

NOTICE OF PLANNING PERMISSION

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

To:

Mr Z Thorp
Thorp Design Services Ltd
151 The Rock
Bury
BL9 0ND

On Behalf Of:

Annmarie Bennett
Owlerbarrow House
Owlerbarrow Road
Bury
BL8 1RD

PART 1 - Particulars of Application

Application Number: 73047

Date of Registration: 30/04/2026

Proposal:

Variation of condition no 2 (Approved Plans) on planning permission 68067 (Erection of 1 No. Dwelling): to raise the roof ridge height and change of boundary position

Location:

Owlerbarrow House, Owlerbarrow Road, Bury, BL8 1RD

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 drawings -

Proposed external materials and parking plan TDS-25-196-04 A
Proposed new dwelling TDS-25-196-01 A
Revised location plan received 22/8/26

Preliminary Risk Assessment, Worms Eye, reference Owlerbarrow Road / BL8 1RD / 2025, dated 15 September 2025.

Proposed Scheduling for Investigation, Worms Eye, reference Owlerbarrow Road / BL8 1RD / 2025, dated 11 December 2025

Construction Traffic Management Plan report dated 17th October 2025, Dilapidation Report dated 19th October 2025

Biodiversity Mitigation Enhancement Plan, report dated 1st October 2025

Sustainable Drainage Assessment ref EF000203R3 FINAL by GeoSmart dated 11/3/26

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 The development hereby approved shall be carried out in accordance with the materials report dated 20th October 2026 submitted for the application for the discharge of conditions ref 72501 (condition 3 on planning ref 68067)
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 3 The development hereby approved shall be carried out in accordance with the Construction Traffic Management Plan report dated 17th October 2025 and dilapidation report dated 19th October 2025 submitted for the application for the discharge of conditions ref 72501 (condition 4 on planning ref 68067). The approved details shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period.
Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Policies EN1/2 - Townscape and Built Design and JP-C8.
- 4 The proposed access, parking and bin storage arrangements indicated on the approved plans, incorporating the provision of a hardstanding in a permeable/porous material or incorporating other measures to prevent the discharge of surface water onto the adjacent Public Right of Way to the dimensions shown in order to accommodate two vehicles within the curtilage of the site, 0.6m high splayed boundary wall and splayed fenceline to provide adequate levels of visibility at the junction with Public Right of Way No. 146, Bury, and all associated highway remedial works required as a result of the construction of the proposed development and statutory undertakers/drainage connections to the new dwelling, shall be implemented prior to the dwelling hereby approved being first occupied and thereafter maintained at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
- 5 The development hereby approved shall be carried out in accordance with the information submitted for the application for the discharge of conditions ref 72501 (condition 6 on planning ref 68067)
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).
- 6 Following the provisions of Condition 5 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
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).

- 7 No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 8 The development hereby approved shall be carried out in accordance with the information submitted for the application for the discharge of conditions ref 72501 (condition 9 on planning ref 68067) for a biodiversity mitigation plan for loss of trees, hedge and associated bird nesting and other wildlife habitats.
Reason. To mitigate the impact of the loss of habitat for nesting birds and other wildlife and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and Chapter 15 - Conserving and enhancing the natural environment of the NPPF.
- 9 The development hereby approved shall be carried out in accordance with the information submitted for the application for the discharge of conditions ref 72501 (condition 10 on planning ref 68067) for surface water drainage proposals. The approved scheme only shall be implemented prior to first occupation and thereafter maintained.
Reason. To promote sustainable development and reduce flood risk pursuant to Policies EN7/3 - Water Pollution, EN7/5 - Waste Water Management, JP-S4 and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.
- 10 Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

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:

- EN1/2 EN1/2 - Townscape and Built Design
- EN6/3 EN6/3 - Features of Ecological Value
- EN7/3 EN7/3 - Water Pollution
- EN7/5 EN7/5 - Waste Water Management

H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
H2/6	H2/6 - Garden and Backland Development
HT2/4	HT2/4 - Car Parking and New Development
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C8	Transport Requirements of New Development
JP-H3	Type, Size and Design of New Housing
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
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:

Proposed external materials and parking plan TDS-25-196-04 A
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NOTES TO APPLICANT

. The applicant is advised to contact United Utilities for approval for any connections to

their assets.

Signed:

A handwritten signature in black ink, appearing to read 'for havi'.

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On behalf of the Council

Date of Decision: 17/06/2026