

# 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:**

Mr Michael Ryan  
3 Wingate Drive  
Whitefield  
Manchester  
M45 7GX

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### PART 1 - Particulars of Application

**Application Number:** 73040

**Date of Registration:** 15/04/2026

**Proposal:**

Single storey rear extension and loft  
conversion with rear dormer

**Location:**

3 Wingate Drive, Whitefield, Manchester,  
M45 7GX

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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 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 3197\_WHI\_01\_Planning\_Rev\_B 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 H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

**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:**

SPD5 Development Control Policy Guidance Note 5: Affordable Housing Provision in New Residential Developments  
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury  
H2/3 H2/3 - Extensions and Alterations  
NPPF National Planning Policy Framework  
PFE Places for Everyone

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:**

Existing and Proposed Plans and Elevations, drawing number  
3197\_WHI\_01\_Planning\_Rev\_B, dated March 2026

### **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:



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On behalf of the Council

**Date of Decision:** 22/05/2026