

NOTICE OF PLANNING PERMISSION

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

To:

Mr Barry Cullen
Barry Cullen
Flatt 27
Brookside Court
101 Slade Lane
Levenshulme, Manchester
M19 2AH

On Behalf Of:

Mr Saeed Postchi
22 Cockey Moor Road
Bury
BL8 2HB

PART 1 - Particulars of Application

Application Number: 72692

Date of Registration: 12/02/2026

Proposal:

Amendments to dwelling, approved under application 68038 including amended elevations and roof.

Location:

22 Cockey Moor Road, Bury, BL8 2HB

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 proposed works hereby approved shall be completed to the satisfaction of the Local Planning Authority within 6 months from the date of this decision notice.
Reason. In the interests of visual and residential amenity and good planning practice, pursuant to the NPPF, Places for Everyone and UDP policies listed.
- 2 This decision relates to the following drawings reference 1423 -
Location Plan received 24/12/2025
Streetscene received 13/02/2026,
Plans As Built received 24/12/2025,
Revised site plan received 12/05/2026
Revised plans received 05/05/2026
Reverse received 05/05/2026
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 house hereby approved shall match those of the existing property.

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 Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.

Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

- 5 Neither of the flat roof areas to the single storey extensions at the rear shall be used as a balcony.

Reason. In the interests of residential amenity pursuant to UDP Policy H2/2 The Layout of New Residential Development.

- 6 As indicated in the site plan hereby approved, the boundary fence to the side and rear shall be maintained at a maximum height of 2m.

Reason. In the interests of residential amenity pursuant to UDP Policies H2/2, H2/3 and guidance in SPD6 as listed.

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:

OL7/2	OL7/2 - West Pennine Moors
OL1/2	OL1/2 - New Buildings in the Green Belt
OL1/3	OL1/3 - Infilling in Existing Villages in the Green Belt
EN1/2	EN1/2 - Townscape and Built Design
EN7	EN7 - Pollution Control
H1/2	H1/2 - Further Housing Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
HT2/4	HT2/4 - Car Parking and New Development
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD16	Development Control Policy Guidance Note 16 - Design and Layout of New Development in Bury
EN5/1	EN5/1 - New Development and Flood Risk
EN7/5	EN7/5 - Waste Water Management
EN4	EN4 - Energy Conservation
JP-P1	Sustainable Places
JP-G1	Landscape Character
JP-H3	Type, Size and Design of New Housing

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 reference 1423 -
Location Plan received 24/12/2025
Streetscene received 13/02/2026,
Plans As Built received 24/12/2025,
Revised site plan received 12/05/2026
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NOTES TO APPLICANT

Not Applicable

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: 29/05/2026