

NOTICE OF PLANNING PERMISSION

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

To:

Mr Steven Jackson
Archtech Design Solutions Ltd
14 Maitland Place
Rossendale
BB4 6AT

On Behalf Of:

Mrs Pat Wiggam
111 Holcombe Old Road
Ramsbottom
Bury
BL8 4NF

PART 1 - Particulars of Application

Application Number: 72786

Date of Registration: 28/01/2026

Proposal:

Two storey extension at side

Location:

111 Holcombe Old Road, Ramsbottom, Bury,
BL8 4NF

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 PW/01/01/SITE, PW/06/01/PRP, PW/05/01/PRP, PW/01/01/PRP, PW/04/01/PRP and PW/02/01/PRP 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 Physical samples of the natural slate and stone to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design and EN2/2 Conservation Area Control.

- 4 Details of the design, material, colour and manufacturer of the proposed windows, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. A section of the typical window reveal setback should also be submitted prior to commencement to ensure the proposed matches the original to the front.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design and EN2/2 Conservation Area Control.

- 5 A minimum of a 1 square metre panel of external elevation of the approved development to be constructed from the approved stone on site to show the watershot coursing before the commencement of the development approved.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design and EN2/2 Conservation Area Control.

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
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
EN2/2	EN2/2 - Conservation Area Control
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
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 Site Plan, drawing number PW/01/01/SITE, scanned 06/02/2026
Proposed Elevation, drawing number PW/06/01/PRP, scanned 06/02/2026
Proposed Elevation, drawing number PW/05/01/PRP, scanned 06/02/2026
Proposed Floor Plans, drawing number PW/01/01/PRP, scanned 06/02/2026
Proposed Elevation, drawing number PW/04/01/PRP, scanned 06/02/2026
Proposed 1st Floor Plans, drawing number PW/02/01/PRP, scanned 06/02/2026

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 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 as 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.

Signed:



3 of 3

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On behalf of the Council

Date of Decision: 06/03/2026