

NOTICE OF PLANNING PERMISSION

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

To:

Paul Williams
Mosaic Town Planning
Bloc
17 Marble Street
Manchester
M2 3AW

On Behalf Of:

Michael Bromley
Bury College
Woodbury Centre
Market Street
Bury
BL9 0BG

PART 1 - Particulars of Application

Application Number: 70295

Date of Registration: 29/11/2023

Proposal:

Proposed new glazed entrance enclosure to form principal entrance, alteration of existing window openings, closure of vehicular access, and provision of new public realm including wheelchair accessible route

Location:

Bury College Woodbury Centre, Market Street, Bury, BL9 0BG

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 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.

- 2 This permission relates to the following plans and documents:

Drawing no. 7035W L(00) 00 Rev. 01 - Location Plan;
Drawing no. P 7035W L00- 05 03 - Site Plan, Proposed;
Drawing no. P 7035W L(2-)11 Rev. 04 - Proposed Elevations Sheet 2;
Drawing no. P 7035W L(2-)13 04 - Proposed Elevations Sheet 4;
Drawing no. 7035W L(2-) 15 01 - New Entrance Level 1 - Ground Floor Section A & B;
Drawing no. P 7035 L1- 20 Rev. 07 - New Entrance Level 1 Ground Floor Plan Proposed Layout;

Drawing no. P 7035 L1- 10 Rev. 11 - Proposed Level 1 Ground Floor Plan;
Drawing no. WBE-ITR-00-XX-DR-L-0003 Rev. P06 - Proposed Levels;
Drawing no. WBE-ITR-00-XX-DR-L-0004 Rev. P06 - Existing Levels;
Drawing no. P 7035W L(2-)50 02 - Proposed Entrance Supplementary;
Drawing no. WBE-ITR-00-XX-DR-L-0310 Rev. P01 - Landscape Bespoke Details;
Drawing no. WBE-ITR-00-XX-DR-L-0101 Rev. P05 - Landscape General Arrangement;
Drawing no. WBE-ITR-00-XX-DR-L-0001 Rev. P06 - Landscape Masterplan;
Drawing no. WBE-ITR-00-XX-DR-L-0002 Rev. P02 - Landscape Strategy Plan;
Drawing no. 7035W L(2-)50 Rev. 03 - Woodbury Proposed Entrance Supplementary; and,
Construction Environmental Management 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 and in accordance with the policies contained within the Bury Unitary Development Plan and the National Planning Policy Framework.

- 3 Notwithstanding any description of materials in the application and the requirements of condition no. 2 of this permission, no above ground works shall take place until samples of all materials to be used on the external surfaces of the extension hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: To ensure use of appropriate materials which are sympathetic to the character of the host buildings and the street scene in the interests of visual amenity in accordance with the requirements of Policy EN1/2 of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 4 The works to close the existing vehicular access and form the provision of the new public open realm including wheelchair accessible route, as shown on the approved drawings, shall not be commenced unless and until a photographic dilapidation survey of the footways and carriageways abutting the site has been submitted to and approved in writing by the Local Planning Authority.

Prior to the entrance, public realm and wheelchair accessible route hereby approved being brought into use, all highway remedial works identified as a result of the dilapidation survey and caused by the development shall be implemented in order to restore their previous condition unless or otherwise in accordance with details to be approved in writing the Local Planning Authority

Reason: To maintain the integrity of the adopted highway, in the interests of highway safety in accordance with policies HT2, and EN1/2 of the UDP and the National Planning Policy Framework..

- 5 The works to close the vehicular access and form the provision of the new public open realm including wheelchair accessible route shall not be commenced unless and until full details of all highway works required as a result of the proposed development, incorporating the formation of a replacement cycle provision in the

location of the redundant vehicular access, measures to prevent the discharge of surface water onto the adopted highway, demarcation of the limits of the adopted highway, bollard/pedestrian guard railing/street lighting column/road gully replacement, provision and/or relocation and all associated highway and highway drainage remedial works, have been submitted on a topographical based survey of the site and adjacent adopted highways to the Local Planning Authority. The details subsequently approved shall be implemented in accordance with the approved details prior to the principal entrance, public realm and wheelchair accessible route hereby approved being brought into use.

Reason: To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety, in accordance with policies EN1/2, HT6/2 and HT6/1 of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 6 The site access arrangements, measures and facilities detailed in the approved 'Construction Environmental Management Plan' along with measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the sites and measures to minimise dust nuisance caused by the operations, shall be adhered to throughout the construction period.

Reason: To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, ensure adequate construction traffic access and materials storage arrangements for the duration of the demolition and construction periods and that the adopted highways are kept free of deposited material from the ground works operations, in accordance with policies HY6/2 and EN1/2 of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 7 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the landscaping scheme for the site shown on drawing nos.
WBE-ITR-00-XX-DR-L-0310 Rev. P01 - Landscape Bespoke Details;
WBE-ITR-00-XX-DR-L-0101 Rev. P05 - Landscape General Arrangement;
WBE-ITR-00-XX-DR-L-0001 Rev. P06 - Landscape Masterplan; and,
WBE-ITR-00-XX-DR-L-0002 Rev. P02 - Landscape Strategy Plan; shall be carried out during the first planting after the development is substantially completed and the areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with the details shown on the approved plan. 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 and EN1/3 of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 8 The stonework and brickwork forming part of the building to be removed to taken down to facilitate the extension shall be carefully taken down, protected and securely stored for later re-use in repairing the building and the area of demolition.

Reason: In order that such materials may be reused at a later date, in accordance with policies EN1 and EN2 of Bury Unitary Development Plan and the National Planning Policy Framework.

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

TC3	TC3 - Bury Town Centre
CF2	CF2 - Education Land and Buildings
CF2/1	CF2/1 - Bury College
HT2	HT2 - Highway Network
HT2/2	HT2/2 - Improvements to the Strategic Route Network
HT2/4	HT2/4 - Car Parking and New Development
HT2/6	HT2/6 - Replacement Car Parking
HT4	HT4 - New Development
HT6	HT6 - Pedestrians and Cyclists
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
EN1	EN1 - Built Environment
EN1/2	EN1/2 - Townscape and Built Design
EN1/3	EN1/3 - Landscaping Provision
EN1/7	EN1/7 - Throughroutes and Gateways
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:

Drawing no. 7035W L(00) 00 Rev. 01 - Location Plan;
Drawing no. P 7035W L00- 05 03 - Site Plan, Proposed;
Drawing no. P 7035W L(2-)11 Rev. 04 - Proposed Elevations Sheet 2;
Drawing no. P 7035W L(2-)13 04 - Proposed Elevations Sheet 4;
Drawing no. 7035W L(2-) 15 01 - New Entrance Level 1 - Ground Floor Section A & B;
Drawing no. P 7035 L1- 20 Rev. 07 - New Entrance Level 1 Ground Floor Plan Proposed Layout;
Drawing no. P 7035 L1- 10 Rev. 11 - Proposed Level 1 Ground Floor Plan;
Drawing no. WBE-ITR-00-XX-DR-L-0003 Rev. P06 - Proposed Levels;
Drawing no. WBE-ITR-00-XX-DR-L-0004 Rev. P06 - Existing Levels;
Drawing no. P 7035W L(2-)50 02 - Proposed Entrance Supplementary;
Drawing no. WBE-ITR-00-XX-DR-L-0310 Rev. P01 - Landscape Bespoke Details;
Drawing no. WBE-ITR-00-XX-DR-L-0101 Rev. P05 - Landscape General Arrangement;
Drawing no. WBE-ITR-00-XX-DR-L-0001 Rev. P06 - Landscape Masterplan;
Drawing no. WBE-ITR-00-XX-DR-L-0002 Rev. P02 - Landscape Strategy Plan;
Drawing no. 7035W L(2-)50 Rev. 03 - Woodbury Proposed Entrance Supplementary; and,
Construction Environmental Management Plan

NOTES TO APPLICANT

1. The applicant is advised that the proposed works may require approval under the Building Regulations. Any amendments to the hereby permitted scheme that may be

necessary to comply with the Building Regulations must also be approved in writing by the Local Planning Authority in order that any planning implications arising from those amendments may be properly considered.

2. The applicant's attention is drawn to the need to consult the Department of Operations/ the Highways team regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the developer.
3. The applicant's attention is drawn to the potential need to complete a Section 278 Agreement (or similar licence) under the Highways Act 1980 regarding the works affecting the existing adopted highway. Please contact Bury Highway's Team to arrange this.
4. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of foundations or part of the public realm works on or under the adjacent adopted highway.

Signed:



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On behalf of the Council

Date of Decision: 26/01/2024