

NOTICE OF PLANNING PERMISSION

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

To:

Miss Rachel Baldwin
RALA
Hackford Close
Ramsbottom
BL0 9NU

On Behalf Of:

Mr Andrew Kenyon
The Bungalow
Wood Road Lane
Bury
BL9 5QA

PART 1 - Particulars of Application**Application Number:** 68906**Date of Registration:** 21/09/2022**Proposal:**

Single storey outbuilding for garage and storage

Location:

The Bungalow, Wood Road Lane, Bury, BL9 5QA

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:
Site Location Plan & Site Plan (Dwg no. BUN-RALA-ZZ-XX-DR-A-(PL)-0000 P00);
Proposed Plans (Dwg no. BUN-RALA-ZZ-XX-DR-A-(PL)-0001 P00);
Proposed Elevations & Materials (Dwg no. BUN-RALA-ZZ-XX-DR-A-(PL)-0002 P00);
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 listed.
- 3 The external finishing materials for the proposal hereby approved shall be as detailed within the approved application particulars.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/1 and OL5/2 of the Bury Unitary Development Plan.

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:

EN1/1	EN1/1 - Visual Amenity
EN6/4	EN6/4 - Wildlife Links and Corridors
EN9/1	EN9/1 - Special Landscape Areas
OL1	OL1 - Green Belt
OL1/2	OL1/2 - New Buildings in the Green Belt
OL5/2	OL5/2 - Development in River Valleys
H2/3	H2/3 - Extensions and Alterations
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
NPPF	National Planning Policy Framework

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:

Site Location Plan & Site Plan (Dwg no. BUN-RALA-ZZ-XX-DR-A-(PL)-0000 P00)
Proposed Plans (Dwg no. BUN-RALA-ZZ-XX-DR-A-(PL)-0001 P00)
Proposed Elevations & Materials (Dwg no. BUN-RALA-ZZ-XX-DR-A-(PL)-0002 P00)

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 15/11/2022