

NOTICE OF PLANNING PERMISSION

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

To:

Mr David Driver
TECH:D LTD
10 Beechwood Avenue
Ramsbottom
Bury
Lancashire
BL0 0BH

On Behalf Of:

Mr & Mrs Katie Ryder
61 Bury Old Road
Radcliffe
Manchester
BL2 5SD

PART 1 - Particulars of Application

Application Number: 73137

Date of Registration: 12/05/2026

Proposal:

Provision of a new vehicular access including a dropped kerb and creation of a new driveway

Location:

61 Bury Old Road, Ainsworth, Bolton, BL2 5SD

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 26.04.02-01C 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.
- 3 The vehicular access and driveway indicated on approved plan reference 26-04-02 01 Revision C, incorporating the removal of the existing boundary treatment, provision of a footway crossing in a position/to limits to be agreed with the Highway Authority, demarcation of the limits of the adopted highway, hardstanding a minimum of 5.0m in length in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, access protection marking and all associated highway remedial works/white lining alterations required to reinstate the adjacent footway to its condition prior to commencement of the development/reflect the exiting adjacent road markings, have been implemented to the satisfaction of the Local Planning Authority.

Reasons - In the interests of highway safety and to maintain the integrity of the adopted highway pursuant to UDP Policy H2/3 Extensions and Alterations.

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:

H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
OL1/5 OL1/5 - Mineral Extraction and Other Development in the Green Belt
OL7/2 OL7/2 - West Pennine Moors

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 26.04.02-01C.

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department for Place (Engineering & Streetscene) regarding the specification for and implementation of the proposed highway works. The cost of the works will be the responsibility of the developer.

Signed:



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On behalf of the Council

Date of Decision: 01/07/2026