

NOTICE OF PLANNING PERMISSION

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

To:

Tomislav Vuletic
FLOCC Studio Ltd
963 Stockport Road
Levenshulme
M19 3NP

On Behalf Of:

Alistair & Eunice Thomson
22 Countess Lane
Radcliffe
Manchester
M26 3WF

PART 1 - Particulars of Application

Application Number: 72354

Date of Registration: 29/09/2025

Proposal:

Provision of a new vehicular access including a dropped kerb and creation of a new driveway

Location:

22 Countess Lane, Radcliffe, Manchester,
M26 3WF

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 TP2.2, TP2.3, TP5.1 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 access and car parking arrangements indicated on approved plan reference TP2.3, incorporating the provision of a footway crossing to a specification and in a position to be agreed with the Highway Authority, demarcation of the limits of the adopted highway, 6.0m (minimum) driveway length, retention of the length of low boundary wall shown to control the access position onto the adopted highway, provision of porous/permeable driveway materials and/or measures to prevent the discharge of surface water onto the adopted highway and all associated footway remedial works, shall be implemented the satisfaction of the Local Planning Authority prior to the vehicular access and driveway hereby approved being brought into use and thereafter maintained at all times.
Reasons

To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety.

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:

SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
H2/3 H2/3 - Extensions and Alterations

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:

TP2.2, TP2.3, TP5.1

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

.....
On behalf of the Council

Date of Decision: 26/11/2025