

NOTICE OF PLANNING PERMISSION

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

To:

Miss Ellis
Portakabin LTD
174 Leeds Hire Centre
Gelderd Road
Leeds
Hartlepool
LS12 6LZ

On Behalf Of:

Mclean
Elms Bank School
Ripon Avenue
Unsworth
Manchester
M45 8PJ

PART 1 - Particulars of Application

Application Number: 71926

Date of Registration: 22/07/2025

Proposal:

Installation of temporary Portakabin single-storey building to be used as a classroom for a temporary period of 156 weeks.

Location:

Elms Bank Specialist Arts College, Ripon Avenue, Whitefield, Manchester, M45 8PJ

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 Permission is hereby granted for a limited period only, namely for a period expiring 3 years from the date of this decision notice, and the building, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued at the end of the said period and the land reinstated to its former condition unless a valid application is received by the Local Planning Authority for its retention.

Reason. In view of the temporary nature of the development and in order to retain control over its continued use having regard to the particular nature of the site and surroundings pursuant to The National Planning Policy Framework.

- 2 This permission relates to the following plans:

Drawing no. JE420066054A: Location Plan, Proposed Block Plan; and,

Drawing no. HD/14251/01: Proposed elevations & floor plan

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

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

EN1/2	EN1/2 - Townscape and Built Design
EN7/2	EN7/2 - Noise Pollution
EN7/5	EN7/5 - Waste Water Management
HT5/1	HT5/1 - Access For Those with Special Needs
CF1/1	CF1/1 - Location of New Community Facilities
JP-P5	Education, Skills and Knowledge
JP-C8	Transport Requirements of New Development
JP-P1	Sustainable Places
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-P3	Cultural Facilities
JP-S2	Carbon and Energy
JP-C2	Digital Connectivity
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
NPPF	National Planning Policy Framework

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

Drawing no. JE420066054A: Location Plan, Proposed Block Plan

Drawing no. HD/14251/01: Proposed elevations & floor plan

NOTES TO APPLICANT

1. COMMENCEMENT OF DEVELOPMENT NOTICE

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-appli>

cation-process

2. AC UNITS REQUIRE SEPARATE PERMISSION

The air conditioning units present on the rear elevation need separate planning permission from the Local Planning Authority. Please submit an application within 2 months of the date of the decision.

Signed:

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

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On behalf of the Council

Date of Decision: 23/10/2025