

NOTICE OF PLANNING PERMISSION

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

To:

Mr Billal Qureshi
BH Town Planning
7 Gordon Avenue
Stoke-on-Trent
ST6 2LY

On Behalf Of:

Damien Corbishley
29 Park Road
Holcombe Brook
Ramsbottom
BL0 9RZ

PART 1 - Particulars of Application

Application Number: 72458

Date of Registration: 03/11/2025

Proposal:

Installation of wall mounted EV charging pod
to front elevation

Location:

29 Park Road, Ramsbottom, Bury, BL0 9RZ

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 D71-01, D71-02 and A3/003 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 UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.

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:

SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
H2/3	H2/3 - Extensions and Alterations
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
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:

drawings numbered D71-01, D71-02 and A3/003

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>
2. Under Section 178 of the Highways Act 1980, it is illegal for any person to place or run a cable or wire along or across a public highway without consent from the respective local Highway Authority (LHA, Bury Council in this case). Currently there is no Council policy to approve Electric Vehicle home charging. However, there is recognition as EV vehicle ownership increases, home charging will be desirable as an option.

The Council is aware of other local authorities who are piloting or adopting various means of assisting residents in properties without drives to charge their vehicles, and we will take on board lessons gained from these projects and any developments in the legal situation relating to cross pavement charging. We will adapt our approach to forming a trailing cable policy as appropriate in the near future.

The local highway authority and local planning authority are responsible for the maintenance and management of highways, including footways and public spaces. As such any policy, will need to assess any proposal for its:

- impact on traffic,
- pedestrian safety
- accessibility,
- the surrounding environment,
- footway material

- future footway maintenance implications
- insurance responsibility of new infrastructure
- a common standard applied to approved cable infrastructure
- impact upon statutory utilities present in the footway
- approved installers
- any licence regime established to control this new infrastructure consideration within the highway boundary.

Also, even if a resident, in the future has a charging point cable channel outside their house running to the kerbside, it does not guarantee a parking space outside their residence as neighbours are entitled to park anywhere on the public highway providing their vehicle is taxed and insured. The only circumstance where reserved parking associated with a residential property would be for a disable bay.

At present the Council is awaiting the outcome from home charging trials taking place in Bolton and Manchester before considering our own policy but regret our confirmed policy on home charging remains subject to further considerations as described. In the meantime, enforcement action can be taken against illegal pavement crossings identified within the public highway.

Signed:



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On behalf of the Council

Date of Decision: 24/12/2025