided within the curtilage of the site and shall be kept clear of access and parking. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period.  
Reason. To maintain the integrity of the adopted highway and ensure adequate off

street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.

**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:**

|       |                                                                                                         |
|-------|---------------------------------------------------------------------------------------------------------|
| EN9/1 | EN9/1 - Special Landscape Areas                                                                         |
| OL1   | OL1 - Green Belt                                                                                        |
| OL7/2 | OL7/2 - West Pennine Moors                                                                              |
| H2/3  | H2/3 - Extensions and Alterations                                                                       |
| SPD6  | Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.               |
| OL1/2 | OL1/2 - New Buildings in the Green Belt                                                                 |
| SPD8  | Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt |

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:**

CRG-RALA-XX-XX-DR-A-(PL)-0000\_P05 - (Location and site plan),  
CRG-RALA-XX-XX-DR-A-(PL)-0001\_P01 - (Existing Floor Plans),  
CRG-RALA-XX-XX-DR-A-(PL)-0002\_P02 - (Existing Elevations),  
CRG-RALA-XX-XX-DR-A-(PL)-0003\_P04 - (Proposed Plans),  
CRG-RALA-XX-XX-DR-A-(PL)-0004\_P04 - (Proposed Elevations),  
CRG-RALA-XX-XX-DR-A-(PL)-0005\_P02 - (Proposed Visualisation)

**NOTES TO APPLICANT**

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

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On behalf of the Council

**Date of Decision:** 04/04/2024