



For assistance with completing this form contact:

The Planning Service
3 Knowsley Place, Duke Street, Bury BL9 0EJ

Phone: 0161 253 5432 **Email:** development.control@bury.gov.uk

Application for Planning Permission; Consent to Display an Advertisement(s)

Town and Country Planning Act 1990 (as amended); Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Michael

Surname

Bromley

Company Name

Bury College

Address

Address line 1

Woodbury Centre

Address line 2

Market Street

Address line 3

Town/City

Bury

County

Greater Manchester

Country

United Kingdom

Postcode

BL9 0BG

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

626.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Need for Proposed Hoarding

The proposed hoarding is needed to ensure the Site is secure prior to the demolition & construction works taking place at the front of the Woodbury Centre, as per Planning App 70295. It is important that the Site is secured in the interests of public safety during the works. The proposed hoarding & associated banners will help to screen the building whilst works are on-going, improving security & visual amenity. The proposed hoarding will remain in place until all the works are completed. Bury College are keen to use the hoarding to promote the new facilities. The College is keen to provide a positive image for the town at the prominent road junction on which the Site is located. This has informed the design evolution of the promotion banners to be affixed to the hoarding.

Proposed Hoarding

The proposal comprises timber hoarding to be erected around the perimeter of the front entrance until Sep 25 when works at Woodbury Centre are due to complete. The alignment of the hoarding is shown on the Proposed Plan (drawing ref. 584 Bury College Main Road Hoarding 1:100 Scale). It is proposed to be a maximum of 2.4m in height from the adjoining footway. The hoarding will be constructed of plywood, fixed to timber posts, & painted red to define the contractor site. The posts will be supported from a combination of concrete pad foundations & surface mounted concrete blocks, dependent on hard or soft landscaping & to avoid the disturbance of underground services. Timber access gates will be erected to the southern end of the Site, to secure the access to the Site from Market St.

Proposed Promotional Banners

Proposal is to affix vinyl banners to the temporary timber hoarding with the design shown on the accompanying drawings (ref. Hoarding Visual 1 & 2) these will be applied along the entire length of the hoarding facing Market St & a reduced version on Angouleme Way.

Construction

It is estimated that the hoarding will take 2 weeks to erect. Majority of the work will be undertaken within the Site boundary, with no road or pavement closures required during the works. The existing car park within the site will be utilised for material deliveries, storage & waste.

Conclusion

The hoarding is needed to ensure public safety & screen the Site during construction works. The proposed banners will significantly improve the visual amenity of the Site. It is considered that the proposed Development provides a well-designed solution to securing & screening the Site, whilst positively promoting the College's aspirations for the Site as an asset to the town. The proposed Development is considered to conform with national & local planning policies, as identified in the Planning Considerations section. As such, it is considered that there are no sound reasons why planning permission & consent for the erection of the hoarding & display of advertisements should not be granted. Bury Council is respectfully asked to approve these applications.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The are is currently used as a visitor car park for Bury College

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Small Metal fence line

Proposed materials and finishes:

Proposed Timber Hoarding The proposed Development comprises timber hoarding to be erected around the perimeter boundary of the Site until September 2025 when the works at the Woodbury Centre are programmed to be completed. The alignment of the hoarding is shown on the Proposed Plan (drawing ref. 584 Bury College Main Road Hoarding 1:100 Scale). It is proposed to be a maximum of 2.4 metres in height from the adjoining footway. The hoarding will be constructed of plywood, fixed to timber posts, and painted red to define the contractor site, along with the contractor cabins onsite. The posts will be supported from a combination of concrete pad foundations and surface mounted concrete blocks, dependent upon whether the landscaping is hard or soft and to avoid the disturbance of underground services. Timber access gates will be erected to the southern end of the Site, in order to secure the access into the Site from Market Street.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

- O.S. Location Plan – ref. Woodbury site location plan @ 1:1250 Scale
- Site Plan – ref. 7035W L 00-05 Woodbury Site plan Proposed (B) 1:200 Scale
- Proposed Elevation of Hoarding – ref. 584 Bury College Main Road Hoarding 1:100 Scale v2
- Proposed Streetscene Elevation – ref. 584 Bury College Main Road Hoarding 1:500 Scale
- Hoarding Visual (1)
- Hoarding Visual (2) 15000x 1600mm @ 25%

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

11

Total proposed (including spaces retained):

0

Difference in spaces:

-11

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☒ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why they are exempt from doing so.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- ☐ Yes
☒ No

Please add all the exemptions or transitional arrangements that apply and provide a reason why

Exemption:

Temporary exemption for non-major developments (small sites exemption)

Reason for selecting exemption:

Proposal for timber hoarding and signage only, not affecting any biodiversity in this area

Note: Please read the help text for further information on the exemptions available and when they apply

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☒ Other
- ☐ Unknown

Other

NOT APPLICABLE

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☒ No
- ☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Site hoarding as per Planning App 70295

The hoarded area will be used for storage and removal of waste associated with the above planning application

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

As per Planning App 70295

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes

☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes

☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☐ Yes

☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes

☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes

☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

Is the proposal for a waste management development?

☐ Yes

☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
- ☒ No

Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s)

It is proposed to affix promotional vinyl banners to the temporary timber hoarding. The banner will have a repeating design incorporating Bury College's corporate branding. The proposed banner design is shown on the accompanying drawings (ref. Hoarding Visual (1) and Hoarding Visual (2) 15000 x 1600mm @25%) and will be applied along the entire length of the hoarding facing Market Street and a reduced version facing Angouleme Way.

It is not proposed to illuminate the promotion vinyl banners with any dedicated lighting.

Please specify the type(s) and details of each proposed advertisement

Advertisement Type:
Hoarding

Height:
1.6 metres

Width:
15 metres

Depth:
0.01 metres

What is the height from the ground to the base of the advertisement?:
0.4 metres

What is the maximum projection of the advertisement from the face of the building?:
0 metres

What is the maximum height of any of the individual letters and symbols?:
50 centimetres

What materials will the advertisement be made of?:
Vinyl banner

The colour of text and background:
White background with multi-coloured text and images - see Hoarding Visual (2) 15000 x 1600mm @25% attachment

Will the advertisement be illuminated?:

Location of Advertisement(s)

Is the advertisement(s) you are applying for already in place?

- ☐ Yes
- ☒ No

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal?

- ☐ Yes
☒ No
☐ Not Applicable

Will the proposed advertisement(s) project over a footpath or other public highway?

- ☒ Yes
☐ No

Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From Date

21/10/2024

To Date

09/09/2025

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

13/03/2024

Details of the pre-application advice received

Advice on requirement for planning permission, application type and associated documentation

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest In the Land

Does the applicant own the land or buildings where the adverts are to be placed?

- ☒ Yes
- ☐ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant: ***** REDACTED *****
House name: Woodbury Centre
Number:
Suffix:
Address line 1: Woodbury Centre
Address Line 2: Market Street
Town/City: Bury
Postcode: BL9 0BG
Date notice served (DD/MM/YYYY): 19/12/2023
Person Family Name:

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Michael

Surname

Bromley

Declaration Date

09/01/2024

☒ Declaration made

Declaration

I/We hereby apply for Full planning & display of advertisements as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Michael Bromley

Date

07/05/2024