

# NOTICE OF PLANNING PERMISSION

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

**To:**

Mr Mitchell Bardsley  
Arcus Consulting LLP  
Dalton House  
Dane Road  
Sale  
Manchester  
M33 7AR

**On Behalf Of:**

Mr Mitchell Bardsley  
Arcus Consulting LLP  
Dalton House  
Dane Road  
Manchester  
M33 7AR

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### PART 1 - Particulars of Application

**Application Number:** 70462

**Date of Registration:** 26/03/2024

**Proposal:**

Replacement roofs to all flats, including removal of the existing polycarbonate apex glazing system and its replacement with rafters extended to a new ridge beam and fully tiled, along with full roofing and Velux roof lights installed over the existing glazed areas, including, installation of integrated solar photovoltaics on the south facing roof slopes.

**Location:**

Flats 1-35 inclusive, Moorfield, Wordsworth Avenue, Radcliffe, Manchester, M26 3QY

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### 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 MSRH-00-00-DR-A-010000 1 P1, MSRH-00-00-DR-A-010000 1 PLANNING, 7539-ARC-XX-00-DR-A-010001 1 P1, 7539-ARC-XX-00-DR-A-010002 1 P1, 7539-ARC-XX-00-DR-A-010003 1 P1, 7539-ARC-XX-00-DR-A-010004 1 P1, 7539-ARC-XX-00-DR-A-010005 1 P1, 7539-ARC-XX-00-DR-A-010006 1 P1, 7539-ARC-XX-00-DR-A-010007 1 P1, 7539-ARC-XX-00-DR-A-010008 1 P1, 7539-ARC-XX-00-DR-A-010009 1 P1, 7539-ARC-XX-00-DR-A-010023 1 P1, 7539-ARC-XX-00-DR-A-010024 1 P1, 7539-ARC-XX-00-DR-A-010025 1 P1, Energy and Carbon Statement and the details of the solar panels received on 28 June 2024 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 match those of the existing building.

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.

**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  
H2/3 H2/3 - Extensions and Alterations  
JP-S1 Sustainable Development  
JP-S2 Carbon and Energy  
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:**

MSRH-00-00-DR-A-010000 1 P1  
MSRH-00-00-DR-A-010000 1 PLANNING  
7539-ARC-XX-00-DR-A-010001 1 P1  
7539-ARC-XX-00-DR-A-010002 1 P1  
7539-ARC-XX-00-DR-A-010003 1 P1  
7539-ARC-XX-00-DR-A-010004 1 P1  
7539-ARC-XX-00-DR-A-010005 1 P1  
7539-ARC-XX-00-DR-A-010006 1 P1  
7539-ARC-XX-00-DR-A-010007 1 P1  
7539-ARC-XX-00-DR-A-010008 1 P1  
7539-ARC-XX-00-DR-A-010009 1 P1  
7539-ARC-XX-00-DR-A-010023 1 P1  
7539-ARC-XX-00-DR-A-010024 1 P1  
7539-ARC-XX-00-DR-A-010025 1 P1  
Energy and Carbon Statement  
Details of the solar panels received on 28 June 2024

**NOTES TO APPLICANT**

Not Applicable

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:** 28/06/2024