

NOTICE OF PLANNING PERMISSION

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

To:

Mr Chris Wilkinson
CD Wilkinson Plans
5 Highmeadow
Outwood
Radcliffe
Manchester
M26 1YN

On Behalf Of:

Mrs Anna Morrison
91 Ringley Road West
Radcliffe
Manchester
M26 1DW

PART 1 - Particulars of Application

Application Number: 72077

Date of Registration: 19/06/2025

Proposal:

Variation of conditions 2 (approved plans) and 3 (approved materials) on planning permission 69857 to allow for a lean to pitched roof on the rear extension and replace proposed render with brick.

Location:

91 Ringley Road West, Radcliffe,
Manchester, M26 1DW

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 the grant of planning permission ref 69857 (granted 13/11/23)
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings 2618-RAD_01_PLANNING_Rev_F 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 provided as detailed on the approved plans.
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.

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:

NPPF National Planning Policy Framework
H2/3 H2/3 - Extensions and Alterations
EN1/2 EN1/2 - Townscape and Built Design
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
JP-G9 The Green Belt

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:

2618-RAD_01_PLANNING_Rev_F

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 20/08/2025