

NOTICE OF PLANNING PERMISSION

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

To:

Mr Adrian Hooley
Francis Bradshaw Consulting
Bank Chambers
4-6 Church Street
Wilmslow
SK9 1AU

On Behalf Of:

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Francis Bradshaw Consulting
Bank Chambers
4-6 Church Street
Wilmslow
SK9 1AU

PART 1 - Particulars of Application

Application Number: 70251

Date of Registration: 04/12/2023

Proposal:

2 no. Sprinkler tanks (10.85m diameter, 8.5m height) to include a small kiosk and pump room with GRP housing with associated pipework to connect the tanks and pump room

Location:

Tetrosyl, Bridge Hall Lane, Bury, BL9 7NY

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 (Dwg No. 3425-04-FBC-XX-XX-DR-S-002-S2-01)
Proposed Block Plan (Dwg No. 3425-04-FBC-XX-XX-DR-S-001-S2-01)
Proposed South & East Elevations (Dwg No. 3425-04-FBC-XX-XX-DR-S-010-S2-01)
Proposed North & West Elevations (Dwg No. 3425-04-FBC-XX-XX-DR-S-011-S2-01)
South & West elevations (Dwg no: DR-S-010-S2-02)
North & East elevations (Dwg no: DR-S-011-S2-02)
Kiosk floor plan & elevations (Dwg no: DR-S-013-S2-01)
Sheet 1 - sprinkler pump room pipework details (Dwg no: J11950/01)
Sheet 2 - Sprinkler pump room-tank bases builderswork & setting out details (Dwg no: J11950/02)
Proposed pump room & sprinkler tanks (Dwg no: DR-S-012-S2-01)
Sprinkler valve chamber (Dwg no: J11950/03)
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 No development shall commence unless and until:-
- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 4 Following the provisions of Condition 3 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

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:

EC2	EC2 - Existing Industrial Areas and Premises
EC2/1	EC2/1 - Employment Generating Areas
EC3/1	EC3/1 - Measures to Improve Industrial Areas
EN1/2	EN1/2 - Townscape and Built Design
EN7	EN7 - Pollution Control

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 (Dwg No. 3425-04-FBC-XX-XX-DR-S-002-S2-01)

Proposed Block Plan (Dwg No. 3425-04-FBC-XX-XX-DR-S-001-S2-01)

Proposed South & East Elevations (Dwg No. 3425-04-FBC-XX-XX-DR-S-010-S2-01)
Proposed North & West Elevations (Dwg No. 3425-04-FBC-XX-XX-DR-S-011-S2-01)
South & West elevations (Dwg no: DR-S-010-S2-02)
North & East elevations (Dwg no: DR-S-011-S2-02)
Kiosk floor plan & elevations (Dwg no: DR-S-013-S2-01)
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Sprinkler valve chamber (Dwg no: J11950/03)

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 26/01/2024