

NOTICE OF PLANNING PERMISSION

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

To:

Mr Daniel Glynn
Glynn Property Consultants Ltd
38 Astley Road
Bradshaw
Bolton
BL2 4BR

On Behalf Of:

Stand Cricket Club
Hamilton Road
Whitefield
Manchester
M45 7WE

PART 1 - Particulars of Application

Application Number: 70269

Date of Registration: 15/12/2023

Proposal:

Single storey extension at rear of existing changing rooms and erection of porch; refurbishment of existing scoreboard building including external alterations, new entrance porch and disabled access to form new toilets and members bar, new timber decking to provide spectators area in front of clubhouse.

Location:

Stand Cricket And Tennis Club, Hamilton Road, Whitefield, Manchester, M45 7WF

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 the drawings received on the 21st November 2023, 19th January 2024, 22nd January 2024 and 2nd February 2024 and documents Site Tree Appraisal RTS/04012024, RTS/04012024/TCP 001, RTS/04012024/TCP 002, Heritage Statement and Design and Access Statement 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 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.

- 4 No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 5 A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include planting of 2no. native trees and the provision of bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season;; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.
- 6 All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction" and approved Tree Protection Plan RTS/04012024/TPP 002 and Site Tree Appraisal RTS/04012024 Revision 001. The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
- 7 No development shall commence until full details of:
(a) the works/contractors' compound (including any buildings, moveable structures, works, plant, machinery, access and provision for the storage of vehicles, equipment and/or materials); and
(b) a scheme for the removal of the works/contractors' compound and the restoration of the land on which it is situated are submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The works/contractors' compound shall not be provided and used on the site other than in accordance with the approved details and shall be removed and the land on which it is situated restored in accordance with the approved details before occupation of the development hereby approved.
Reason. To protect playing fields from damage, loss or availability of use and to accord with Bury Unitary Development Plan Policies RT1/1 - Protection of Recreation Provision in the Urban Area and RT1/2 - Improvement of Recreation Facilities.

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:

EN2/2 EN2/2 - Conservation Area Control
RT1/1 RT1/1 - Protection of Recreation Provision in the Urban Area
RT1/2 RT1/2 - Improvement of Recreation Facilities
EN2/1 EN2/1 - Character of Conservation Areas
EN1/2 EN1/2 - Townscape and Built Design
EN7 EN7 - Pollution Control
EN7/2 EN7/2 - Noise Pollution
EN6 EN6 - Conservation of the Natural Environment
EN6/3 EN6/3 - Features of Ecological Value
EN8/2 EN8/2 - Woodland and Tree Planting
HT2/4 HT2/4 - Car Parking and New Development

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:

Existing and proposed ground floor plans and elevations - score board received 21st November 2023

Existing floor plan - Stand received 21st November 2023

Proposed north side elevation received 21st November 2023

Existing rear elevation received 21st November 2023

Proposed south side elevation received 21st November 2023

Proposed front elevation received 21st November 2023

Existing south side elevation received 21st November 2023

Existing front elevation received 21st November 2023

Existing north side elevation received 14th December 2023

Existing site plan received 21st December 2023

Proposed floor plan received 19th January 2024

Location Plan received 22nd January 2024

Site Plan received 22nd January 2024

Proposed South side elevation with decking received 22nd January 2024

Proposed rear elevation 2nd February 2024

Documents:

Site Tree Appraisal RTS/04012024

RTS/04012024/TCP 001

RTS/04012024/TCP 002

Heritage Statement

Design and Access Statement

NOTES TO APPLICANT

1. Whilst the buildings works have been assessed as very low risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s).

2. **INFORMATIVE - The Control of Noise Regulations 1975, Section 60. Control of Noise on Construction Sites**

Works carried out in connection with the planning permission shall comply with the above regulations which require the following:

1. All works and ancillary operations which are audible at the boundary of the nearest house or noise receptor, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1400 on Saturdays and at no time on Sundays and Bank Holidays.
2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.
3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturer's instructions.
4. Any emergency deviation from the above (1 - 3) shall be notified to Bury Council without delay.

Any contravention of these requirements will trigger the serving of a Notice under Section 60 of The Control of Noise Regulations 1975.

3. **Sport England Non-Statutory consultee role**

Sport England maintains its objection in a non-statutory role in relation to the changing room design.

Consultation with the National Governing Bodies for Sport

Sport England has a memorandum of understanding with the pitch sport National Governing Bodies and consults with them on planning proposals. On this occasion, Sport England has consulted with the ECB and their response is summarised as follows: -

- We are supportive of clubs improving facilities, however it does not appear that these changes meet ECB requirements. New changing rooms should be a minimum of 20 square metres, not including showers and toilets. We are also unable to confirm the shower arrangements which should be a minimum of 3 shower cubicles per changing room. Cubicles should measure 2m x 1m.
- New plan (Additional Information - Floor Plan) does not meet ECB standards due to changing room size, shower provision and flow through building.
- ECB has tried to contact the club to discuss, but recommends that before the club submit any further plans they meet with the ECB to come up with a workable solution.

Potential Resolution to Overcome Non-Statutory Objection:

- Arrange to meet with the ECB to achieve an amendment to the design and layout of the proposed changing and toilet facilities to meet ECB and Sport England guidelines.

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: 07/02/2024