

NOTICE OF PLANNING PERMISSION

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

To:

Mrs Debra Batchelor
Margaret Haes Riding Centre
Moor Road
Holcombe
Bury
BL8 4NX

On Behalf Of:

Mrs Debra Batchelor
Margaret Haes Riding Centre Ltd
Moor Road
Holcombe
Bury
BL8 4NX

PART 1 - Particulars of Application

Application Number: 72526

Date of Registration: 12/12/2025

Proposal:

Retention of tack room and its proposed
cladding/roofing

Location:

Riding For The Disabled Association, Moor
Road, Ramsbottom, Bury, BL8 4XX

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 This decision relates to drawings -

Location plan dated 6-Nov-2025
Existing layout plan MHRS-10
Proposed site plan MHRC-RYD-ZZ-00-DR-A-1002 P4
Proposed tackroom elevations MHRC-RYD-00-XX-DR-A-3610 P1

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.

- 2 The building hereby approved shall be maintained as a timber clad building for as long as the building remains on site.

Reason. In the interests of visual amenity pursuant to policies EN1/2, EN2/1, EN2/2 and OL4/7.

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:

NPPF	National Planning Policy Framework
EC4/1	EC4/1 - Small Businesses
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
EN9/1	EN9/1 - Special Landscape Areas
OL1	OL1 - Green Belt
OL1/2	OL1/2 - New Buildings in the Green Belt
OL4/7	OL4/7 - Development Involving Horses
OL7/2	OL7/2 - West Pennine Moors
HT5	HT5 - Accessibility For Those With Special Needs
HT5/1	HT5/1 - Access For Those with Special Needs
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
SPD10	Development Control Policy Guidance Note 10: Planning for Equestrian Development.
JP-C2	Digital Connectivity
JP-G1	Landscape Character
JP-G9	The Green Belt
JP-S2	Carbon and Energy
JP-P7	Sport and Recreation

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:

Location plan dated 6-Nov-2025

Existing layout plan MHRS-10

Proposed site plan MHRC-RYD-ZZ-00-DR-A-1002 P4

Proposed tackroom elevations MHRC-RYD-00-XX-DR-A-3610 P1

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'P. H. H.', written in a cursive style.

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On behalf of the Council

Date of Decision: 28/01/2026