

NOTICE OF PLANNING PERMISSION

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

To:

Mr Jordan Guy
Arup
Piccadilly Place
Manchester
M1 3BN

On Behalf Of:

Mark Mustard
Northern Care Alliance
Nhs Foundation Trust
Mayo Building, Salford Royal
Stott Lane
Salford
M6 8HD

PART 1 - Particulars of Application

Application Number: 72438

Date of Registration: 07/10/2025

Proposal:

Variation of condition no. 2 on planning permission 70502 (Installation of a generator compound containing 2 no. generators and 2 no. fuel tanks with surrounding fence): Best Available Techniques (BAT) guidelines are no longer applicable, the generators should now be assessed against the Medium Combustion Plant Directive (MCPD)

Location:

Fairfield General Hospital, Rochdale Old Road, Bury, BL9 7TD

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 040099 P02, 040100 P02, 040101 P02, 040110 P03, 040111 P03, 041111 P03, 041112 P01 and supporting documents: Planning Statement including Non-designated Heritage Asset Statement Emissions Impact Assessment Report V2 30th September 2025 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.
- 2 Notwithstanding the details included within the approved drawings, The installed generators shall only be used for testing purposes for no more than 50 hours per year and in situations where the primary power supply to the hospital has failed. The generator shall comply with the emission limits set out in the Medium Combustion Plant Directive (MCPD).
Reason. In order to improve the dispersion of emissions and reduce the overall

impacts and concentrations at receptor locations pursuant to Places for Everyone Joint Development Plan Policy JP-S5 - Clean Air.

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:

CF1	CF1 - Proposals for New and Improved Community Facilities
EN1/2	EN1/2 - Townscape and Built Design
EN7/2	EN7/2 - Noise Pollution
HT2/4	HT2/4 - Car Parking and New Development
JP-P6	Health
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-S2	Carbon and Energy
JP-S5	Clean Air
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:

040099 P02, 040100 P02, 040101 P02, 040110 P03, 040111 P03, 041111 P03, 041112 P01 and supporting documents:

Planning Statement including Non-designated Heritage Asset Statement
Emissions Impact Assessment Report V2 30th September 2025

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'for haw', written in a cursive style.

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On behalf of the Council

Date of Decision: 19/11/2025