

NOTICE OF PLANNING PERMISSION

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

To:

Zach Thorp
Thorp Design Services Ltd
Office Space 5
151 The Rock
Bury
BL9 0ND

On Behalf Of:

Miss Beverley Davies
44 Oakwell Drive
Bury
BL9 8LB

PART 1 - Particulars of Application

Application Number: 73005

Date of Registration: 10/06/2026

Proposal:

Single storey front and rear infill extensions with loft conversion, 2 no. side dormers and raised roof ridge

Location:

44 Oakwell Drive, Bury, BL9 8LB

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 TDS-24-196-01, TDS-25-196-02, TDS-24-196-03, TDS-25-196-04, TDS-25-196-05, TDS-24-196-06 Rev A, TDS-25-196-07 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.

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 pre-application discussions 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.

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:

TDS-24-196-01, TDS-25-196-02, TDS-24-196-03, TDS-25-196-04, TDS-25-196-05, TDS-24-196-06 Rev A, TDS-25-196-07

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department for Place (Engineering & Streetscene) regarding the construction of a footway crossing. The cost of the construction will be the responsibility of the applicant.
2. In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>
3. The applicant's attention is drawn to the fact that whilst it appears unlikely that bats are roosting within the buildings as with all refurbishment of buildings if a bat is found works should stop immediately and Natural England and a professional ecologist consulted.

Signed:



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On behalf of the Council

Date of Decision: 27/07/2026