

# NOTICE OF PLANNING PERMISSION

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

**To:**

Zach Thorp  
Thorp Design Services Ltd  
Newtons of Bury  
Office Space 5  
151 The Rock  
Bury  
BL9 0ND

**On Behalf Of:**

Scott  
Greenmount Homes Ltd  
The Gate House  
Cobden Mill Court  
Ramsbottom  
Bury  
BL0 9GG

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### PART 1 - Particulars of Application

**Application Number:** 72827

**Date of Registration:** 20/02/2026

**Proposal:**

Variation of condition 6, 7, 11 & 12 (approved plans) of planning permission 63702 (Conversion of former mill to 14 no. apartments and erection of 4no. dwellings): Amendments to Mill Building approved plans to include addition of rooflights, a third floor juliet balcony to front elevation; addition of sun tunnels along ridge of rear elevation; amendments to front and rear fenestration and change to parking layout including reduction from 12 to 11 parking spaces

**Location:**

The Mill, Cobden Mill Court, Ramsbottom, BL0 9GG

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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 TDS-25-196-06 Rev /, TDS-25-196-05 Rev /, TDS-25-196-04 Rev /, TDS-24-196-01 Rev / and TDS-24-196-07 Rev / 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 listed.
- 2 All instances of contamination encountered during the development works which do not form part of an approved Remediation Strategy shall be reported to the Local Planning Authority (LPA) immediately and the following shall be carried out where appropriate:

- Any further investigation, risk assessment, remedial and / or protective works shall be carried out to agreed timescales and be approved by the LPA in writing;
  - A Site Verification Report detailing the conclusions and actions taken at each stage of the works including validation works shall be submitted to, and approved in writing by, the LPA prior to the development being brought into use.
- Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
- 3 The external finishing materials shall be those materials approved as part of condition 7 of permission 57570.  
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.
  - 4 The development hereby approved shall only be carried out in accordance with the window frames marked on approved plans TDS-25-196-06 Rev / and TDS-25-196-04 Rev /.  
Reason. In order to preserve the special architectural or historic interest of the building pursuant to the following Policies of the Bury Unitary Development Plan:  
Policy EN2/1 - Character of Conservation Areas  
Policy EN2/2 - Conservation Area Control.
  - 5 The conservation roof lights shall be those as detailed on approved plans TDS-25-196-04 Rev /, TDS-25-196-05 Rev / and TDS-25-196-06 Rev /.  
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to the following Policies of the Bury Unitary Development Plan:  
Policy EN1/2 - Townscape and Built Design  
Policy EN2/1 - Character of Conservation Areas.  
Policy EN2/2 - Conservation Area Control.
  - 6 The development hereby approved shall be carried out in accordance with the drainage scheme approved as part of condition 10 of permission 57570.  
Reason. To reduce the risk of flooding by ensuring the satisfactory storage of/disposal of surface water from the site pursuant to Policy EN5/1 - New Development and Flood Risk of the Bury Unitary Development Plan and Section 10 of the National Planning Policy Framework.
  - 7 The turning area indicated on approved plan reference TDS-24-196-07 Rev / shall be provided and maintained free of obstruction at all times.  
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:  
Policy H2/1 - The Form of New Residential Development  
Policy H2/2 - The Layout of New Residential Development.
  - 8 The car parking indicated on plan reference TDS-24-196-07 Rev / shall be surfaced, demarcated and made available for use and maintained at all times.  
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

**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                                                        |
| EN1/2 | EN1/2 - Townscape and Built Design                                                        |
| EN2/1 | EN2/1 - Character of Conservation Areas                                                   |
| EN2/2 | EN2/2 - Conservation Area Control                                                         |
| H2/1  | H2/1 - The Form of New Residential Development                                            |
| H2/2  | H2/2 - The Layout of New Residential Development                                          |
| EN1/1 | EN1/1 - Visual Amenity                                                                    |
| HT2/4 | HT2/4 - Car Parking and New Development                                                   |
| JP-C5 | Streets For All                                                                           |
| JP-C8 | Transport Requirements of New Development                                                 |
| JP-P1 | Sustainable Places                                                                        |
| JP-P2 | Heritage                                                                                  |
| SPD6  | Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties. |
| 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:**

Parking and Landscaping Plan, drawing number TDS-24-196-07 Rev /, dated January 2026  
Existing Site Plan, drawing number TDS-24-196-01 Rev /, dated November 2025  
Existing Rear Elevation - The Mill, drawing number TDS-25-196-04 Rev /, dated November 2025  
Existing Side Elevations - the Mill, drawing number TDS-25-196-05 Rev /, dated November 2025  
Existing Front Elevation - the Mill, drawing number TDS-25-196-06 Rev /, dated November 2025

**NOTES TO APPLICANT**

1. In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>

Signed:

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

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On behalf of the Council

**Date of Decision:** 22/04/2026