

NOTICE OF PLANNING PERMISSION

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

To:

Mr Leon Armstrong
Mosaic Town Planning
Bloc
17 Marble Street
Manchester
M2 3 AW

On Behalf Of:

Mr James Bailey
Wallwork Heat Treatment Ltd
Hacking Street
Bury
BL9 0RL

PART 1 - Particulars of Application

Application Number: 68993

Date of Registration: 16/11/2022

Proposal:

Erection of ancillary plant equipment
comprising of 2 no. storage tanks and fan
array with concrete base

Location:

Wallwork Heat Treatment Ltd, Land off
Parker Street/Lord Street, Bury, BL9 0RE

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 - Location plan WHT TRI ZZ 00 DR A 3000 P01; proposed site plan, plans and elevations WHT TRI ZZ 00 DR A 3001 P04; mechanical design site layout 3094 001 1 of 1; mechanical design air supply area 3094 002 1 of 1 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 Where during any works on site, unforeseen contamination is suspected or found, or contamination is caused, works on the site shall cease and the Local Planning Authority shall be notified immediately. The developer shall then produce a risk assessment and submit remediation proposals, if required, for approval to the Local Planning Authority. On approval of the remediation strategy, the development shall then be carried out in accordance with the approved details and process including any required timescales.
Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to National Planning Policy Framework

Section 15 - Conserving and enhancing the natural environment.

- 4 The reconfigured parking area shown on the approved plans shall be made available prior to the first use of the plant equipment hereby approved and thereafter maintained.

Reason. To ensure adequate levels of parking are maintained on site pursuant to Bury Unitary Development Plan policies EC6/1 - Assessing new Business, Industrial and Commercial Development and HT2/4 - Car Parking and New Development.

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:

NPPF	National Planning Policy Framework
EC2/2	EC2/2 - Employment Land and Premises Outside the Employment Generating Areas
EC6/1	EC6/1 - New Business, Industrial and Commercial Development
EN1/2	EN1/2 - Townscape and Built Design
HT2/4	HT2/4 - Car Parking and New Development
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
Area BY10	Area BY10 - Rochdale Road/Lord Street/York Street

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:

Location plan WHT TRI ZZ 00 DR A 3000 P01; proposed site plan, plans and elevations WHT TRI ZZ 00 DR A 3001 P04; mechanical design site layout 3094 001 1 of 1; mechanical design air supply area 3094 002 1 of 1

NOTES TO APPLICANT

- . A major public pipeline runs through the site.
The applicant is therefore advised to contact United Utilities before works commence to the development.

- . Advice from the Environment Agency

Environmental permit

This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the culverted Barn Brook which, is designated a 'main river'. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

Biodiversity

We recommend the developer incorporates a 10% biodiversity net gain as part of their development, this is in keeping with the 25year environment plan as published by government

(<https://www.gov.uk/government/publications/25-year-environment-plan>). This approach is supported by paragraphs 174 and 180 of the National Planning Policy Framework (NPPF) which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity.

Groundwater

Materials and chemicals likely to cause pollution should be stored in appropriate containers and adhere to guidance for the storage of drums and intermediate bulk containers.

Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%.

All filling points, vents, gauges, and sight glasses must be located within the bund.

The drainage system of the bund shall be sealed with no discharge to any watercourse, land, or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Appropriate procedures, training and equipment should be provided for the site to adequately control and respond to any emergencies including the clean-up of spillages, to prevent environmental pollution from the site operations

The Applicant is advised to contact Greater Manchester Fire and Rescue Service with regard to any permits or safety measures required as a result of the development.

Signed:



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On behalf of the Council

Date of Decision: 16/01/2023