

NOTICE OF PLANNING PERMISSION

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

To:

Mr Jordan Guy
Arup
3 Piccadilly Place
Manchester
M1 3BN

On Behalf Of:

Mike Tilston
Sudlows
Ducie Works
107 Hulme Hall Lane
Manchester
M40 8HH

PART 1 - Particulars of Application

Application Number: 72319

Date of Registration: 11/09/2025

Proposal:

Variation of condition 2 (approved Plans) on planning permission 71698 - to include alterations to the fuel tank enclosure (1100mm above tank height), increase of 600mm of brick wall adjacent to fuel tanks, new and amended access points (including doors, gate, bridge, and dormer fire escape), relocation of hatch and ladder, and associated changes to walls and elevations

Location:

Fairfield General Hospital, Rochdale Old Road, Bury, BL9 7TD

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 16th May 2028.
 Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered DAY ZZ RF DR A 040113 P03, DAY ZZ XX DR A 040103 P04, DAY ZZ XX DR A 040111 P06, DAY ZZ XX DR A 040112 P02, DAY ZZ 00 DR A 040109 P02, DAY ZZ 01 DR A 040110 P03, DAY ZZ 01 DR A 040116 P02 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 new louvre to be used on the external elevations shall be coloured "NHS Blue" RAL 5017.
 Reason. In the interests of visual amenity and to ensure a satisfactory development

pursuant to UDP Policy EN1/2 - Townscape and Built Design

- 4 Prior to occupation of the development hereby approved the applicant shall install 1no. bat box on the southern or western elevation.
Reason. To secure the satisfactory development of the site and ensure enhancements and net gains for biodiversity pursuant to policies JP-G8: A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 5 The car parking indicated on the approved plan DAY ZZ XX DR A 040103 Rev P04 shall be surfaced, demarcated and made available for use prior to the extension hereby approved being brought into use.
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.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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:

CF1/1	CF1/1 - Location of New Community Facilities
EN1/2	EN1/2 - Townscape and Built Design
EN6/3	EN6/3 - Features of Ecological Value
EN7/2	EN7/2 - Noise Pollution
HT2/4	HT2/4 - Car Parking and New Development
JP-P1	Sustainable Places
JP-P6	Health
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-S2	Carbon and Energy
JP-S5	Clean Air
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
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:

DAY ZZ RF DR A 040113 P03, DAY ZZ XX DR A 040103 P04, DAY ZZ XX DR A 040111 P06, DAY ZZ XX DR A 040112 P02, DAY ZZ 00 DR A 040109 P02, DAY ZZ 01 DR A 040110 P03, DAY ZZ 01 DR A 040116 P02

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'for haw', written in a cursive style.

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On behalf of the Council

Date of Decision: 29/10/2025