

NOTICE OF PLANNING PERMISSION

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

To:

Miss Rachel Baldwin
RALA
11 Hackford Close
Bury
BL8 1XP

On Behalf Of:

Mr Jordan McCormack
506 Bolton Road West
Ramsbottom
Bury
BL0 9RU

PART 1 - Particulars of Application

Application Number: 72947

Date of Registration: 17/03/2026

Proposal:

Two storey extension at side/rear and pergola at rear; Alterations to first floor at rear to form juliette balcony; Alterations to front porch; Replace part boundary wall at side with fence

Location:

506 Bolton Road West, Ramsbottom, Bury, BL0 9RU

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 BRW-RALA-XX-XX-DR-A-(PL)-0000 P01, BRW-RALA-XX-XX-DR-A-(PL)-0001 P00, BRW-RALA-XX-XX-DR-A-(PL)-0002 P00, BRW-RALA-XX-XX-DR-A-(PL)-0003 P02, BRW-RALA-XX-XX-DR-A-(PL)-0004 P02, BRW-RALA-XX-XX-DR-A-(PL)-0005 P01, BRW-RALA-XX-XX-DR-A-(PL)-0006 P02, BRW-RALA-XX-XX-DR-A-(PL)-0000 P02 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.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision

without delay. 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
HT2/4 HT2/4 - Car Parking and New Development
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:

BRW-RALA-XX-XX-DR-A-(PL)-0000 P01
BRW-RALA-XX-XX-DR-A-(PL)-0001 P00
BRW-RALA-XX-XX-DR-A-(PL)-0002 P00
BRW-RALA-XX-XX-DR-A-(PL)-0003 P02
BRW-RALA-XX-XX-DR-A-(PL)-0004 P02
BRW-RALA-XX-XX-DR-A-(PL)-0005 P01
BRW-RALA-XX-XX-DR-A-(PL)-0006 P02
BRW-RALA-XX-XX-DR-A-(PL)-0000 P02

NOTES TO APPLICANT

1. In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>

Signed:



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On behalf of the Council

Date of Decision: 01/05/2026