

NOTICE OF PLANNING PERMISSION

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

To:

Amy Warburton
53 Bury Old Road
Ainsworth
Bolton
BL2 5SD

PART 1 - Particulars of Application

Application Number: 72538

Date of Registration: 12/11/2025

Proposal:

Creation of vehicular access and driveway

Location:

53 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 25-10-01 01. rev A 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 Notwithstanding the details indicated on approved plan reference 25-10-01 01 Revision A, the development hereby approved shall not be commenced unless and until a scheme of white lining/hatching and associated alterations to the existing on-carriageway lay-by have been submitted to/agreed with the Highway Authority. The details subsequently approved shall be implemented to the satisfaction of the Local Planning Authority prior to the vehicular access and driveway hereby approved being brought into use.
Reason. In the interests of highway safety and to maintain the integrity of the adopted highway pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and associated Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- 4 The vehicular access and driveway indicated on approved plan reference 25-10-01

01 Revision A, incorporating the removal of the boundary wall to the limits shown, provision of a footway crossing to limits to be agreed with the Highway Authority, demarcation of the limits of the adopted highway, hardstanding in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and all associated highway remedial works required to reinstate the adjacent footway to its condition prior to commencement of the development/removal of the existing boundary wall, have been implemented to the satisfaction of the Local Planning Authority.

Reason . In the interests of highway safety and to maintain the integrity of the adopted highway pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and associated Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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
OL1	OL1 - Green Belt
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
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:

25-10-01 01. rev A

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department for Place regarding the specification for and implementation of the required footway crossing and any associated highway remedial works. The cost of the works will be the responsibility of the applicant.

Signed:

A handwritten signature in black ink, appearing to read 'P. H. H.', written in a cursive style.

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On behalf of the Council

Date of Decision: 22/12/2025