

NOTICE OF PLANNING PERMISSION

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

To:

Mr Daniel Markwart
Studio OL3 Ltd
Unit 23
Oldham Broadway Business Park
Broadgate
Chadderton
OL9 9XA

On Behalf Of:

The School Governors
Bury C of E High School
Haslam Brow
Bury
BL9 0TS

PART 1 - Particulars of Application

Application Number: 68591

Date of Registration: 23/06/2022

Proposal:

Creation of additional vehicle parking area to provide 29 additional spaces and erection of 2.4m - 3m high fencing

Location:

Bury C of E High School, Haslam Brow, Bury, BL9 0TS

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings:
Location Plan (Dwg no. 701)
General Arrangement (Dwg no. 101)
Demolitions/Strip Out (Dwg no. 102)
Surfacing Drawing (Dwg no. 103)
Indicative Drainage (Dwg no. 104)
Fencing and Access Control (Dwg no. 105)
Fencing Details (Dwg no. 106)
Landscaping Plan (Dwg no. 107)
Hazard ID and Site Compound (Dwg no. 108),
and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
- 3 Six car parking spaces shall be provided with electric vehicle (EV) charging points

(minimum 7kW*) prior to the use of those spaces.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2011 to be used (note this version is due to be replaced by BS EN 61851-1:2019 on 5 July 2022).

Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

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

EN1/2 EN1/2 - Townscape and Built Design

SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

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

Applicant Plan Numbers:

Location Plan (Dwg no. 701)

General Arrangement (Dwg no. 101)

Demolitions/Strip Out (Dwg no. 102)

Surfacing Drawing (Dwg no. 103)

Indicative Drainage (Dwg no. 104)

Fencing and Access Control (Dwg no. 105)

Fencing Details (Dwg no. 106)

Landscaping Plan (Dwg no. 107)

Hazard ID and Site Compound (Dwg no. 108)

NOTES TO APPLICANT

1. During and after construction reasonable avoidance measures shall be taken to protect United Utilities assets at the site in accordance with 'Standard Conditions for Works Adjacent to Pipelines' (United Utilities Document Ref. 90048, Issue 3.1, July 2015)
2. **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.

Signed:



3 of 3

.....
On behalf of the Council

Date of Decision: 02/11/2022