

NOTICE OF PLANNING PERMISSION

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

To:

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

On Behalf Of:

Mr Dudley
c/o Agent
9 Woodend Drive
Stalybridge
Cheshire
SK15 2SF

PART 1 - Particulars of Application

Application Number: 71872

Date of Registration: 22/04/2025

Proposal:

Demolition and replacement of existing
agricultural building

Location:

Land to west of Barrack Fold Farm, Knowsley
Road, Ainsworth, Radcliffe, BL2 5PS

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 25/1323/270, 23/1283/202, 23/1323/281, 23/1323/271, 25/1323/273, 25/1323/273, 25/1323/283A, 25/1323/282B 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 Prior to occupation of the development hereby approved the applicant shall install 1no. bird box.
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 Section 11 of the National Planning Policy Framework.

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:

EN1/2	EN1/2 - Townscape and Built Design
EN2/3	EN2/3 - Listed Buildings
EN6/3	EN6/3 - Features of Ecological Value
RT3/4	RT3/4 - Recreational Routes
OL1/2	OL1/2 - New Buildings in the Green Belt
OL4/5	OL4/5 - Agricultural Development
OL5/2	OL5/2 - Development in River Valleys
OL7/2	OL7/2 - West Pennine Moors
JP-P1	Sustainable Places
JP-G1	Landscape Character
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G9	The Green Belt
JP-C2	Digital Connectivity
JP-S2	Carbon and Energy
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
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:

25/1323/270, 23/1283/202, 23/1323/281, 23/1323/271, 25/1323/273, 25/1323/273, 25/1323/283A, 25/1323/282B

NOTES TO APPLICANT

1. The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a bird's nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).
2. The applicant's attention is drawn to the existence of Public Rights of Way No.'s 32, 33, 34 & 35, Christ Church, Radcliffe, which abut/cross the site. No development should take place which affect the Rights of Way in the absence of an appropriate closure or diversion order.
3. 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 (without

permission), 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.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

3 of 3

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On behalf of the Council

Date of Decision: 20/06/2025