

NOTICE OF PLANNING PERMISSION

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

To:

Campbell Driver Partnership
Suite 25, Unit 2
Northlight House
Pendle Road
Brierfield
BB9 5FL

On Behalf Of:

Brown
Anthony Fold
Bury Old Road
Bury
BL0 0RY

PART 1 - Particulars of Application

Application Number: 72444

Date of Registration: 29/10/2025

Proposal:

Single storey extension to existing dwelling with replacement door opening to front elevation.

Location:

Anthony Fold, Bury Old Road, Ramsbottom, Bury, BL0 0RY

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 25.140.00-CDP-XX-DR-A-3002/P03, 2001/P01, 2002/P05 and 3001/P01 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 The external stone finish to walls, slate tiles to roof and all windows and doors shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy H2/3 Extensions and Alterations.

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:

JP-G9 The Green Belt
RT3/3 RT3/3 - Access to the Countryside
RT3/4 RT3/4 - Recreational Routes
H2/3 H2/3 - Extensions and Alterations
OL1/2 OL1/2 - New Buildings in the Green Belt
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:

Drawings numbered
25.140.00-CDP-XX-DR-A-1001/P02
25.140.00-CDP-XX-DR-A-3002/P03,
25.140.00-CDP-XX-DR-A-2001/P01,
25.140.00-CDP-XX-DR-A-2002/P05
25.140.00-CDP-XX-DR-A-3001/P01

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

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On behalf of the Council

Date of Decision: 29/01/2026