

NOTICE OF APPROVAL OF RESERVED MATTERS

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

To:

Mr Charles Stanton
Stanton Andrews Architects
44 York Street
Clitheroe
BB7 2DL

On Behalf Of:

Mr Dave Webster
Greystones
Turton Road
Tottington
Bury
BL8 3QC

PART 1 - Particulars of Application**Application Number:** 71575**Date of Registration:** 14/01/2025**Proposal:**

Application for reserved matters (access, appearance, landscaping, layout & scale) following outline approval for erection of 1 no. dwelling

Location:

Land adj 5 Stubbins Lane, Ramsbottom, Bury, BL0 0PU

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 the expiration of two years beginning with the date of this permission.
Reason. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004
- 2 This decision relates to drawings -
Location plan PL.00 B
Existing/proposed site plans PL.01 C
Proposed floor plans/elevations PL.02 B
Proposed sections PL.03 A
Carbon and energy statement and Digital Connectivity statement in the Planning/Design and Access Statement.
Surface Water Drainage Scheme, prepared by Reford, Ref: 24.1587, Dated January 2025

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 No development shall commence unless and until the following have been submitted for approval by the LPA:

- (i) A site investigation and risk assessment report.
- (ii) Should (i) identify potential contamination risks, a detailed remediation strategy and validation plan.
- (iii) A materials management plan, if the CL:AIRE Definition of Waste Code of Practice is to be used.

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 4 Following the provisions of Condition 3 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 secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 5 Details/Samples of the materials including a sample panel of the stone to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design

- 6 Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted to and agreed with the Local Planning Authority:

- (1) Full reconstruction of the footway abutting the site incorporating the reinstatement of the access to a scope and specification to be agreed with the Highway Authority and all associated accommodation works required to tie the reconstructed footway into adjacent footway levels on Stubbins Lane;
- (2) Provision of carriageway markings to extend the existing on-street layby to a scope and specification to be agreed with the Highway Authority and all associated accommodation works required on Stubbins Lane;

The details subsequently approved shall be implemented to an agreed programme with all highway works completed prior to the development hereby approved being first occupied.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Policies JP-C5, JP-C6, JP-C8 and JP-S4.

- 7 The boundary wall details with foundations that do not encroach under the adjacent adopted highway and bin storage arrangements indicated on the approved plans shall be implemented prior to the development hereby approved being occupied and thereafter maintained at all times.
Reason. To maintain the integrity of the adopted highway and ensure adequate off-highway bin storage arrangements are provided within the curtilage of the site, in the interests of highway safety pursuant to Policies JP- C5 and JP-C8.
- 8 The development hereby approved shall be carried out in accordance with the Proposed drawing layout enclosed in the Surface Water Drainage Scheme, prepared by Reford ref 24.1587 dated January 2025.
Reason. To promote sustainable development and reduce flood risk pursuant to Policies JP-S4 and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

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:

H1/2	H1/2 - Further Housing Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
EN1/2	EN1/2 - Townscape and Built Design
EN6/3	EN6/3 - Features of Ecological Value
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
NPPF	National Planning Policy Framework
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-S2	Carbon and Energy

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:

Location plan PL.00 B
Existing/proposed site plans PL.01 C
Proposed floor plans/elevations PL.02 B
Proposed sections PL.03 A

Carbon and energy statement and Digital Connectivity statement in the Planning/Design and Access Statement.
Surface Water Drainage Scheme, prepared by Reford, Ref: 24.1587, Dated January 2025

NOTES TO APPLICANT

- . The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the developer.
- . The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system.
- . The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary wall under the adjacent adopted highway.

Signed:



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On behalf of the Council

Date of Decision: 12/03/2025