

NOTICE OF PLANNING PERMISSION

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

To:

Mrs Patterson
Gary Hoerty Associates
Suite 9
Grindleton Business Centre
The Spinney
Grindleton, Clitheroe
BB7 4DH

On Behalf Of:

Mr Entwistle
Higher Woodhill Farm Woodhill Road
Bury
BL8 1BS

PART 1 - Particulars of Application

Application Number: 71221

Date of Registration: 11/11/2024

Proposal:

Erection of a polytunnel to accommodate a slurry bag and associated equipment to produce a renewable fuel (biogas) for generating onsite heat and energy

Location:

Higher Woodhill Farm, Woodhill Road, Bury,
BL8 1BS

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 This decision relates to drawings numbered - Proposed and existing plans, elevations and site location plan ENT.508.3572.01 B - 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 and Places for Everyone Joint Development Plan listed.
- 2 The polytunnel hereby approved shall be permanently removed from site within 3 months once no longer required to serve the site or serve the operations of the site.
Reason: In the interests of the visual amenity pursuant to OL1/2 – New Buildings in the Green Belt of the Bury Unitary Development Plan and the principles of the NPPF.
- 3 Permission is hereby granted for a limited period only, namely for a period expiring 5 years from the date of this decision notice, and the building, works and use and any

equipment associated with the polytunnel use or 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 within 3 months of cessation.

Reason. In view of the temporary nature of the development and having regard to the particular nature of the site and surroundings pursuant to 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:

NPPF	National Planning Policy Framework
OL5/2	OL5/2 - Development in River Valleys
EN6/4	EN6/4 - Wildlife Links and Corridors
EN1/2	EN1/2 - Townscape and Built Design
EC4/1	EC4/1 - Small Businesses
OL1/2	OL1/2 - New Buildings in the Green Belt
OL4/4	OL4/4 - Agricultural Diversification
GMMW	GMMWP - Greater Manchester Minerals and Waste Plan
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JP-C2	Digital Connectivity
JP-G1	Landscape Character
JP-G9	The Green Belt
JP-S1	Sustainable Development
JP-S2	Carbon and Energy
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt

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:

Proposed and existing plans, elevations and site location plan ENT.508.3572.01 B

NOTES TO APPLICANT

- . INFORMATIVE - The Control of Noise (Appeals) Regulations 1974, 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 1974.

Signed:

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

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On behalf of the Council

Date of Decision: 29/01/2025