NOTICE OF PLANNING PERMISSION

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

To:
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On Behalf Of:
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PART 1 - Particulars of Application

Application Number: 70449

Date of Registration: 06/02/2024

Proposal:
Hybrid Planning Application constituting EIA Development comprising:

Full application for demolition of existing buildings/structures and erection of phased mixed use development including Community Hub with flexible uses of library, offices, medical/health services (Classes F1 (a-f), F2(b), E(c), E(e), E(g)) & retail uses (Classes E(a), E(b) F2(a)) & Sui Generis (hot food takeaway & bar), new Market Hall (Classes E(a), E(b) & Sui Generis (hot food takeaway and bar)), Commercial Building with flexible uses including retail, offices, gymnasium (Classes E(a), E(b), E(c), E(d), E(g), F2(a), Travel Hub with car parking & cycle parking (Sui Generis), public square & realm, associated landscaping, car parking provision, cycle storage & associated works; and,

Part Outline application (all matters reserved) - mixed use development of residential (Class C3), flexible commercial, business, service, local community & learning uses (Classes E, F) & Sui Generis (hot food takeaway & bar), engineering works to Rectory Lane, new public realm, associated landscaping, car parking provision, cycle storage & associated works

Location:
Longfield Shopping Centre/Car Park, Fairfax Road Car Park and adjoining land at Bury New Road, Rectory Lane and Fairfax Road, Prestwich

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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 In this permission, the following definitions are applicable:
Relevant Phase: to include Phase 1 (full detail) and Phase 2 (outline with all matters reserved)

- Sub-Phase: to include the construction of individual plots or buildings, hard and soft landscaping, public realm, highway improvement works or other associated works of the development within the respective phases

2 **CONDITIONS RELATING TO THE OUTLINE APPLICATION:**

3 Application for approval of reserved matters must be made not later than the expiration of seven years from the date of this permission and the development must be begun not later than: (i) the expiration of seven years from the date of this permission; or (ii) two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4 Any application for reserved matters for any relevant phase or sub-phase relating to means of access, layout, scale and external appearance of the buildings and landscaping shall be sought from the Local Planning Authority and be in accordance with the principles and parameters set out in the approved plans, in particular:

P1 - Land Use Parameter Plan 207-JMA-MP-XX-DR-A-001601 P01
P2 - Max Site Heights Parameter Plan 207-JMA-MP-XX-DR-A-001602 P01
P3 - Access & Movement Parameter Plan 207-JMA-MP-XX-DR-A-001603 P01
P4 - Plots & Public Relam Parameter Plan 207-JMA-MP-XX-DR-A-001604 P01
P5 - Site Levels Parameter Plan 207-JMA-MP-XX-DR-A-001605 P01

Reason: The application is granted in outline only under the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

5 Any application which seeks approval for the reserved matter of landscaping pursuant to condition 3 of this permission shall include a scheme which demonstrates compliance with the landscaping strategy indicated on drawing nos. Landscape Masterplan Phase 1 & Outline Area 3107-PLA-XX-XX-DR-L-0002 P13 and Landscape Masterplan - Phase 1 3107-PLA-XX-XX-DR-L-0006 P05. The scheme shall include, but not be limited to, the following details:

(i) all trees, hedgerows and any other vegetation on/overhanging the site to be retained;
(ii) compensatory planting to replace any trees or hedgerows to be removed as part of the development;
(iii) the strengthening and/or introduction of landscaping buffers along the boundaries of the site with Rectory Lane;
(iv) the introduction of additional planting within the site which forms part of the internal development layout and does not fall within (i) to (iii);

(v) the type, size, species, siting, planting distances and the programme of planting of hedges, trees and shrubs.

The duly approved landscaping scheme shall be carried out during the first planting season after each phase of the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the introduction of appropriate biodiversity rich landscaping as part of the development in accordance with the requirements of Policy EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan, Policies JP-P1: Sustainable Places; JP-G7: Trees and Woodland and JP-G8: A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan and chapter 15 of the National Planning Policy Framework.

6 Prior to any above-ground works for any relevant phase or sub-phase pursuant to condition 4 of this permission an acoustic glazing and ventilation scheme to protect the apartments/ dwellings from noise emanating from passing road traffic, surrounding uses and uses approved under this application shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify the location of each plot/ apartment where noise attenuation measures are required; and include specific details of the noise attenuation measures to be introduced for each plot/ apartment. Where windows need to remain shut in order to achieve these levels other means of ventilation shall be provided. The development shall thereafter be implemented in accordance with the duly approved scheme.

Reason: To ensure the implementation of appropriate noise attenuation measures for the dwellings in order to achieve satisfactory living conditions for future occupiers of the development in accordance with the requirements of Policy EN7/2 of the Bury Unitary Development Plan, and the National Planning Policy Framework and National Planning Practice Guidance.

7 Any relevant phase or sub-phase of the development authorised by this permission shall not begin unless and until the Local Planning Authority has approved in writing an Affordable Housing Scheme for the provision of affordable housing in that relevant phase or sub-phase of the development. The Scheme shall be submitted as part of the relevant reserved matters application and shall include: (if relevant and justified) a viability review to determine the amount of affordable housing to be provided in that phase; the number, location and tenures of the affordable housing to be provided in that phase, and a mechanism for phasing, delivery and management of the affordable homes, in accordance with Policy H4/1 - Affordable Housing and its associated SPG5 - Affordable Housing Provision in New Residential Developments, the First Homes Policy Position Statement and the National Planning Policy Framework. The development shall be delivered in full accordance with the relevant approved Affordable Housing Scheme.

Reason: To ensure that the development would contribute to satisfying the need for affordable housing provision pursuant to Policy H4/1 - Affordable Housing of the Bury Unitary Development Plan, Policy JP-H2: Affordability of New Housing of the Places for Everyone Plan, the associated Development Control Policy Guidance Note 5 - Affordable Housing Provision in New Residential Developments, First Homes Policy Position Statement and National Planning Policy Framework.

8 As part of any reserved matters application for Appearance and Layout for any

relevant phase or sub-phase the use of the development hereby approved shall not commence until a Crime Impact Statement, detailing measures that will be incorporated into the development to prevent the opportunity for crime, disorder, and anti-social behaviour has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter operate in accordance with the approved strategy.

Reason: To encourage the inclusion of Secured by Design principles and reduce the fear and risk of crime and anti-social behaviour, in accordance with Policy JP-P1: Sustainable Places of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

9 Within 6 months of occupancy of each relevant phase or sub-phase hereby approved, a Full Travel Plan (FTP) shall be submitted to and approved in writing by the Local Planning Authority for that phase or sub-phase. The Travel Plan shall provide details of the objectives, targets and measures to promote and facilitate public transport, walking, cycling and car sharing to reduce the need to travel and to reduce single occupancy car use. For the avoidance of doubt, the FTP shall include:

a.) Travel to work survey results for residents;
b.) Management of the Travel Plan with a nominated Travel Plan Coordinator;
c.) Clearly defined targets based on the survey results for mode share;
d.) Appropriate measures taken to improve and encourage sustainable travel;
e.) An action plan including a timetable for implementation of each element; and,
f.) Annual reinforcement of the Travel Plan by monitoring and review mechanisms.

The annual monitoring report which assesses the effectiveness of the measures introduced by the FTP shall be submitted to and approved in writing by the Local Planning Authority annually for the first five years following the implementation of the FTP on occupation of any phase or sub phase of the development. The initiatives contained within the approved Travel Plan shall be implemented thereafter together with any additional measures that, after review, are found to be necessary to deliver the Travel Plan objectives.

Reason: To promote alternatives means of transport and active travel pursuant to Policies JP-C6: Walking and Cycling and JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan and the principles of the National Planning Policy Framework.

10 No work shall take place in respect to the provision of cycle parking within any relevant phase or sub-phase until details of proposals to provide secure cycle parking facilities for the approved dwellings have been submitted to and approved in writing by the local planning authority. Each dwelling within that phase or sub-phase shall not be occupied until the cycle parking facility for that dwelling has been provided in accordance with the approved details. The cycle parking facilities shall then be retained and shall remain available for use at all times thereafter.

Reason. To ensure the satisfactory provision of cycle storage facilities are provided to support the scale of the development pursuant to Policy JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan and the principles of the National Planning Policy Framework.

11 Notwithstanding the proposed phasing of the future residential aspects of the development and the details shown indicatively on the submitted plans and

supporting information, full details of the following shall be submitted at the reserved matters stage for any relevant phase or sub-phase to a scope and specification to be agreed on (where appropriate), a topographical survey of the site and adjacent adopted highways:

1. Access arrangements/proposed junctions onto the adopted highway incorporating adequate visibility splays in accordance with the standards in Manual for Streets;
2. Retention of adequate levels of forward visibility at the bend in Rectory Lane in accordance with the standards in Manual for Streets;
3. Proposed internal road/street layout incorporating adequate tracked servicing arrangements for the mix of uses hereby approved;
4. A scheme of highway works/ traffic calming works to the adopted highways that abut the site, encompassing the limits of Fairfax Road, Rectory Lane and Poppythorne Lane to be agreed, in accordance with the 'Streets for All' guidance.
5. Details that demonstrate the delivery of additional parking provision necessary as described within the application documents that will be provided for:
    (a) In curtilage to the residential elements;
    (b) Servicing and drop-off facilities.

The highway works subsequently approved for that phase or sub-phase shall be implemented to a programme to be agreed with the Local Planning Authority prior to the implementation of the development hereby approved.

Reason: To secure the satisfactory development of the site and to ensure good highway design in the interests of highway safety pursuant to Policies EN1/2: Townscape and Built Design of the Unitary Development Plan and Policies, JP-C5: Streets for All, JP-C6: Walking and Cycling and JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan.

12 As part of the reserved matters for 'Layout', for any relevant phase or sub-phase of the development of the site, a 'Parking Management Strategy' shall be submitted to and approved in by the Local Planning Authority for that phase or sub-phase. The approved scheme only shall be implemented.

Reason: To ensure adequate and appropriate levels of car parking are incorporated into the development pursuant to Policies JP-C5: Streets for All, JP-C6: Walking and Cycling and JP-C8: Transport Requirements of New Development of the Greater Manchester Places for Everyone Joint Development Plan.

13 As part of the reserved matters for 'Layout', a scheme of car parking spaces and arrangements shall be submitted to and approved by the Local Planning Authority in respect of that part of the site. No part of the development shall be occupied until car parking spaces and arrangements in respect of that part of the site have been completed and made available for use in accordance with the approved details.

Reason: To ensure adequate and appropriate levels of car parking are incorporated into the development pursuant to Policies JP-C5: Streets for All, JP-C6: Walking and Cycling and JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan.

14 **CONDITIONS RELATING TO THE FULL ASPECTS OF THE PROPOSALS:**

15 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.

16 Notwithstanding the requirements of condition no. 57 of this permission, no more than 340 sq.m of the ground floor of Plot A under this permission shall be used for purposes falling within a Hot Food Takeaway use (Sui-Generis) and/ or a Drinking Establishment (Sui-Generis) of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any equivalent Order following the revocation and re-enactment thereof. The upper floors of Plot A, the Community building shall accord with the uses defined within the Development Specification, dated July 2024.

Reason: In order to define the permission and to ensure that satisfactory community facilities are provided for with the development pursuant to the principles of the National Planning Policy Framework.

17 Notwithstanding any details shown on the approved plans, within three months of development first taking place a landscaping scheme for the site which demonstrates compliance with the landscaping strategy indicated on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a scheme which demonstrates compliance with the landscaping strategy indicated on drawing nos. Landscape Masterplan Phase 1 & Outline Area 3107-PLA-XX-XX-DR-L-0002 P13 and Landscape Masterplan - Phase 1 3107-PLA-XX-XX-DR-L-0006 P05. The scheme shall include, but not be limited to, the following details:

1. all trees, hedgerows and any other vegetation on/overhanging the site to be retained;
2. compensatory planting to replace any trees or hedgerows to be removed as part of the development;
3. the strengthening and/or introduction of landscaping buffers along the boundary with Rectory Lane;
4. the introduction of additional planting within the site which forms part of the internal development layout and does not fall within (i) to (iii);
5. the type, size, species, siting, planting distances and the programme of planting of hedges, trees and shrubs.

The duly approved landscaping scheme shall be carried out during the first planting season after each phase of the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Policies EN1/2: Townscape and Built Design and EN8/2: Woodland and Tree Planting of the Bury Unitary Development Plan, Policy JP-P1: Sustainable Places and JP-G7: Trees and Woodland of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

18 Prior to any above-ground works on any relevant phase or sub-phase unless and

until, a scheme providing the positions, types and heights nesting/roosting provisions to be made for birds nesting within that phase or sub-phase, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved scheme and no dwelling within that phase or sub-phase shall be occupied until the scheme has been implemented in its entirety.

Reason: In order to minimise the developments impacts on local wildlife populations pursuant to Policy EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan, Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment and the National Planning Policy Framework, Section 15 - Conserving and enhancing the natural environment.

19 Notwithstanding the details shown on the plans submitted and otherwise hereby approved, the Travel Hub hereby permitted shall not be brought into first use unless and until a car park management plan has been submitted to and approved in writing by the local planning authority.

The car park management plan must be implemented in full accordance with the details approved under this condition before the development is first occupied or brought into first use and shall be maintained and operated in accordance with the approved plan in perpetuity.

Reason: To ensure that adequate car parking arrangements are provided to serve the development in accordance with Policy JP-C8: Transport Requirements of New Development of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

20 Prior to the first use of the development hereby approved, a scheme detailing the electric vehicle charging points in the Travel Hub shall be submitted to and agreed in writing by the local planning authority. The Travel Hub shall be provided with the approved electric vehicle charging points, which shall be retained for that purpose thereafter.

Reason: In the interests of air quality and to promote modal shift and increased use of sustainable methods of travel in accordance with Policies JP-S5: Clean Air and Policy JP-C4: The Strategic Road Network of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

21 The green roof hereby approved on the Community Building, Plot A, shall be maintained and any plants, grass and flowers, dead, dying severely damaged or diseased must be replaced during the lifetime of the development.

Reason: In the interests of the design and appearance of the building, visual amenity and securing biodiversity net gain, in accordance with the requirements of Policy EN1/2: Townscape and Built Design of the Bury Unitary Development Plan, Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan and principles of the National Planning Policy Framework.

22 Prior to any above-ground works of any relevant phase or sub-phase a scheme for (any relevant) highway improvement works shall be submitted and approved in

writing by the Local Planning Authority. The development shall not commence in a relevant phase or sub-phase unless and until a scheme for the siting, layout, design, construction and drainage of the following highway improvement works has been submitted to and approved in writing by the Local Planning Authority for that phase or sub-phase:

1. All external alterations to the adopted highway within and around the perimeter of the site and implementation of an adopted hard and soft landscaping scheme to a scope and specification to be agreed, incorporating the provision/retention of adequate footway widths to be agreed at all locations, demarcation of the limits the adopted highway, demarcation of all landscaped areas for the blind and partially sighted pedestrians, relocation/replacement of all affected street lighting columns and street furniture in positions to be agreed, scheme of bollards to enable maintenance access/restrict unauthorised vehicular access to the pedestrianised areas and all associated highway and highway drainage remedial works;
2. Improvements to/relocation of the existing pedestrian crossing on Fairfax Road and all associated works to form the junction table proposed at the Rectory Lane/Fairfax Road junction, including the need to incorporate the improvements/traffic calming measures within a wider traffic calming and carriageway resurfacing scheme;
3. Confirmation of retained emergency access arrangements and routes through the development on Poppythorn Lane, clear of the proposed hard/soft landscaping works, taking into consideration fire appliance access requirements to the existing and new buildings and the need for/type and operation of any access control bollards;
4. Formation of all temporary highway works between the proposed full and outline phases of the development;
5. Foundation/private hardstanding details for the proposed buildings to ensure compliance with the Highways Act 1980 and that no foundation encroachment under the adjacent adopted highway will occur;
6. Any proposed surface water attenuation measures located under the adopted highway, in a position(s) and to a scope and specification to be agreed;
7. Review of affected traffic regulation orders required as a direct result of the proposed development, including details of the revocations required and new measures/orders proposed, all necessary modifications to road markings and signage and a timetable for implementation;
8. Review of affected traffic regulation orders required as a direct result of the proposed development, including details of the revocations required and new measures/orders proposed, all necessary modifications to road markings and signage and a timetable for implementation; and,
9. Submission of staged Road Safety Audits in accordance with national guidance.

The details subsequently approved shall be implemented to a programme to be agreed with the Local Planning Authority prior to the development in that phase hereby approved being brought into use.

Reason: To secure improvements to the highway network in order to ensure safe and convenient access for pedestrian and vehicle traffic in the interests of road safety, and to promote modal shift and increased use of sustainable methods of travel pursuant to Policies JP- S1 Sustainable Development, JP-C5 - Streets for All, JP-C6 Walking and Cycling and JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan and the principles of the National Policy Framework.

23 No development shall commence unless and until a photographic dilapidation survey

of the footways and carriageways leading to and abutting the sites in the event that subsequent remedial works are required following demolition and construction of, and statutory undertakers' connection to, the proposed development, has been submitted to and agreed in writing with the Local Planning Authority. All highway remedial works identified as a result of the dilapidation survey shall be implemented to a programme to be agreed with the Local Planning Authority prior to the commencement of the development hereby approved.

Reason. To maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Policies JP-C5: Streets for All, JP-C6: Walking and Cycling and JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan.

24 No development shall commence on any relevant phase or sub-phase unless and until a Demolition Management Plan has been submitted to and approved by the Local Planning Authority for that phase or sub-phase, where relevant. The approved plan only shall thereafter be implemented.

Reason. 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 construction period and that the adopted highways are kept free of deposited material from the ground works operations pursuant to Policies JP-C5 - Streets for All, JP-C6 Walking and Cycling and JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan.

25 No development of any relevant phase or sub-phase shall take place, including any works of demolition, until a 'Construction Logistics Plan' for that phase or sub-phase has been submitted to, and approved in writing by the local planning authority. The Construction Logistics Plan shall include details of vehicular routing, parking arrangements and be designed to minimise deliveries of materials and export of any waste materials within the times of peak traffic congestion on the local road network. Construction of the relevant Phase shall be carried out only in accordance with the approved details for the duration of the demolition and construction periods.

Reason. 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 construction period and that the adopted highways are kept free of deposited material from the ground works operations pursuant to Policies JP-C5 - Streets for All, JP-C6 Walking and Cycling and JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan.

26 Other than those works associated with the demolition of existing buildings on the site, no development shall take place on a relevant phase or sub-phase until a

Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority for that phase or sub-phase. The CMP shall include:

1. Formation of all temporary highway works between the proposed full and outline phases of the development;
2. Access route for all demolition/construction vehicles to the site from the Key Route Network;
3. Access point/arrangements for demolition/construction traffic, taking into consideration the need to maintain safe pedestrian/vehicular access to maintain safe pedestrian/vehicular access to adjacent uses, and all temporary works required to facilitate access for demolition/construction vehicles;
4. Hours of work for site preparation, delivery of materials and construction and number of vehicle movements;
5. Arrangements for the parking of vehicles for site operatives and visitors on land within the applicant's control, together with storage on site or on land within the applicant's control of demolition/construction materials;
6. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres including details of areas designated for the loading, unloading and storage of plant and materials;
7. Details of the siting, height and maintenance of security hoarding;
8. The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway;
9. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its accesses;
10. Arrangements for the provision of wheel washing facilities for vehicles accessing the site;
11. 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 control the emission of noise, dust and dirt during construction;
12. a scheme for recycling/disposing of waste resulting from construction works; and,
13. a strategy to inform neighbouring occupiers (which as a minimum, shall include those adjoining the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

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

Reason: Information not submitted at application stage. 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 construction period. and that the adopted highways are kept free of deposited material from the ground works operations pursuant to Policies JP-C5: Streets for All, JP-C6: Walking and Cycling and JP:C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan.

27 The use of the development on any relevant phase or sub-phase hereby approved shall not commence until an 'Access and Servicing Management Plan' has been submitted to and approved in writing by the Local Planning Authority for that phase

or sub-phase. The management plan shall contain, as a minimum:

1. Travel to work survey results for staff and employees;
2. The external location of the height barrier (to prevent coaches and larger vehicles accessing the site;
3. The location and details of any advance signage warning of the height restriction;
4. How access by scheduled larger vehicles (such as waste vehicles) will be managed; and
5. How unexpected access by larger vehicles will be managed.

The development shall thereafter operate in accordance with the approved management plan.

Reason: 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 construction period and that the adopted highways are kept free of deposited material from the ground works operations pursuant to Policies JP-C5: Streets for All, JP-C6 Walking and Cycling and JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan.

28 Prior to the occupation of any relevant phase or sub-phase of development, a Travel Plan will be submitted to and approved by the Local Planning Authority for that phase or sub-phase. The approved Travel Plan (based on the submitted Framework Travel Plan) shall be implemented as approved, monitoring and maintenance requirements outlined within that document.

Reason: To promote alternatives means of transport, active travel, promote modal shift and increased use of sustainable methods of travel pursuant to Policies JP- S1 Sustainable Development, JP-C5 - Streets for All, JP-C6 Walking and Cycling and JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan and the principles of the National Planning Policy Framework.

29 Prior to any above-ground works within any relevant phase or sub-phase of development, vehicle turning areas within that phase or sub-phase shall be provided, surfaced and ready for use. The nature and duration of any temporary car and cycle parking arrangements that may be required due to phasing and construction logistics shall be first agreed in writing by the Local Planning Authority. Any parking areas, whether permanent or temporary, shall not be used for anything other than their designated purpose. The duly approved details shall be implemented for the duration of the construction period of any phase, or sub phase of the development.

Reason: In order to secure the satisfactory development of the application site in the interests of highway safety and to minimise the standing and turning movements of vehicles on the highway in the interests of highway safety pursuant to Policies JP-C5 - Streets for All, JP-C6 Walking and Cycling and JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

30 Any relevant phase or sub-phase of the development shall not be first occupied or brought into first use unless and until full details of the car parking (including accessible and Electric Vehicle charging point provision with 10% of all spaces to be provided with active charging points and the remainder of all spaces served by

passive provision, (subject to an update in local policy standards which may exceed these requirements ahead of Reserved Matters approval), motor cycle, delivery and drop off space, and covered and secured cycle storage facilities to serve that phase of development hereby approved have been submitted to and approved in writing by the local planning authority.

The respective buildings within any relevant phase or sub-phase shall not be first occupied or brought into first use unless and until the on-site car parking spaces for the respective buildings within any phase, have been provided and made available for use in full accordance with the drawings, together with properly constructed vehicular access to the adjoining highway, all in accordance with the approved plans for that phase.

The approved parking spaces shall be provided and made available for use and the accessible parking bays shall be clearly marked with a British Standard disabled symbol prior to the occupation of that part of the development and shall be maintained thereafter solely for the parking of occupiers of, visitors to and users of the development.

Details of the provision of the car club parking spaces and electric vehicle charging points within a relevant phase or sub-phase shall be provided including number and location.

Reason: To ensure that adequate car parking is provided and retained to serve the development and to ensure that adequate cycle parking is provided and retained to serve both the commercial and residential development pursuant to Policies JP- S1 Sustainable Development, JP-C5: Streets for All, JP-C6: Walking and Cycling and Policy JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

31 Prior to any above-ground works of any relevant phase or sub-phase, a scheme of off-highway bin storage facilities shall be submitted to and approved in writing with the Local Planning Authority for that phase or sub-phase. The approved arrangements shall be implemented prior to each relevant phase or sub-phase of the development hereby approved being brought into use and/or being first occupied.

Reason: To ensure that adequate bin storage arrangements are provided within the curtilage of the site pursuant to Policies EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan, Policies JP-C5: Streets for All, JP-C6 Walking and Cycling and Policy JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

32 **CONDITIONS IN RELATION TO ALL PARTS OF THE PLANNING APPLICATION SITE:**

33 No development, including demolition, shall commence on any relevant phase or

sub-phase unless and until a scheme to minimise dust emissions has been submitted to and approved in writing by the Local Planning Authority as outlined in Annex I (Mitigation Measures for Construction - Tables I-1 to I-9) and Air Quality Assessment, Prestwich Village, Cundall, Reference: 1039026-CDL-XX-XX-RP-AQ-40201 Revision P07, 17 January 2024 for that phase or sub-phase. The scheme shall include details of all dust control measures and the methods to monitor emissions of dust arising from the development. The development shall be implemented in accordance with the approved scheme with the approved dust control measures being retained and maintained in a fully functional condition for the duration of the development hereby approved.

Reason: The information is required to reduce the impacts of dust disturbance from the site on the local environment, pursuant to Policy JP-S5: Clean Air of the Places for Everyone Joint Development Plan and Chapter 11 of the National Planning Policy Framework - Conserving and enhancing the natural environment.

34 No development works (excluding demolition) of any relevant phase or sub-phase of the development hereby approved shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works for that phase or sub-phase. The works are to be undertaken in accordance with a Project Design submitted to and approved in writing by Bury Planning Authority. The Project Design shall cover the following:

1. Informed by the updated North West Archaeological Research Framework, a phased programme and methodology of investigation and recording to include:
   - an archaeological evaluation through trial trenching;
   - dependent on the above, targeted open-area excavation and recording (subject to a separate Project Design).
2. A programme for post-investigation assessment to include:
   - production of a final report on the significance of the below-ground archaeological interest.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the archaeological investigations commensurate with their significance.
5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons / organisation to undertake the works set out within the approved Project Design.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible, in accordance with the requirements of the National Planning Policy Framework.

35 Prior to the first use/occupation of any relevant phase or sub-phase of the development hereby approved, full details of all equipment to be installed for heating and ventilation of the building, the extraction and control of fumes and odours, including details of how noise and vibration will be attenuated together with a maintenance schedule for the future operation of that equipment have been submitted to and approved in writing by the local planning authority for that phase or

sub-phase and implemented in accordance with the approved details.
The scheme shall also be in accordance with current guidance from DEFRA and the Heating and Ventilating Contractors' Association (HVCA) For Kitchen Ventilation Systems. The use hereby permitted shall not take place other than in accordance with these approved details.
Noise from ventilation and extraction shall be limited to 10 dB(A) below the background noise level measured and expressed as a LA90,15minutes at the boundary of the nearest residential property. This shall include penalties for noise characteristics such as tone, intermittency, etc.

Background noise levels shall be established for the following periods:

- Daytime 0700 to 1900
- Evening 1900 to 2300
- Night 2300 to 0700

In order to establish background noise level a representative survey shall be undertaken in accordance with BS 4142:2014+A1:2019 at the boundary of the nearest residential properties. This shall be undertaken by a suitably competent person.

Prior to operation of any relevant phase or sub-phase post completion noise surveys must be undertaken by a suitably qualified acoustic person, and a report submitted to and approved in writing by the Local Planning Authority for that phase. Method statements should be submitted to and approved by the Local Planning Authority prior to the survey being undertaken, unless otherwise agreed in writing by the Local Planning Authority. If the noise levels set out in the Report are exceeded, additional noise mitigation measures, (where necessary to ensure the appropriate noise levels can be met), shall be submitted to an approved in writing by the Local Authority and implemented in accordance with the approved details in full prior to operation.

All noise mitigation schemes as approved shall be retained as such thereafter.

Reason: To protect the amenities of the occupiers from undue noise and disturbance in order to protect their amenities in accordance with Policy EN7/2 - Noise Pollution and EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan and the National Planning Policy Framework.

36 No development of any relevant phase or sub-phase shall commence until a Construction Environmental Management Plan (CEMP Noise) for the control of construction site noise for that phase has been submitted to and approved in writing by the Local Planning Authority for that phase.
The approved CEMP (Noise) shall be operated and retained throughout the site preparation and/or construction period and shall include:

1. The location of nearest sensitive receptors;
2. A review of the plant and equipment to be used on site, including a consideration of the type of vehicle reversing alarms, and any other precautions that are proposed to minimise the noise from such equipment (acoustic enclosures/screens and non-metallic dollies for piling operations etc.);
3. The proposed location of any fixed plant, buildings and storage yards;
4. Details of a community engagement plan, to include a named individual chosen to liaise with the public upon receipt of complaints;
5. Proposals for the hours of operation, including during which piling operations will be undertaken referenced to the location of noise sensitive premises;
6. Details of the information that all those operating on site will be given regarding the control of noise;

7. Any other measures proposed to control construction noise.

Reason: A pre commencement condition is required to ensure that noise from the site construction operation can be mitigated by use of the appointed contractors through an appropriate noise management plan. The condition will protect the amenity of occupiers of adjacent properties from noise in accordance with Policy EN7/2 of the Bury Unitary Development Plan and the National Planning Policy Framework.

37 Before any construction works on any relevant phase or sub-phase of the development hereby approved a Biodiversity Net Gain Plan and Habitat Management and Monitoring Plan (HMMP) detailing, in full, measures to protect existing habitat during construction works and the formation of new habitat to secure a measurable net gain in biodiversity of at least 10% across the entire scheme, shall be submitted to and approved in writing by the Local Planning Authority for that phase or sub-phase. Within the Biodiversity Net Gain Plan and the HMMP document the following information shall be provided:

- Details of both species composition and abundance where planting is to occur;
- Proposed management prescriptions for all habitats for a period of no less than 30 years;
- Assurances of achievability;
- Timetable of delivery for all new and enhanced habitats; and,
- A timetable of future ecological monitoring to ensure that all habitats achieve their proposed management condition as well as description of a feed-back mechanism by which the management prescriptions can be amended should the monitoring deem it necessary. All ecological monitoring and all recommendations for the maintenance/amendment of future management shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be undertaken and thereafter maintained in accordance with the approved Net Gain Plan and the Habitat Management and Monitoring Plan.

Reason: To ensure the satisfactory development of the site in relation to the protection of and mitigation for ecological habitats pursuant to Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan and the principles of the National Planning Policy Framework.

38 No development of any relevant phase or sub-phase 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 in that phase or sub-phase 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 for that phase or sub-phase;
- Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority for that phase or sub-phase.

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.

39 Notwithstanding the submitted Environmental Statement, prior to any piling work taking place within any phase or sub-phase of the development, the following shall occur in consecutive order for that phase or sub-phase:

1. An assessment shall be undertaken to determine the levels of ground borne vibration associated with the piling works within the development which shall identify all affected receptors and detail how impacts can be mitigated and / or reduced; and,
2. A scheme based upon the findings in part (1) shall be submitted to and approved in writing by the Local Planning Authority outlining the type of piling, its location, noise/vibration levels and details of mitigation measures to ensure that the impact of the piling works on the receptors identified in (1) are mitigated/reduced.

The development shall be carried out in strict accordance with the approved scheme for that phase.

Reason: To ensure impacts on amenity from are acceptable and to accord with the requirements of Policy EN1/2(b) - Townscape and Built Design of the Bury Unitary Development Framework, and the National Planning Policy Framework.

40 No above-ground works shall take place on any relevant phase or sub-phase of development hereby permitted until the following information on the proposed low/zero carbon energy sources (photovoltaics and air source heat pumps) has been submitted to and approved by the Local Planning Authority for that phase or sub-phase where relevant:

a) System description, supported by site plans;
b) Installed capacity and estimated output;
c) Site specific design requirements;
d) Detailed plan showing where the technology would be installed;
e) Relevant operational considerations, for example, fuel storage and delivery arrangements, avoidance of nuisance and air quality issues, and arrangements for maintenance; and,
f) Noise Output of air source heat pumps compared to site specific background levels.

The development of that relevant phase or sub-phase shall be implemented in accordance with the respective approved details prior to occupation and shall thereafter be maintained.

Reason: To secure low/ zero carbon energy generation and in the interests of the amenity of nearby residents, in accordance with Policy JP-S2: Carbon and Energy of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

41 Following the provisions of Condition 38 of this planning permission, where remediation is required on any relevant phase or sub-phase, the approved Remediation Strategy must shall be carried out to the satisfaction of the Local Planning Authority within agreed timescales for that phase or sub-phase; 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.

42 Development shall not commence on any relevant phase or sub-phase until final details of surface water drainage proposals have been submitted to and approved by the Local Planning Authority for that phase or sub-phase. The scheme shall be in accordance with the principles set out in the submitted Flood Risk Assessment and Drainage Strategy document and final detailed design must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (SuDs) (March 2015). This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed operation and maintenance arrangements for all SuDS features should also be provided.

The detailed design of the proposed surface water drainage system shall be appropriately phased to ensure that the benefits of SuDS delivered under this development are appropriate to the needs of this phase of the development of the site.

Each phase or sub phase of the scheme shall be implemented in accordance with the duly approved details before any of the buildings or dwellings hereby approved are first occupied or brought into use and maintained as such thereafter.

Reason: The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Policy JP-S4: Flood Risk and the Water Environment of the Places for Everyone Joint Development Plan and Chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the National Planning Policy Framework.

43 Any commercial and retail uses hereby approved shall only take place between the hours of 7am -11pm Monday - Thursday, 7am-12am Friday-Saturday and 8am - 11pm Sundays.

Reason: In order to define the permission and safeguard the amenities of occupiers of premises/dwellings in the vicinity, in accordance with Policy EN1/2: Townscape and Built Design and EN7/2: Noise Pollution of the Bury Unitary Development Plan and the National Planning Policy Framework.

44 No relevant phase or sub-phase of development shall be occupied until a detailed lighting scheme for that phase of development has been submitted to and approved in writing by the Local Planning Authority for that phase or sub-phase.

The detailed lighting scheme shall include site annotated plans showing lighting positions for the external spaces, facades, building elevations and structures they

illuminate, site plans showing horizontal and vertical overspill to include light trespass and source intensity, affecting surrounding residential premises and details of the lighting fittings including: colour, watts and periods of illumination. For the avoidance of doubt, the scheme shall include lighting to be placed along the edge of the site close to neighbouring residential properties.

All lighting works shall be implemented in accordance with the approved details and shall be completed prior to the occupation of any part of the development and shall thereafter be retained and maintained.

Reason: To ensure a high quality of external environment, to complement the development proposals, to protect and reinforce local character, and to protect the amenity of nearby residents from any light pollution pursuant to the principles of the National Planning Policy Framework.

45 Prior to the commencement of the landscaping works for any relevant phase or sub-phase hereby approved a Landscape and Ecological Management Plan (LEMP) shall be submitted for that phase or sub-phase to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:

a) Description and evaluation of features to be managed;
b) Ecological trends and constraints on site that might influence management;
c) Aims and objectives of management;
d) Appropriate management options for achieving aims and objectives.
e) Prescriptions for management actions;
f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
g) Details of the body or organization responsible for implementation of the plan; and,
h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism{s} by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting, JP-G8: Trees and Woodland of the Places for Everyone Joint Development Plan and chapter 15 - Conserving and enhancing the natural environment of the National Planning Policy Framework.

46 Notwithstanding the submitted details, no development of any relevant phase or sub-phase shall take place until a phasing plan for the construction of the development has been submitted to and approved in writing by the Local Planning Authority. The phasing plan shall include a programme of works for the provision of:- each of the proposed land uses within the site; any highway infrastructure associated with those uses; and the area(s) of recreational open space and any other areas of

amenity open space.

The development shall thereafter be carried out in accordance with the duly approved phasing plan(s).

Reason: To ensure that any phased development of the site takes place in an appropriate order and within an acceptable timescale, to ensure adequate provision of infrastructure to serve each phase given the scale of development proposed, in accordance with Policy JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan.

47 Notwithstanding the submitted details, no development of any relevant phase or sub-phase shall take place (including ground works, vegetation clearance) on that phase or sub-phase hereby approved until:

1. A detailed Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), in accordance with British Standards BS 5837:2012 have been submitted to and approved in writing by the Local Planning Authority;
2. Tree protection fencing has been erected in accordance with the details shown on the approved TPP, and;
3. The Local Planning Authority has been notified in writing of the erection of the Tree Protection Fencing and its full implementation in accordance with the approved TPP.

The tree protection provisions set out in the AMS shall be fully implemented and the tree protection fencing shall be retained, in the locations and to the standard shown on the TPP, for the duration of the construction period and no works shall take place and nothing shall be stored within the area enclosed by the Tree Protection Fencing until demolition and construction works have ceased.

Reason: A pre-commencement condition is required to ensure that adequate measures are put in place to protect existing trees which are to be retained as part of the development before any construction works commence, in the interests of visual amenity and to safeguard the ecological value provided by the trees on the site in accordance with the requirements of Policies EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan, Policy JP-G7: Policy JP-G7: Trees and Woodland of the Places for Everyone Plan and the National Planning Policy Framework.

48 Prior to the occupation of any relevant phase or sub-phase a scheme of hard and soft landscape works for each phase or sub-phase of development shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved.

These details shall include:

1) A scaled plan at 1:100 or 1:200 showing all existing vegetation and landscape features to be retained; and where used, locations of individually planted trees, areas of woodland, shrubs, hedges, herbaceous planting, bulbs, and areas of grass;

2) Within ornamental planting areas, plans should be sufficiently detailed to show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs;

3) Planting schedules noting species, plant sizes and proposed numbers/densities, and details of the proposed planting implementation programme;

4) Location, type and design of materials to be used for hard landscaping, including ground surfacing, paving, kerbs, edges, steps and furniture;

5) Specifications, where applicable for the following:
a) permeable paving;
b) tree pit design - indicating root available soil volumes and matched to species demands at mature size;
c) underground modular systems;
d) sustainable urban drainage integration;
e) surfacing within tree Root Protection Areas (RPAs);
f) Green Roof and Rain Gardens;
6) Specifications for operations associated with plant establishment and maintenance that are compliant with best practice;
7) Retaining structures, noting their height, design and facing materials;
8) Minor artefacts and structures; and
9) Proposed and existing functional services above and below ground.

All hard and soft landscape works shall be implemented in accordance with the approved details.

The works shall be implemented prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority and thereafter maintained.

Any trees or shrubs which, within a period of two five years from the completion of the phase of development, die, are removed or become seriously diseased or damaged, shall be replaced in the next planting season with others of similar size and species.

Reason: In order to secure the satisfactory development of the application site, ensure a high quality of external environment, reinforce local landscape character and to secure net gains to biodiversity in accordance with Policies EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan, Policies JP-G7: Trees and Woodland and JP-G8: Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

49 Prior to the commencement of any relevant phase or sub-phase of the development, details of a Local Labour and Training Proposal for that phase, in order to demonstrate commitment to recruit local labour for the duration of the relevant phase of the development, shall be submitted for approval in writing by the Local Planning Authority. The approved document shall be implemented as part of the relevant phase or sub-phase of the development.

In this condition a Local Labour and Training Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships;
ii) mechanisms for the implementation and delivery of the Local Labour Proposal; and,
iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives

Within one month prior to construction work being completed for any relevant phase or sub-phase of the development, a detailed report for that phase or sub-phase which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the Local Planning Authority.

Reason: To provide local economic benefits to the local labour force pursuant to Policy JP-J1: Supporting Long-Term Economic Growth of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

50 If within a period of 5 (five) years from the date of planting, any retained and provided tree is cut down, uprooted or destroyed or dies another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted, with the same type and of a heavy standard within the first planting season or at such time as may be specified in writing by the local planning authority. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.

Reason: In the interests of the character and appearance of the area and to ensure that the development complies with Policies EN1/2: Townscape and Built Design and EN8/2: Trees and Woodland of the Bury Unitary Development Plan and Policy JP-G7: Trees and Woodland of the Places for Everyone Joint Development Plan.

51 The drainage for any relevant phase or sub-phase of development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 2772-CIV-XX-XX-D-C-30003 Rev P 06- Dated 19.09.23 which was prepared by Civic Engineers, for that phase or sub-phase. For the avoidance of doubt surface water for phase 1A and phase 2 must drain at the restricted rate of 20 l/s and surface water for phase 1B must drain at the restricted rate of 3 l/s. Prior to occupation of the proposed development with any relevant phase or sub-phase, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of that phase or sub-phase of development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding, in accordance with the requirements of Policy JP-S4: Flood Risk and the Water Environment of the Places for Everyone Joint Development Plan, the National Planning Policy Framework and the National Planning Practice Guidance.

52 Prior to the installation of any external finishing materials within a relevant phase or sub-phase samples of the materials to be used in the construction of the external surfaces of that phase or sub-phase hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be implemented in accordance with the duly

approved materials.

Reason: No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan and the National Planning Policy Framework.

53 No construction shall commence (including demolition, site clearance and any earthworks) on plots A, B and C until details of the means of ensuring the water mains that are laid within the site boundary are protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing.

These details shall include the following:

i. Evidence that diversion works for the water main(s) have been agreed with the relevant statutory undertaker and that the approved works have been undertaken; and,

ii. Details of the means of ensuring the water main(s) is protected from damage as a result of the development. These details shall include the potential impacts on the water main(s) from construction activities and the impacts post completion of the development, including landscaping, on the water main(s) infrastructure, and identify mitigation measures, to protect and prevent any damage to the water main(s) both during construction and post completion of the development.

Any mitigation measures identified by (ii) shall be implemented in full prior to commencement of development in accordance with the approved details and shall be retained thereafter for the lifetime of the development.

Reason: In the interest of public health and to ensure protection of the public water supply pursuant to the principles of the National Planning Policy Framework.

54 No relevant phase or sub-phase of the development shall commence which requires the stopping-up or diversion of a public highway unless and until the required stopping-up order has been secured.

Reason: To secure the satisfactory development of the site in terms of the legal stopping-up of all affected highways and in order to maintain the integrity of the adopted highway network in the vicinity of the site pursuant to Policies JP-C5: Streets for All, JP-C6: Walking and Cycling and JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

55 No above-ground works may be commenced on a Plot (as identified on Drawing No. 207-JMA-MP-00-DR-A-001310 Rev. P01: Extent of Full and Outline Proposals) unless and until the land interests in that Plot are bound by the planning obligations set out in the draft Section 106 Agreement appended to the Agreement under Section 111 of the Local Government Act 1972 dated 25 September 2024 and made between the Local Planning Authority and The Prestwich Regeneration LLP or the

obligations are secured by other means to the satisfaction of the Local Planning Authority.

Reason: To ensure that the development cannot take place in a Plot unless the planning obligations, which are considered necessary to make the development acceptable, have been secured.

56 The uses of all the Plots and floors within those plots of the development hereby approved shall accord with the details and floor levels and floor areas specified within the Hybrid Planning Application - Development Specification, dated July 2024, unless submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of clarity and to ensure that sufficient space for the ground floor uses proposed in each of the approved buildings/ plots is secured, and sufficient library/ community space is provided.

57 This decision relates to the following drawings:

Site location plan 207-JMA-MP-XX-DR-A-000400 P00

Outline Plans
Drawing no. 207-JMA-MP-XX-DR-A-001601 Rev. P01: P1: Land Use Parameter Plan
Drawing no. 207-JMA-MP-XX-DR-A-001602 Rev. P01: P2: Max Site Heights Parameter Plan
Drawing no. 207-JMA-MP-XX-DR-A-001603 Rev. P01: P3 - Access & Movement Parameter Plan
Drawing no. 207-JMA-MP-XX-DR-A-001604 Rev. P01: P4 - Plots & Public Relam Parameter Plan
Drawing no. 207-JMA-MP-XX-DR-A-001605 Rev. P01: P5: Site Levels Parameter Plan

Site Plans
Ground floor Proposed site plan 207-JMA-MP-00-DR-A-001400 P01
First floor Proposed site plan 207-JMA-MP-01-DR-A-001401 P01
Roof Proposed site plan 207-JMA-MP-RF-DR-A-001410 P01
Second Floor (third and fourth similar) Proposed site plan 207-JMA-MP-02-DR-A-001402 P01

Demolition Plans
Longfield Centre Demolition Existing Context Elevation 207-JMA-MP-XX-DR-A-041500 P00
Fairfax Road A Demolition Existing Context Elevation 207-JMA-MP-XX-DR-A-041501 P00
Fairfax Road B Demolition Existing Context Elevation 207-JMA-MP-XX-DR-A-041502 P00
Poppythorn Lane A Demolition Existing Context Elevation 207-JMA-MP-XX-DR-A-041503
P00
Poppythorn Lane B Demolition Existing Context Elevation 207-JMA-MP-XX-DR-A-041504
P00
Poppy thorn Lane C Demolition Existing Context Elevation 207-JMA-MP-XX-DR-A-41505 P00
Bury New Road Demolition Existing Context Elevation 207-JMA-MP-XX-DR-A-041506

P00

Streetscene Elevations
Clayton Street A Proposed Context Elevation 207-JMA-MP-XX-DR-A-042400 P01
Clayton Street B Proposed Context Elevation 207-JMA-MP-XX-DR-A-042401 P01
Poppythorn Lane Proposed Context Elevation 207-JMA-MP-XX-DR-A-042402 P01
Rectory Lane Proposed Context Elevation 207-JMA-MP-XX-DR-A-042403 P01
Village Square Proposed Context Elevation 207-JMA-MP-XX-DR-A-042404 P01
Fairfax Road Proposed Context Elevation 207-JMA-MP-XX-DR-A-042405 P01

Section Plans
Highfield Road to Tramline Proposed Section 207-JMA-MP-XX-DR-A-051400 P01
Rectory Lane to Bury New Road Proposed Section 207-JMA-MP-XX-DR-A-051401 P01
Fairfax Road to Rectory Lane Proposed Section 207-JMA-MP-XX-DR-A-051402 P01
Rectory Lane to Highfield Place Proposed Section 207-JMA-MP-XX-DR-A-051403 P01

Plot A: Community Hub
Ground Floor GA Plan - 207-JMA-A-00-DR-A-022400
1st Floor GA Plan - 207-JMA-A-01-DR-A-022401
Roof GA Plan - 207-JMA-A-RF-DR-A-022410Village Square GA Elevation 207-JMA-A-XX-DR-A-042400
Calyton Street GA Elevation - 207-JMA-A-XX-DR-A-042401
Poppythorn Lane GA Elevation - 207-JMA-A-XX-DR-A-042402
Service yard GA elevation - 207-JMA-A-XX-DR-A-042403
Section A - JMA-A-XX-DR-A-052400
Section B JMA-A-XX-DR-A-052401
Study Bay 1 207-JMA-A-XX-DR-A-104401 P00
Study Bay 2 207-JMA-A-XX-DR-A-104402 P00
Study Bay 3 207-JMA-A-XX-DR-A-104403 P00

Plot B - Retail and Commercial Hub
Ground Floor GA plan 207-JMA-C-00-DR-A-022400 P01
First Floor GA plan 207-JMA-C-01-DR-A-022401 P01
Roof GA plan 207-JMA-C-RF-DR-A-022410 P00
Village Square elevation 207-JMA-B-XX-DR-A-042400 P00
Clayton Street elevation 207-JMA-B-XX-DR-A-042401 P00
Poppythorn Lane elevation 207-JMA-B-XX-DR-A-042402 P00
Service Yard elevation 207-JMA-B-XX-DR-A-042403 P00
Section A 207-JMA-B-XX-DR-A-052400 P00
Section B 207-JMA-B-XX-DR-A-052401 P00
Section C 207-JMA-B-XX-DR-A-052402 P00
Study Bay 1 207-JMA-B-XX-DR-A-104401 P00
Study Bay 2 07-JMA-B-XX-DR-A-104402
Study Bay 3 207-JMA-B-XX-DR-A-104403 P00

Plot C: Market Hall
Village Square GA elevation 207-JMA-C-XX-DR-A-042400 P00
Village Square GA elevation 207-JMA-C-XX-DR-A-042401 P00
Village Square GA elevation 207-JMA-C-XX-DR-A-042402 P00
Village Square GA elevation 207-JMA-C-XX-DR-A-042403 P00
Section A GA section 207-JMA-C-XX-DR-A-052400 P01
Section B GA section 207-JMA-C-XX-DR-A-052401 P01
Study bay 1 Village Square elevation 207-JMA-C-XX-DR-A-104401 P00
Study bay 2 Retail front elevation 207-JMA-C-XX-DR-A-104402 P00

Plot G: Travel Hub
Ground floor GA plan 207-JMA-G-00-DR-A-022400 P01
Typical ramp floor GA plan 207-JMA-G-01-DR-A-022401 P01
Roof GA plan 207-JMA-G-RF-DR-A-022410 P01
GA elevations and GA sections 207-JMA-G-XX-DR-A-042401 P01
Fairfax Road /Highfield Place GA elevations 207-JMA-G-XX-DR-A-042400 P01
Highfield Road Railway Elevation GA elevations & GA section 207-JMA-G-XX-DR-A-42401 P01
Study Bay 1 207-JMA-G-XX-DR-A-104401 P01
Study Bay 2 207-JMA-G-XX-DR-A-104402 P01

Landscape Plans
Landscape Masterplan Phase 1 & Outline Area 3107-PLA-XX-XX-DR-L-0002 P13
Temporary Landscape Interface Works 3107-PLA-XX-XX-DR-L-0004 P05
Landscape Masterplan - Phase 1 3107-PLA-XX-XX-DR-L-0006 P05

Supporting documents
Arboricultural Impact Assessment Rev C prepared by Tyler Grange;
Building for Life Assessment prepared by PlanIT;
Ecological Impact Assessment (including Bat and Protected Species Survey); prepared by Tyler Grange;
Environmental Statement prepared by Asteer Planning, including:

- Chapter 6: Socio-Economics
- Chapter 7: Townscape and Visual Impact Assessment prepared by PlanIT;
- Chapter 8: Transport Assessment, Framework Travel Plan and Parking Data and Parking Management Strategy prepared by Civic Engineers;
- Chapter 9: Noise and Vibration assessment prepared by Cundall;
- Chapter 10: Air Quality assessment prepared by Cundall;
- Chapter 11: Climate Change prepared by Hoare Lea

Flood Risk and Drainage Strategy prepared by Civic Engineers;
Health Impact Assessment prepared by AMION;
Sustainability and Energy Statement prepared by Hoare Lea;
Topographical Assessment by Greenhatch Group;
Highways and Car Parking Update Note Rev E prepared Civic Engineers
Amended Framework Travel Plan v1.6 prepared by Civic Engineers

The development shall not be carried out except in accordance with the drawings and documents hereby approved.

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, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

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

EC4	EC4 - Small and Growing Businesses
EC4/1	EC4/1 - Small Businesses
EC5/2	EC5/2 - Other Centres and Preferred Office Locations
EC6/1	EC6/1 - New Business, Industrial and Commercial Development
H1/2	H1/2 - Further Housing Development

H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
H4/1	H4/1 - Affordable Housing
H2/3	H2/3 - Extensions and Alterations
EN1/2	EN1/2 - Townscape and Built Design
EN1/4	EN1/4 - Street Furniture
EN1/7	EN1/7 - Throughroutes and Gateways
EN1/5	EN1/5 - Crime Prevention
EN1/8	EN1/8 - Shop Fronts
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
EN2/3	EN2/3 - Listed Buildings
EN6/3	EN6/3 - Features of Ecological Value
EN6/4	EN6/4 - Wildlife Links and Corridors
EN7/2	EN7/2 - Noise Pollution
EN7/3	EN7/3 - Water Pollution
EN7/4	EN7/4 - Groundwater Protection
EN7/5	EN7/5 - Waste Water Management
EN10	EN10 - Environmental Improvement
RT2/2	RT2/2 - Recreation Provision in New Housing Development
S1/2	S1/2 - Shopping in Other Town Centres
S1/5	S1/5 - Neighbourhood Centres and Local Shops
S2	S2 - Control of New Retail and Non-Retail Development
S2/1	S2/1 - All New Retail Proposals: Assessment Criteria
S2/2	S2/2 - Prime Shopping Areas and Frontages
S2/3	S2/3 - Secondary Shopping Areas and Frontages
S2/6	S2/6 - Food and Drink
S3	S3 - New Retail Development and Environmental Improvements
S3/1	S3/1 - New Retail Development Opportunities Within or Adjoining Town Centres
S3/3	S3/3 - Improvement and Enhancement (All Centres)
HT2	HT2 - Highway Network
HT2/1	HT2/1 - The Strategic Route Network
HT2/2	HT2/2 - Improvements to the Strategic Route Network
HT2/3	HT2/3 - Improvements to Other Roads
HT2/4	HT2/4 - Car Parking and New Development
HT2/5	HT2/5 - Public Car Parks
HT3/1	HT3/1 - Schemes to Assist Bus Movement
HT3/3	HT3/3 - Design of Roads for Bus Routes
HT3/4	HT3/4 - Schemes to Assist Metrolink
HT5	HT5 - Accessibility For Those With Special Needs
HT6/1	HT6/1 - Pedestrian and Cyclist Movement
HT6/3	HT6/3 - Cycle Routes
CF1/1	CF1/1 - Location of New Community Facilities
TC1	TC1 - Town Centres
TC2/1	TC2/1 - Upper Floors
TC2/2	TC2/2 - Mixed Use Development
Area PR1	Area PR1 - The Longfield Centre/Bury New Road
SPD1	Supplementary Planning Document 1 - Open Space, Sport and Recreation Provision in New Housing Development
SPD5	Development Control Policy Guidance Note 5: Affordable Housing Provision in New Residential Developments
JP-H2	Affordability of New Housing
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury

JP-Strat 6	Northern Areas
JP-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-S3	Heat and Energy Networks
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-G6	Urban Green Space
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-P1	Sustainable Places
JP-P2	Heritage
JP-P3	Cultural Facilities
JP-P4	New Retail and Leisure Uses in Town Centres
JP-P5	Education, Skills and Knowledge
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
JP-C3	Our Public Transport
JP-C4	Strategic Road Network
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guide

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:
Site location plan 207-JMA-MP-XX-DR-A-000400 P00

Outline Plans
P1 - Land Use Parameter Plan 207-JMA-MP-XX-DR-A-001601 P01
P2 - Max Site Heights Parameter Plan 207-JMA-MP-XX-DR-A-001602 P01
P3 - Access & Movement Parameter Plan 207-JMA-MP-XX-DR-A-001603 P01
P4 - Plots & Public Relam Parameter Plan 207-JMA-MP-XX-DR-A-001604 P01
P5 - Site Levels Parameter Plan 207-JMA-MP-XX-DR-A-001605 P01

Demolition site plan 207-JMA-MP-XX-DR-A-001500 P00
Illustrative masterplan 207-JMA-MP-XX-DR-A-001450 P01

Extent of Full and Outline Components 207-JMA-MP-00-DR-A-001310 P01
Phase 1 Proposed Construction Phasing plan 207-JMA-MP-XX-DR-A-001301 P01
Phase 2 Proposed Construction Phasing plan 207-JMA-MP-XX-DR-A-001302 P01

Site Plans
Ground floor Proposed site plan 207-JMA-MP-00-DR-A-001400 P01
First floor Proposed site plan 207-JMA-MP-01-DR-A-001401 P01
Roof Proposed site plan 207-JMA-MP-RF-DR-A-001410 P01
Second Floor (third and fourth similar) Proposed site plan 207-JMA-MP-02-DR-A-001402 P01

Demolition Plans
Longfield Centre Demolition Existing Context Elevation 207-JMA-MP-XX-DR-A-041500 P00
Fairfax Road A Demolition Existing Context Elevation 207-JMA-MP-XX-DR-A-041501 P00
Fairfax Road B Demolition Existing Context Elevation 207-JMA-MP-XX-DR-A-041502 P00
Poppythorn Lane A Demolition Existing Context Elevation 207-JMA-MP-XX-DR-A-041503 P00
Poppythorn Lane B Demolition Existing Context Elevation 207-JMA-MP-XX-DR-A-041504 P00
Poppy thorn Lane C Demolition Existing Context Elevation 207-JMA-MP-XX-DR-A-41505 P00
Bury New Road Demolition Existing Context Elevation 207-JMA-MP-XX-DR-A-041506 P00

Streetscene Elevations
Clayton Street A Proposed Context Elevation 207-JMA-MP-XX-DR-A-042400 P01
Clayton Street B Proposed Context Elevation 207-JMA-MP-XX-DR-A-042401 P01
Poppythorn Lane Proposed Context Elevation 207-JMA-MP-XX-DR-A-042402 P01
Rectory Lane Proposed Context Elevation 207-JMA-MP-XX-DR-A-042403 P01
Village Square Proposed Context Elevation 207-JMA-MP-XX-DR-A-042404 P01
Fairfax Road Proposed Context Elevation 207-JMA-MP-XX-DR-A-042405 P01

Section Plans
Highfield Road to Tramline Proposed Section 207-JMA-MP-XX-DR-A-051400 P01
Rectory Lane to Bury New Road Proposed Section 207-JMA-MP-XX-DR-A-051401 P01
Fairfax Road to Rectory Lane Proposed Section 207-JMA-MP-XX-DR-A-051402 P01
Rectory Lane to Highfield Place Proposed Section 207-JMA-MP-XX-DR-A-051403 P01

Plot A: Community Hub
Ground Floor GA Plan - 207-JMA-A-00-DR-A-022400
1st Floor GA Plan - 207-JMA-A-01-DR-A-022401
Roof GA Plan - 207-JMA-A-RF-DR-A-022410Village Square GA Elevation 207-JMA-A-XX-DR-A-042400
Calyton Street GA Elevation - 207-JMA-A-XX-DR-A-042401
Poppythorn Lane GA Elevation - 207-JMA-A-XX-DR-A-042402
Service yard GA elevation - 207-JMA-A-XX-DR-A-042403
Section A - JMA-A-XX-DR-A-052400
Section B JMA-A-XX-DR-A-052401
Study Bay 1 207-JMA-A-XX-DR-A-104401 P00
Study Bay 2 207-JMA-A-XX-DR-A-104402 P00
Study Bay 3 207-JMA-A-XX-DR-A-104403 P00

Plot B - Retail and Commercial Hub
Ground Floor GA plan 207-JMA-C-00-DR-A-022400 P01
First Floor GA plan 207-JMA-C-01-DR-A-022401 P01
Roof GA plan 207-JMA-C-RF-DR-A-022410 P00
Village Square elevation 207-JMA-B-XX-DR-A-042400 P00
Clayton Street elevation 207-JMA-B-XX-DR-A-042401 P00
Poppythorn Lane elevation 207-JMA-B-XX-DR-A-042402 P00
Service Yard elevation 207-JMA-B-XX-DR-A-042403 P00
Section A 207-JMA-B-XX-DR-A-052400 P00
Section B 207-JMA-B-XX-DR-A-052401 P00
Section C 207-JMA-B-XX-DR-A-052402 P00
Study Bay 1 207-JMA-B-XX-DR-A-104401 P00
Study Bay 2 07-JMA-B-XX-DR-A-104402
Study Bay 3 207-JMA-B-XX-DR-A-104403 P00

Plot C: Market Hall
Village Square GA elevation 207-JMA-C-XX-DR-A-042400 P00
Village Square GA elevation 207-JMA-C-XX-DR-A-042401 P00
Village Square GA elevation 207-JMA-C-XX-DR-A-042402 P00
Village Square GA elevation 207-JMA-C-XX-DR-A-042403 P00
Section A GA section 207-JMA-C-XX-DR-A-052400 P01
Section B GA section 207-JMA-C-XX-DR-A-052401 P01
Study bay 1 Village Square elevation 207-JMA-C-XX-DR-A-104401 P00
Study bay 2 Retail front elevation 207-JMA-C-XX-DR-A-104402 P00

Plot G: Travel Hub
Ground floor GA plan 207-JMA-G-00-DR-A-022400 P01
Typical ramp floor GA plan 207-JMA-G-01-DR-A-022401 P01
Roof GA plan 207-JMA-G-RF-DR-A-022410 P01
GA elevations and GA sections 207-JMA-G-XX-DR-A-042401 P01
Fairfax Road /Highfield Place GA elevations 207-JMA-G-XX-DR-A-042400 P01
Highfield Road Railway Elevation GA elevations & GA section 207-JMA-G-XX-DR-A-42401 P01
Study Bay 1 207-JMA-G-XX-DR-A-104401 P01
Study Bay 2 207-JMA-G-XX-DR-A-104402 P01

Landscape Plans
Landscape Masterplan Phase 1 & Outline Area 3107-PLA-XX-XX-DR-L-0002 P13
Temporary Landscape Interface Works 3107-PLA-XX-XX-DR-L-0004 P05
Landscape Masterplan - Phase 1 3107-PLA-XX-XX-DR-L-0006 P05

Supporting documents
Arboricultural Impact Assessment Rev C prepared by Tyler Grange;
Building for Life Assessment prepared by PlanIT;
Ecological Impact Assessment (including Bat and Protected Species Survey), prepared by Tyler Grange;
Environmental Statement prepared by Asteer Planning, including:

- Chapter 6: Socio-Economics
- Chapter 7: Townscape and Visual Impact Assessment prepared by PlanIT;
- Chapter 8: Transport Assessment, Framework Travel Plan and Parking Data and Parking Management Strategy prepared by Civic Engineers;
- Chapter 9: Noise and Vibration assessment prepared by Cundall;
- Chapter 10: Air Quality assessment prepared by Cundall;
- Chapter 11: Climate Change prepared by Hoare Lea

Flood Risk and Drainage Strategy prepared by Civic Engineers;
Health Impact Assessment prepared by AMION;
Sustainability and Energy Statement prepared by Hoare Lea;
Topographical Assessment by Greenhatch Group;
Highways and Car Parking Update Note Rev E prepared Civic Engineers
Amended Framework Travel Plan v1.6 prepared by Civic Engineers

NOTES TO APPLICANT

1. S106/ S111 Agreements and s106 Agreement
   This planning permission needs to be read in conjunction with the binding S106/ S111 Planning Agreement signed on 25 September 2025 and any associated s278 Highway Act Agreement(s).

3. BATS
   Whilst the site has been assessed as low risk for bats, the applicant is reminded that

under the Habitat Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition, or during removal of any trees, all work should cease immediately, and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

4. BIRDS
The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a bird's nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

2. In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process

5. BUILDING CONTROL
The applicant is advised that, even if no building work is proposed, approval may also be required under Building Regulations. The advice of the Building Control Service should be sought before the use commences. The Council's Building Control Service can be contacted on 0161 203 5313.

If any amendments are proposed to the drawings approved herewith when making application under the Building Regulations, a note to that effect should be made on the revised drawings.

6. DRAINAGE
The site is to be drained on a separate system of drainage with surface water and foul sewage being combined at the last manhole before connection to public sewer.

Surface water discharge to be limited to existing flow from site less a minimum 40% reduction in run-off to allow for climate change to prevent surcharge of public sewerage system downstream of the proposed development.

Approval for a surface water connection to the watercourse should be obtained from:

Main River - Environment Agency, Appleton House, 430 Birchwood Boulevard, Birchwood, Warrington, WA3 7WD. Tel: 08708 506506.

Ordinary Watercourse - Major Projects Group, Bury Council, 3 Knowsley Place, Duke Street, Bury, BL9 0EJ, 0161 253 5847
https://www.bury.gov.uk/index.aspx?articleid=11128

Application forms for permission to connect to the public sewer should be obtained by telephoning United Utilities PLC on 0845 602 0406 or online at www.unitedutilities.com

7. Landscaping Design
The applicant is advised that good quality landscape schemes should contain the

following information:
1. Location plan to identify the site with scale and north point
2. Information on ground levels, preparation and improvement
3. Proposed top soil depths (tree pit dimensions for trees)
4. Existing vegetation and site features to be retained or removed. Methods for the protection of existing trees and shrubs whilst development is being carried out
5. Layout of beds - NB - It is not sufficient to list plant materials without showing the layout
6. Staking and tying methods (generally for trees only)
7. Whether plant material is container grown (container size to be specified), or bare rooted
8. Density of plant material or planting centres, sizes of plant material (shrub height, tree girth, height of feathered whips)
9. British Standards References (nursery stock, topsoil etc)
10. Accurate plant names, grass/wildflower seed mixes (type and sowing rate and turf types)
The provision of this information on submitted landscape proposals will speed up the time taken to consider schemes.

8. Local lead Flood Authority
The applicant will require an agreement with the appropriate Water and Sewerage Undertaker to connect to the public sewerage system, alongside any Section 104 agreements for the adoption of the proposed surface water sustainable drainage system.

9. The Control of Noise (Appeals) 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.

10. Removal of Trees
The applicant is advised that no removal of or works to any trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

11. United Utilities
The applicant is advised that public sewers cross the site and United Utilities (UU)

will not allow building over them. UU require an access strip for maintenance or replacement of each sewer and this access must not be compromised in any way. The minimum distances that might be acceptable to UU are detailed within Part H of the Building Regulations however, it is recommended the applicant determines the precise location, size, depth and condition of each pipeline as this is likely to influence the required stand-off distance from any structure.

12. Passive Charging Provision
The reference to passive provision in condition no. 30 is considered to mean availability for containment to enable additional provision to come forward in the future without the need to re-engineer the building(s).

Signed:

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On behalf of the Council

Date of Decision: 26/09/2024