

# NOTICE OF PLANNING PERMISSION

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

**To:**

Mr Christopher Jackson  
Bloom Architects Limited  
Hamill House  
112-116 Chorley New Road  
Bolton  
BL1 4DH

**On Behalf Of:**

Mr Inuwa  
Meadow Head  
Bradshaw Road  
Tottington  
Bury  
BL8 3PP

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### PART 1 - Particulars of Application

**Application Number:** 72895

**Date of Registration:** 09/03/2026

**Proposal:**

Two storey/single storey side extension with rear balustrade balcony

**Location:**

Meadow Head, Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PP

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### 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 BA\_DR\_Zz\_70\_60\_050 Rev 1, BA\_DR\_Zz\_70\_60\_030 Rev 1, BA\_DR\_Zz\_70\_60\_031 Rev 1, BA\_DR\_Zz\_70\_60\_051 Rev 1, BA\_DR\_Zz\_70\_60\_052 Rev 1 and BA\_DR\_Zz\_70\_30\_010 Rev 2 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 or be those as detailed in conditioned plan BA\_DR\_Zz\_70\_30\_010 Rev 2.  
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.

## **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:**

|      |                                                                                           |
|------|-------------------------------------------------------------------------------------------|
| OL1  | OL1 - Green Belt                                                                          |
| SPD6 | Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties. |
| H2/3 | H2/3 - Extensions and Alterations                                                         |
| NPPF | National Planning Policy Framework                                                        |
| PFE  | Places for Everyone                                                                       |

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 GA Building Elevations, drawing number BA\_DR\_Zz\_70\_30\_010 Rev 2, dated 09/03/2026  
Existing and Proposed Roof Plans, drawing number BA\_DR\_Zz\_70\_60\_052 Rev 1, dated 24/02/2026  
Proposed GA Building Plans - FF, drawing number BA\_DR\_Zz\_70\_60\_051 Rev 1, dated 24/02/2026  
Topographic Survey, drawing number BA\_DR\_Zz\_70\_60\_031 Rev 1, dated 24/02/2026  
Proposed Site Plan, drawing number BA\_DR\_Zz\_70\_60\_030 Rev 1, dated 24/02/2026  
Proposed GA Building Plans - GF, drawing number BA\_DR\_Zz\_70\_60\_050 Rev 1, dated 24/02/2026

### **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>

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:** 17/04/2026