

NOTICE OF PLANNING PERMISSION

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

To:

Mr Kenneth Roberts
11 Oakley Close
Radcliffe
M26 1DF

PART 1 - Particulars of Application

Application Number: 71946

Date of Registration: 23/06/2025

Proposal:

Change of use of recreational land to extend garden / residential curtilage and erection of fencing and gates

Location:

Land rear of 11 Oakley Close, Radcliffe, Manchester, M26 1DF

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 revised plan numbered 005/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.
- 2 Prior to first use of the parking bay, details of the new block paving and how it relates to the existing adopted, block paved service strip shall be submitted to the Local Planning Authority for approval. Only the approved details shall be implemented.
Reason. In order to protect the adopted service strip pursuant to UDP Policy HT2/4 Car Parking and New Development.
- 3 The development hereby approved shall not be brought into use unless and until the car parking alterations indicated on approved plan reference 005 Revision B, incorporating the use of the existing service strip crossing, inward opening gates and hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway, have been implemented to the written satisfaction of the Local Planning Authority.
Reason: To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety.
- 4 Notwithstanding the approved plan, the height of the proposed gates shall be submitted to and approved in writing by the Local Planning Authority within one

month of the date of this decision notice.

Reason. In the interests of visual amenity pursuant to UDP Policy EN1/2 Townscape and Built Design.

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:

NPPF	National Planning Policy Framework
JP-P1	Sustainable Places
EN1/2	EN1/2 - Townscape and Built Design
HT2/4	HT2/4 - Car Parking and New Development
H2/2	H2/2 - The Layout of New Residential Development

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:

Revised plan numbered 005/B

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

.....
On behalf of the Council

Date of Decision: 15/08/2025