

NOTICE OF PLANNING PERMISSION

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

To:

Mr Jim Eccles
JPE Consultancy Limited
9 Woodend Drive
Stalybridge
Cheshire
SK15 2SF

On Behalf Of:

Mr Lavin
c/o Agent

PART 1 - Particulars of Application

Application Number: 72791

Date of Registration: 27/01/2026

Proposal:

Rebuilding of existing barn and attached storage building, with increase of 460mm to eaves height of barn, to provide 2 no. dwellings

Location:

Yew Tree Farm, Ringley Road West,
Radcliffe, Manchester, M26 1EB

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 25/1336/100C, 25/1336/203A, 25/1336/202A, 25/1336/201A and 25/1336/205A 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 be those as proposed on plan number 25/1336/203A dated 16/01/2026
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 4 No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:

1. Photographic dilapidation survey of Public Footpath No. 9, St. Saviours, Radcliffe leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of any statutory undertakers connections to the site.
2. Access point(s) for construction traffic from Public Footpath No. 9, St. Saviours, Radcliffe and all temporary works required to facilitate access for ground works/construction vehicles, including the provision (to basecourse level) of the passing places on Public Footpath No. 9, St. Saviours, Radcliffe indicated on the approved plans (incorporating signage in accordance with Traffic Signs Regulations and General Directions 2016).
3. If proposed, details of site hoarding/gate positions clear of Public Footpath No. 9, St. Saviours, Radcliffe.
4. The provision, where necessary, of temporary pedestrian facilities/protection measures.
5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Ringley Road.
6. Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated on the Public Right of Way that serves the site, and number of vehicle movements.
7. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres.
8. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials.
9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent Public Right of Way/adopted highways as a result of the development or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

Reason - To maintain the integrity of the highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent Public Right of Way, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adjacent highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Policy HT2/2 of the UDP, Policies JP-C5 and JP-C8 of PFE and SPD 11.

- 5 The vehicular and pedestrian access improvements in the form of the provision of passing places on Public Footpath No. 9, St. Saviours, Radcliffe indicated on the approved plans shall be provided to basecourse level and incorporate signage in accordance with Traffic Signs Regulations and General Directions 2016, prior to commencement of the development and fully completed to the satisfaction of the

Local Planning Authority before the development is first occupied and thereafter maintained at all times.

Reason - In the interests of the safety of users of the Public Right of Way and to minimise the standing and turning movements of vehicles on the highway, in the interests of road safety pursuant to Policies JP-C5 and JP-C8 of PfE.

- 6 The turning facilities and bin storage/collection arrangements for the new dwellings within the curtilage of the site indicated on the approved plans shall be provided before the development is first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

Reason - In the interests of the safety of users of the Public Right of Way and to minimise the standing and turning movements of vehicles on it, in the interests of highway safety, and to ensure adequate refuse collection/storage arrangements for the new dwellings are provided clear of the Public Right of Way pursuant to Policies JP-C5 and JP-C8 of PfE.

- 7 The car parking (including garages) for the new dwellings indicated on the approved plans, shall be surfaced/provided and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being occupied and thereafter maintained at all times.

Reason - To ensure adequate in-curtilage car parking and to allow adequate space to maintain a vehicle clear of the Public Right of Way, in the interests of highway safety pursuant to SPD 11 and Policy JP-C5 of PfE.

- 8 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 and pursuant to Policy JP-S4 of PfE. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact.

- 9 No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:

With consideration to human health, controlled waters and the wider environment, the following documents shall be completed to characterise potential risk to sensitive receptors and submitted to the Local Planning Authority for approval:

- I. Preliminary Risk Assessment (PRA). Submission of this document is the minimum requirement.
- II. Generic Quantitative Risk Assessment (GQRA). Submission of this document only if PRA requires it.
- III. Detailed Quantitative Risk Assessment (DQRA). Submission of this document if GQRA requires it.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and

to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 10 No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:
In accordance with the findings of site characterisation and risk assessment as previously approved, documents from the following shall be submitted to the Local Planning Authority for approval:
- I. Remedial Options Appraisal.
 - II. Remediation Strategy.
 - III. Verification Plan.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 11 The development hereby permitted within any approved phase shall not be occupied until the works relating to land contamination detailed below are fully completed:
Where remediation is required, it shall be carried out in full accordance with the approved Remediation Strategy.
A Verification Report must be submitted to the Local Planning Authority for approval upon completion of remediation works. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 12 The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);
- II. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 13 Any soil or soil forming materials to be brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use.
Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to the Local Planning Authority for approval prior to any soil or soil forming materials being brought onto site.
The approved contamination testing shall then be carried out and validity evidence (soil descriptions, laboratory certificates, photographs etc.) submitted to Local Planning Authority for approval prior to the development being brought into use.
Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 14 Prior to occupation the applicant shall provide:

{Residential less than 10 parking spaces}

- 1 no. electric vehicle (EV) charging point (minimum 7kW*) per dwelling/parking space.

{Residential more than 10 parking spaces additional point to be added}

- Cable routes to be provided for all parking spaces which do not have access to an electric vehicle charging point.

{New buildings other than residential or mixed use and more than 10 spaces}

- A minimum of 1 no. electric vehicle (EV) charging point (minimum 7kW*) and at least one in every five remaining parking spaces must be provided with cable routes.

Certification and photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted to Local Planning Authority for approval prior to the development being brought into use. The infrastructure shall be maintained and operational in perpetuity.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life with respect to Local Air Quality, in accordance with paragraphs 112e, 117e, 187e and 199 of the National Planning Policy Framework (December 2024) and Places for Everyone Policy JP-S5 (Clean Air).

- 15 No demolition or vegetation clearance shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance. Reasonable avoidance measures for other species such as hedgehogs, amphibians and other wildlife should also be adhered to.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy

Framework Section 15 - Conserving and enhancing the natural environment.

- 16 The residential units ('unit') in the development hereby permitted shall be constructed as a self-build dwelling within the definition of self-build and custom build housing in the 2015 Act:
- (i) The first occupation of the unit in the development hereby permitted shall be by a person or persons who had a primary input into the design and layout of the unit and who intends to live in the unit for at least 3 years;
 - (ii) The Council shall be notified of the persons who intend to take up first occupation of the unit in the development hereby permitted at least two months prior to first occupation.
- Reason . The scheme as submitted and subsequently determined, is specifically based upon the scheme being a Small Scale Self-Build and Custom Housebuilding scheme, which benefits from The Biodiversity Gain Requirements (Exemptions) Regulations 2024 to otherwise provide for Biodiversity Net Gain.
- 17 Prior to the commencement of development, details relating to the proposed boundary treatment for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details only shall be implemented as part of the approved development.
- Reason - To secure the satisfactory development of the site and in the interests of the visual amenities of the area pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 18 Ecological enhancements such as bird and bat boxes should be incorporated into the development in line with that outlined within the Ecological Statement submitted alongside this application.
- Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 19 Notwithstanding the terms of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order) no development shall be carried out on the site within the terms of Classes A, B, C, D, E, F, G and H of Part 1 and Classes A and B of Part B of Schedule 2 of the Order, without the prior consent of the Local Planning Authority.
- Reason. To enable the Local Planning Authority to control any future development, having regard to the character and appearance of the Green Belt and the surrounding area, and pursuant to policy OL1 of the UDP.
- 20 No development approved by this permission shall be commenced until details of the existing and proposed levels have been submitted and approved by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved details.
- Reason: To ensure that the development is subject to minimum risk of flooding, pursuant to Policy JP-S4 of PFE.

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:

SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
JP-C5	Streets For All
JP-C8	Transport Requirements of New Development
JP-C2	Digital Connectivity
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-H4	Density of New Housing
JP-H3	Type, Size and Design of New Housing
JP-S4	Flood Risk and the Water Environment
JP-S2	Carbon and Energy
OL1	OL1 - Green Belt
H2/2	H2/2 - The Layout of New Residential Development
H2/1	H2/1 - The Form of New Residential Development
EN1	EN1 - Built Environment
HT2/4	HT2/4 - Car Parking and New Development
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 Site Plan, drawing number 25/1336/201A dated 16/01/2026
Proposed Floor Plans, drawing number 25/1336/202A, dated 16/01/2026
Proposed Elevations, drawing number 25/1336/203A, dated 16/01/2026
Location Plan, drawing number 25/1336/100C, dated 23/02/2026
Site Access Overview, drawing number 25/1336/205A, dated 23/02/2026

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 site is to be drained on a separate system of drainage with surface water and foul sewage being combined at the last manhole before connection to public sewer.
3. Surface water discharge to be limited to existing flow from site less a minimum 35% reduction in run-off to allow for climate change to prevent surcharge of public

sewerage system downstream of the proposed development Chapter 10 of the National Planning Policy Framework - Meeting the Challenge of Climate Change, Flooding and Coastal Change and Unitary Development Plan Policy EN5/1 - New Development and Flood Risk and its associated SPD 16 Design and Layout of New Development in Bury. Climate change allowance should be increased to 70% for sites which fall within Flood Zone 3

4. Application forms for permission to connect to the public sewer should be obtained by telephoning United Utilities PLC on 08456 020406 or on line at www.unitedutilities.com
5. Applications for sewer requisitions should be obtained by telephoning United Utilities PLC at either Dawson House (01925 235871) or Hathersage Road (0161 609 7513)
6. 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.
7. Protected species can turn up in unexpected places, and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. Ecological advice must be sought should it be found or suspected that the proposal will impact on protected species.
8. This recommendation relates to the revised plans received by this Section on 25 February 2026
9. The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council the Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.
10. The applicant's attention is drawn to the existence of Public Footpath No. 9, St. Saviours, Radcliffe, which forms the access to and crosses the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order
11. The applicant's attention is drawn to the need to consult the Place Directorate (Engineering & Streetscene) regarding the specification for and implementation of the proposed highway works and any highway remedial works that may be necessary as a result of the construction of the proposed development. The cost of the works will be the responsibility of the applicant.
12. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system

Signed:

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

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On behalf of the Council

Date of Decision: 06/03/2026