

NOTICE OF PLANNING PERMISSION

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

To:

Mr Richard Gallagher
RJG Architecture LTD
The Stables
Pasture Lane Business Centre
St. Helens
WA11 8PU

On Behalf Of:

Mr Austin Franks
Storage Yard
Woolfold Trading Estate
Mitchell Street
Bury
BL8 1SG

PART 1 - Particulars of Application

Application Number: 72504

Date of Registration: 01/12/2025

Proposal:

Variation of conditions 2 (approved plans) & 5 (approved materials) pursuant to planning application 68995 which granted planning permission for - Erection of 4 no. light industrial units (Class E (g)(iii)) with associated access and parking to allow the colour of the proposed units to be changed to anthracite grey; and Variation of Condition 3 (sustainable drainage) to make it a compliance condition

Location:

Storage yard at Woolfold Trading Estate,
Stewart Street, Bury, BL8 1SG

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 the of parent planning permission for the development (reference 68995) which was granted on 23rd February 2023.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

- 2 This permission relates to the following plans:

Drawing no. 01696 - SK - 01 Rev. C: Proposed Site Block Plan;
Drawing no. 01636/SK/02 Rev. A: Existing Elevations, Proposed Plans, Elevations;
Drawing no. 01636 - SK - 03 Rev. B: Existing and Proposed Elevation A-A;
Drawing no. 01636/BR/06: Surface Water Discharge Plan;
Drawing no. 01636/BR/07: Drainage Layout Plans; and,
Drawing no. 01636/BR08: Proposed Elevation & Drainage Strategy Section.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan and the National Planning Policy Framework.

- 3 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development hereby approved shall be carried out in full accordance with the surface water drainage strategy outlined in the Woolfold Trading Estate Drainage Strategy dated November 2025 as shown within the approved plans. The measures contained within the Drainage Strategy and on the approved plans shall be implemented before any of the buildings hereby approved are first occupied, and shall be retained as such thereafter.

Reason. To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of surface water in accordance with the requirements of Policy JP-S4: Flood Risk and the Water Environment of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 4 No construction work, construction traffic or operation of any plant/machinery shall take place on the site during the course of the development hereby approved except between the hours of 0800 hours and 1800 hours Monday to Friday and 0900 and 1300. No construction work, construction traffic or operation of any plant/machinery shall take place on Sundays or Public Holidays. Furthermore, no deliveries or vehicles shall arrive on site outside these stipulated working works.

Reason. In order to protect the residential amenity of the occupiers of the adjacent properties and to comply with Policy EN7/2 of Bury Unitary Development Plan and the National Planning Policy Framework.

- 5 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans (drawing no 01636-SK/02 Rev. B).

Reason. To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Policy EN1/2 of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 6 The proposed vehicular and pedestrian access arrangements, incorporating the removal of the existing gates and boundary treatment, and provision of turning facilities and bin storage/collection arrangements within the curtilage of the site indicated on the approved plans shall be provided before the development is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

Reason. In the interests of highway safety and to minimise the standing and turning movements of vehicles within the development and on the highway in the interests of good design and highway safety, in accordance with Policy JP-C8: Transport

Requirements of New Development of the Greater Manchester Places for Everyone Joint Development Plan.

- 7 The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan and Policy JP-C8: Transport Requirements of New Development of the Greater Manchester Places for Everyone Joint Development Plan/

- 8 Prior to occupation of any of the units hereby approved, the acoustic barrier shall be erected in accordance with the details shown on Drawing No. 01636/SK/03/Rev. B along the boundary of the site with nos. 9 - 33 St James Court and shall be maintained in accordance with these details thereafter. The acoustic fence shall be constructed/installed and then maintained and retained thereafter fully in accordance with the submitted drawings and specifications.

Reason. To protect/safeguard the health and quality of life (amenity) of residential premises in accordance with Policy EN2/1: Townscape and Built Design of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 9 The units hereby approved shall be fitted with an electric roller shutter door which does not project outwards at any time during or after operation and shall thereafter be maintained.

Reason. To enable vehicles to enter and leave the whilst the garage doors are opened and closed in the interests of ensuring the car park is available for use at all times, and in the interests of safeguarding the amenity of nearby residential occupiers. in accordance with the requirements of Bury Unitary Development Plan policy EN1/2 and policy EN7/2, and the National Planning Policy Framework.

- 10 The premises shall only be open for trade or business or accept deliveries between 08:00 hours and 17:30 hours Monday to Friday, between the hours of 09:00 - 17:30 hours on Saturdays and between 10:00 hours and 16:00 hours on Sundays. There shall be no operation on Bank or Public Holidays.

Reason: To limit the potential for noise generation during unsocial hours and to prevent nuisance arising in order to safeguard the amenity of the occupiers of surrounding residential properties in accordance with the requirements of policies EN1/2 and EN7/2 of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the building shall be used for Class E(g)(iii) purposes (as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)) only, and for no other purpose (including any other use which falls within use class E of the same

Order or any equivalent Order following the revocation and re-enactment thereof, with or without modification).

Reason: To restrict the use of the building to an operation which is compatible with the nature of surrounding uses and to prevent future changes of use which have the potential to detract from the character of the area and/or harm the amenities of surrounding occupiers in accordance with the requirements of Policies EC2/2: Employment Land and Premises Outside the Employment Generating Areas and EC3/1: Measures to Improve Industrial Areas of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any Order revoking or re-enacting that Order, no extensions or alterations, including the introduction of mezzanine floors, shall be carried out in respect of the buildings to which this permission relates.

Reason: To prevent an intensification in the use of the premises, in the interests of the visual amenities of the area and the amenities of local residents within the Borough in accordance with Policies EN7/2 and HT2/4 of the Bury Unitary Development Plan, SPD11 - 'Parking standards in Bury', and the National Planning Policy Framework.

- 13 No goods, plant or materials shall be deposited or stored on the site other than in the buildings shown on the approved plans.

Reason. To ensure the car park can be used for its intended purpose, a satisfactory appearance of the site in the interests of local visual amenity, and in the interests of the amenities of nearby residents to comply with Policy EN2/1: Townscape and Built Design and EC3/1: Measures to Improve Industrial Areas of the Bury Unitary Development Plan, Policy JP-C8: Transport Requirements of New Development of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

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

EC2/2	EC2/2 - Employment Land and Premises Outside the Employment Generating Areas
EC3/1	EC3/1 - Measures to Improve Industrial Areas
EC6/1	EC6/1 - New Business, Industrial and Commercial Development
EC4/1	EC4/1 - Small Businesses
EN1/5	EN1/5 - Crime Prevention
EN7	EN7 - Pollution Control
EN1/2	EN1/2 - Townscape and Built Design
HT5/1	HT5/1 - Access For Those with Special Needs
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-S1	Sustainable Development

JP-S2 Carbon and Energy
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD14 Development Control Policy Guidance Note 14 - Employment Land and Premises
SPD16 Development Control Policy Guidance Note 16 - Design and Layout of New
Development in Bury
NPPF National Planning Policy Framework
NPPG National Planning Policy Guide

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:

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', is written over a dotted line.

5 of 5

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On behalf of the Council

Date of Decision: 23/01/2026