

NOTICE OF PLANNING PERMISSION

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

To:

Zach Thorp
Thorp Design Services Ltd
Thorp Design Services
Newtons of Bury
Office Space 5
151 The Rock
BL9 0ND

On Behalf Of:

Adele Stewart
1 Whittles Turton Road
Tottington
Bury
BL8 3QQ

PART 1 - Particulars of Application

Application Number: 72527

Date of Registration: 24/11/2025

Proposal:

Two storey side extension; Single storey front extension; Underground septic tank to rear

Location:

1 Whittles, Turton Road, Tottington, Bury, BL8 3QQ

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 TDS-25-196-04 and TDS-25-196-03 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 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 Development shall not commence until details of surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The scheme

must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or subsequent revisions of it. This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Design details should comply with guidance contained in the Greater Manchester's Sustainable Drainage Design Guide, March 25. Details of proposed maintenance arrangements should also be provided.

REASON: To promote sustainable development. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact.

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.
H2/3	H2/3 - Extensions and Alterations
OL1	OL1 - Green Belt
PFE	Places for Everyone
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:

Proposed Plans and Elevations, drawing number TDS-25-196-04, dated September 2025
Proposed Site Plan, drawing number TDS-25-196-03, dated September 2025

NOTES TO APPLICANT

1. Approval for a surface water connection to the watercourse should be obtained from:
Main River - Environment Agency, Appleton House, 430 Birchwood Boulevard, Birchwood, Warrington, WA3 7WD. Tel: 08708 506506.
Ordinary Watercourse - Engineering Design & Construction Group, Bury Council, 3 Knowsley Place, Duke Street, Bury, BL9 0EJ, 0161 253 5847.
2. The proposed development is to be served by a septic tank and/or soakaway. The applicant must therefore consult the following regarding this development: -
 - a) Environment Agency, Appleton House, 430 Birchwood Boulevard, Birchwood, Warrington, WA3 7WD. Tel: 01925 840000
 - b) Bury MBC, Environment & Development Services, 3 Knowsley Place, Duke Street, Bury BL9 0EJ. Mrs Lorraine Chamberlain, Tel. 0161 253 5519

3. The applicant should ensure that any proposed driveways/paved areas (in excess of 5m²) situated at the front of properties are constructed of permeable or porous materials. The applicant should refer to Dept. of Communities & Local Government publication "Guidance on the Permeable Surfacing of Front Gardens" for design & construction details.
4. There is no history of potentially contaminative use at the site and so it is unlikely that the sinking of a septic tank will create a potential pollutant risk to future occupiers or the environment. As such the applicant should follow the guidance online for the [installation of septic tanks](#)
5. 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:



3 of 3

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On behalf of the Council

Date of Decision: 14/01/2026