

NOTICE OF PRIOR APPROVAL DETERMINATION

Part 3 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

To:

Mr Jim Eccles
JPE Consultancy Architectural Planning &
Design
9 Woodend Drive
Stalybridge
Cheshire
SK15 2SF

On Behalf Of:

Mr Booth
C/o agent

PART 1 - Particulars of Application

Application Number: 72984

Date of Registration: 17/03/2026

Proposal:

Prior approval for a proposed change of use from agricultural building to a single dwelling with building operations reasonably required to convert the building and a rear extension

Location:

344 Bradley Fold Road, Radcliffe, Bolton,
BL2 6RL

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby determine that prior approval of the local planning authority is **REQUIRED** for the development set out in Part 1 of this decision notice.

The Metropolitan Borough of Bury hereby give **APPROVAL** for the development proposed in the above-mentioned application subject to the following conditions.

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

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:

26/1339/
100 location plan
101 existing site plan
102 existing floor plan
104 existing elevations
201 proposed site plan
202 proposed ground floor plan
203 proposed mezzanine plan
204B proposed elevations

NOTES TO APPLICANT

Informative

The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the Town and Country Planning Act 1990 and the current Building Control Regulations with regards to contaminated land. If any unforeseen contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately. Any investigation / remedial / protective works carried out in relation to this application should be carried out to agreed timescales and approved by the LPA in writing. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

Further information regarding Land Contamination and the planning process can be found in and on the Planning Portal.

Signed:



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On behalf of the Council

Date of Decision: 11/05/2026