

NOTICE OF PLANNING PERMISSION

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

To:

Mr Reid Lewis
Hawthorn Design Partnership
Lower Whams Farm
Burnley Road East
Waterfoot
Rossendale
BB4 9ND

On Behalf Of:

Mr Shaun Doherty
Hollymount Property Developments Ltd
Hollymount Farm
Hollymount Lane
Tottington
Bury
BL8 4HP

PART 1 - Particulars of Application

Application Number: 71877

Date of Registration: 13/05/2025

Proposal:

Raising of height of ridge of roof and installation of 2 no roof lights at rear to form loft conversion; two storey extension at side; new access door / stairs and first floor window to side elevation; bin store at side; erection of front boundary wall

Location:

Hollymount Farm, Hollymount Lane,
Tottington, Bury, BL8 4HP

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 108_L26, L27-A, E23-C, E24-A and E25 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.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/1 Visual Amenity.

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:

OL5/2	OL5/2 - Development in River Valleys
OL7/2	OL7/2 - West Pennine Moors
EN6/4	EN6/4 - Wildlife Links and Corridors
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
EN9/1	EN9/1 - Special Landscape Areas
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
SPD 9	Development Control Policy Guidance Note 9 - Conversion and Re-use of Buildings in the Green Belt
NPPF	National Planning Policy Framework
JP-G3	River Valleys and Waterways
JP-S1	Sustainable Development
JP-G2	Green Infrastructure Network
H2/3	H2/3 - Extensions and Alterations
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in 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:

Drawings numbered 108_L26, L27-A, E23-C, E24-A and E25.

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

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On behalf of the Council

Date of Decision: 04/07/2025