

NOTICE OF PLANNING PERMISSION

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

To:

Mr Matthew Symons
Maybern Planning & Development Ltd
52a Bolton Street
Ramsbottom
Bury
Lancashire
BL0 9HX

On Behalf Of:

Mr & Mrs Dunlop
c/o agent

PART 1 - Particulars of Application

Application Number: 72690

Date of Registration: 19/01/2026

Proposal:

Single storey rear extension and two storey side extensions

Location:

2 The Island, Railway Street, Summerseat, Ramsbottom, Bury, BL9 5QJ

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 001, 004, 101, 102, 103 and 104 and the development shall not be carried out except in accordance with the drawings hereby approved.

This permission relates to the following plans and documents:

Drawing no. 001: Existing Site and Location Plans;
Drawing no. 004: Existing Floor Plans and Elevations;
Drawing no. 101: Proposed Site Plan;
Drawing no. 102: Proposed Floor Plans;
Drawing no. 103: Proposed Floor Plans;
Drawing no. 104: Proposed Street Scene; and,
Document: Focussed Flood Risk Assessment, dated 24 July 2026, carried out by Betts Hydro Consulting Engineers - Reference: HYD1187-THE.ISLAND.SUMMERSEAT-HB-KD-L01.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings and document.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 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 H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

- 4 The development shall be carried out in accordance with the submitted flood risk assessment (ref HYD1187-THE.ISLAND.SUMMERSEAT-HB-KD-L01) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 103.77 metres above Ordnance Datum (AOD)

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason. To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy JP-S4: Flood Risk and the Water Environment of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

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:

SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
H2/3	H2/3 - Extensions and Alterations
EN1/2	EN1/2 - Townscape and Built Design
EN6/4	EN6/4 - Wildlife Links and Corridors
EN9/1	EN9/1 - Special Landscape Areas
OL1	OL1 - Green Belt
OL1/2	OL1/2 - New Buildings in the Green Belt
OL5/2	OL5/2 - Development in River Valleys
JP-S4	Flood Risk and the Water Environment
NPPF	National Planning Policy Framework

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:

drawings numbered 001, 004, 101, 102, 103 and 104

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>
2. The applicant should note that the proposed development site is located within Flood Zone 3 and consideration should be given to flood resilience and resistance measures.

Flood resilient construction and materials would reduce the impact of flood water entering the property and reduce the amount of permanent damage that may occur in a flood event. Examples of measures could include use of floor tiles instead of carpets, fixing electrical sockets and junction boxes in higher positions and fixing plasterboard horizontally.

Flood resistant measures, such as installing removable guards over openings and installing non-return valves into drains could be considered.

Further advice can be found at www.floodforum.org.uk

Signed:



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On behalf of the Council

Date of Decision: 13/08/2026