

NOTICE OF PLANNING PERMISSION

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

To:

Mr Steven Hartley
HP & DA Ltd
Swallow Barn
Lower Chapel Hill
Hurst Lane
Rawtenstall
BB4 9TB

On Behalf Of:

Mr G Spillard
41 Arthur Lane
Ainsworth
BL2 5PR

PART 1 - Particulars of Application

Application Number: 72972

Date of Registration: 25/03/2026

Proposal:

Variation of condition no. 2 (approved plans) following grant of planning permission 67550 (Conversion of stable to dwelling with single storey extension): enclose the existing stables overhang into the internal space of dwelling

Location:

Land at 41 Arthur Lane, Radcliffe, Bolton, BL2 5PR

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 - Existing and Proposed Site Plans; Floor Plans ref GS.230326.X and Elevations ref GS.230326.Y, submitted 23/03/2026 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.

- 2 Any contamination that is found or suspected during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development is resumed or continued.

Reason. In the interests of public safety pursuant to UDP Policy EN7 - Pollution

Control.

- 3 The development hereby permitted shall not be brought into use until the car parking indicated on the approved plans shall be surfaced, demarcated and made available for use.

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.

- 4 The development hereby permitted shall not be brought into use until details of a dedicated area for the storage and management of refuse and recycling bins has been submitted to and approved in writing by the local planning authority. The approved area for the storage and management of refuse and recycling bins shall be provided before the use is commenced and shall be retained exclusively for this use thereafter.

Reason. In order to secure appropriate refuse storage and collection pursuant to USDP Policy H2/4 Conversions.

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:

H2/3	H2/3 - Extensions and Alterations
OL1/2	OL1/2 - New Buildings in the Green Belt
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
EN1/1	EN1/1 - Visual Amenity
EN9/1	EN9/1 - Special Landscape Areas
NPPF	National Planning Policy Framework
JP-G9	The Green Belt
JP-P1	Sustainable Places

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 submitted 23/03/2026.

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 29/05/2026