

NOTICE OF PRIOR APPROVAL DETERMINATION

Part 3 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

To:

Mr Steven Leach
10 Springside Road
Bury
BL9 5JE

On Behalf Of:

Mr Sam Booth
344 Bradley Fold Road
Radcliffe
Bolton
BL2 6RL

PART 1 - Particulars of Application

Application Number: 72396

Date of Registration: 19/09/2025

Proposal:

Prior approval for a proposed change of use
from agricultural building to 1no. dwelling

Location:

344 Bradley Fold Road, Radcliffe, Bolton,
BL2 6RL

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby determine that prior approval of the local planning authority is **REQUIRED** for the development set out in Part 1 of this decision notice.

The Metropolitan Borough of Bury hereby give **APPROVAL** for the development proposed in the above-mentioned application subject to the following conditions.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

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:

Marked up site plan and marked up location plan, Existing and Proposed Elevations, Proposed Ground Floor Plan, Internal Construction Details.

NOTES TO APPLICANT

- . : The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the Town and Country Planning Act 1990 and the current Building Control Regulations with regards to contaminated land. If any unforeseen contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately. Any investigation / remedial / protective works carried out in relation to this application should be carried out to agreed timescales and approved by the LPA in writing. The responsibility to ensure the safe development of land affected by contamination rests primarily with

the developer.

Signed:

A handwritten signature in black ink, appearing to read "Paul Harris", written in a cursive style.

2 of 2

.....
On behalf of the Council

Date of Decision: 13/11/2025