

NOTICE OF PLANNING PERMISSION

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

To:

Plande - Planning Consultants
1st Floor
Kennedy House
31 Stamford Street
Altrincham
WA14 1ES

On Behalf Of:

Mr & Mrs Gaddes
Ferns Farm
Turton Road
Tottington
Bury
BL8 3QH

PART 1 - Particulars of Application

Application Number: 72944

Date of Registration: 10/03/2026

Proposal:

Demolition of 2 no. existing outbuildings and erection of single storey triple-bay carport structure

Location:

Ferns Farm, Turton Road, Tottington, Bury, BL8 3QH

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 24103_P01B, NA(-1)000, NA(-1)001, NA(-2)000, NA(-2)001, NA(-4)000, NA(-4)001, NA(-4)010, NA(-4)011 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 development hereby approved shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling known as Ferns Farm.
Reason. To ensure the proposed use remains ancillary to the principle use on the site.

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
EN1/2 EN1/2 - Townscape and Built Design
OL1/2 OL1/2 - New Buildings in the Green Belt
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
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:

24103_P01B
NA(-1)000
NA(-1)001
NA(-2)000
NA(-2)001
NA(-4)000
NA(-4)001
NA(-4)010
NA(-4)011

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 17/04/2026