

NOTICE OF PLANNING PERMISSION

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

To:

Mr Thomas Smith
Peter Dickinson Architects
169 Appley Lane North
Appley Bridge
WN6 9DX

On Behalf Of:

Mr Ken McMinn
Top O'th Carrs Farm
Radcliffe
Bury
M26 4LH

PART 1 - Particulars of Application

Application Number: 73574

Date of Registration: 25/08/2026

Proposal:

Application for Permission in Principle for the construction of 1 no. single detached dwelling

Location:

Gorsehill, 94 Starling Road, Radcliffe, Bury, BL8 2HH

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.

The Principle of Permission hereby granted is for a period of 3 years from the date of this decision. This is the prescribed period as set out in the Town & Country Planning Act 199, Town and Country Planning (Permission in Principle) Order 2017 as amended. The "Notes to Applicant" below provides guidance on what the detailed proposals should include at the Technical Details Stage.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

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
EN1/2	EN1/2 - Townscape and Built Design
EN6/3	EN6/3 - Features of Ecological Value
EN7/2	EN7/2 - Noise Pollution
EN7/5	EN7/5 - Waste Water Management
OL1/2	OL1/2 - New Buildings in the Green Belt
HT2/4	HT2/4 - Car Parking and New Development
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPDHO	Holcroft Moss Planning Obligations Joint SPD

JP-S1 Sustainable Development
JP-S2 Carbon and Energy
JP-S4 Flood Risk and the Water Environment
JP-S5 Clean Air
JP-H3 Type, Size and Design of New Housing
JP-H4 Density of New Housing
JP-G7 Trees and Woodland
JP-G8 A Net Enhancement of Biodiversity and Geodiversity
JP-G9 The Green Belt
JP-P1 Sustainable Places
JP-C1 Our Integrated Network
JP-C5 Streets For All
JP-C6 Walking and Cycling
JP-C8 Transport Requirements of New Development
NPPF National Planning Policy Framework

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:

4562-26-01

4562-26-02

4562-26-03

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 29/09/2026