

NOTICE OF PLANNING PERMISSION

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

To:

Paul Williams
Mosaic Town Planning
Bloc
17 Marble Street
Manchester
M2 3AW

On Behalf Of:

Michael Bromley
Bury College
Woodbury Centre
Market Street
Bury
BL9 0BG

PART 1 - Particulars of Application

Application Number: 69631

Date of Registration: 05/05/2023

Proposal:

Demolition of rear additions to original building, alterations to rear elevations of remaining buildings and associated hard and soft landscaping incorporating additional car parking.

Location:

Bury College Woodbury Centre, Market Street, Bury, BL9 0BG

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 the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 This permission relates to the following plans:

Drawing no. P7035WL(00) 01: Location Plan;
Drawing no. 7035W L00- 05 Rev. 01: Proposed Site Plan;
Drawing no. P7035 L1 40 02: Proposed ground floor plan level 1;
Drawing no. P7035WL(2-)10: Proposed Elevations Sheet 1;
Drawing no. P7035WL(2-)12: Proposed elevations sheet 3;
Drawing no. WBS-ITR-00-XX-DR-L-0003 P01: External levels Strategy;
Drawing no. WBS-ITR-00-XX-DR-L-001 P04: Landscape Masterplan;
Drawing no. WBS-ITR-00-XX-DR-L-0002 P01: Landscape Strategy Plan;
Drawing no. WBS-ITR-00-XX-DR-L-0101 P01: Landscape General Arrangement;

and

Drawing no. BCW-ZZ-XX-DR-S-92002 P03: Drainage Layout

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 No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:

- Access route for all demolition/construction vehicles to the site from the Key Route Network;
- Access point/arrangements for demolition/construction traffic from Market Street, taking into consideration the need to maintain safe pedestrian/vehicular access to the site and all temporary works required to facilitate access for demolition/construction vehicles;
- If proposed, details of site hoarding/gate positions, taking into consideration the need to maintain safe pedestrian/vehicular access to the site and existing car parking facilities;
- The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway/access to the car park;
- A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
- Confirmation of hours of operation and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;
- Parking on site or on land within the applicant's control of operatives' and demolition/construction vehicles, together with storage on site of demolition/construction materials;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the demolition and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of the both periods.

Reason: In the interests of highway safety to mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the demolition/construction periods and that the adopted highways are kept free of deposited material from the ground works operations.

- 4 The external finishing materials for the proposal hereby approved shall match those of the existing building.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

- 5 The car parking and pedestrian access arrangements indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority 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.

- 6 No demolition of the buildings shall take place during the bird nesting season (March to August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the buildings to be demolished are not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no demolition of any building(s) shall take place during the bird nesting season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

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

Area	Area BY7 - Townside/Market Street
BY7	
CF1	CF1 - Proposals for New and Improved Community Facilities
CF1/1	CF1/1 - Location of New Community Facilities
CF2	CF2 - Education Land and Buildings
EN1	EN1 - Built Environment
EN1/2	EN1/2 - Townscape and Built Design
HT2/4	HT2/4 - Car Parking and New Development
HT2/6	HT2/6 - Replacement Car Parking
HT6	HT6 - Pedestrians and Cyclists
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
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:

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 18/09/2023