

# NOTICE OF PLANNING PERMISSION

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

**To:**

Craig Hilton  
15 Brooklands Road  
Ramsbottom  
Bury  
BL0 9SW

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### PART 1 - Particulars of Application

**Application Number:** 71552

**Date of Registration:** 10/02/2025

**Proposal:**

Variation of Conditions 2 (approved plans) (Materials) and 5 (parking arrangements) of planning permission 68279 - To take account of the revised drawings showing the elevational treatment and parking arrangements

**Location:**

3 15 Brooklands Road, Ramsbottom, Bury, BL0 9SW

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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 This decision relates to drawings numbered SK1100, SK3000, SK1000 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.
- 2 The development hereby approved shall not be brought into use unless and until the car parking and bin storage arrangements and boundary alterations indicated on approved plan reference SK1000 Revision 2, incorporating the provision of a footway crossing extension, hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway, demarcation of the limits of the adopted highway and all associated footway remedial works required to reinstate the footway to its former condition prior to commencement of the development, have been implemented to the satisfaction of the Local Planning Authority.  
Reason. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and associated Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

- 3 Before the first occupation of the extension hereby permitted the first floor corridor window on the west side elevation shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.  
Reason. To protect the privacy of adjoining occupiers and to accord with Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- 4 The development shall only be carried out in accordance with the details approved under condition 6 of permission 68279.
- The loss and disturbance of the front dormer is likely to cause harm to common pipistrelle bats as identified in the Bat Survey by Martin Prescott Environmental Services dated 30th May 2022 and the proposed works shall not in any circumstances commence unless the local planning authority has been provided with either:
- a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or
  - b) a statement in writing form the relevant licensing body or LPA to the effect that it does not consider that the specified development will require a license.
- 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 NPPF chapter 15 - Conserving and enhancing the natural environment.
- 5 The development shall only be carried out in accordance with the details approved under condition 7 of permission 68279.  
The approved scheme shall thereafter be implemented not later than 12 months from the date the building is first occupied.  
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 NPPF chapter 15 - Conserving and enhancing the natural environment.
- 6 Facilities for the storage of construction materials shall be provided within the curtilage of the site. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period.  
Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.

**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:**

NPPF National Planning Policy Framework  
EN6 EN6 - Conservation of the Natural Environment  
EN6/3 EN6/3 - Features of Ecological Value  
EN8/2 EN8/2 - Woodland and Tree Planting  
H2/3 H2/3 - Extensions and Alterations  
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.  
HT2/4 HT2/4 - Car Parking and New Development  
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:**

SK1100, SK3000, SK1000 Rev 2

**NOTES TO APPLICANT**

Not Applicable

Signed:



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On behalf of the Council

**Date of Decision:** 11/09/2025