

# NOTICE OF PLANNING PERMISSION

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

**To:**

Rachel Harrison  
Pegasus Group  
4 St Paul's Square  
Liverpool  
L3 9SJ

**On Behalf Of:**

Greater Manchester Combined Authority  
Bury Community Fire Station  
Magdalene Road  
Bury  
BL9 0ES

---

### PART 1 - Particulars of Application

**Application Number:** 72595

**Date of Registration:** 28/11/2025

**Proposal:**

Installation of Air Source Heat Pump (ASHP) to replace gas fired boilers and associated works

**Location:**

Bury Community Fire Station, Magdalene Road, Bury, BL9 0ES

---

### 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 Site location plan  
GMFRS-BUR-PARR-XX-00-DR-A-9001 C1

Proposed electrical services layout 312991-HAH-BY-00-D-E-09610 P02  
Proposed site services layout 312991-HAH-BY-00-D-ME-09610 P02  
Proposed electrical schematic 312991-HAH-BY-XX-D-E-06010 P02  
Proposed strip out of LTHW System 312991-HAH-BY-00-D-M-05601 P01  
Proposed LTHW System Schematic 312991-HAH-BY-00-D-M-05602 P01  
Proposed PTHW Heating layout 312991-HAH-BY-00-D-M-05610 P02

Proposed M&E elevations GMFRS-BUR-PARR-XX-00-DR-ME-5005 C1  
Proposed M&E layout GMFRS-BUR-PARR-XX-00-DR-ME-5003 C1

Mechanical Services Equipment Schedule HH\_Form\_M\_01

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.

- 3 The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);
- II. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

**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  
EC1/3 Land Suitable for Business (B1), Office and Hotel/Conference Facility Uses  
EN1/2 EN1/2 - Townscape and Built Design  
EN7/2 EN7/2 - Noise Pollution  
JP-S3 Heat and Energy Networks  
JP-S2 Carbon and Energy

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:**

Site location plan GMFRS-BUR-PARR-XX-00-DR-A-9001 C1

Proposed electrical services layout 312991-HAH-BY-00-D-E-09610 P02

Proposed site services layout 312991-HAH-BY-00-D-ME-09610 P02

Proposed electrical schematic 312991-HAH-BY-XX-D-E-06010 P02

Proposed strip out of LTHW System 312991-HAH-BY-00-D-M-05601 P01

Proposed LTHW System Schematic 312991-HAH-BY-00-D-M-05602 P01  
Proposed PTHW Heating layout 312991-HAH-BY-00-D-M-05610 P02

Proposed M&E elevations GMFRS-BUR-PARR-XX-00-DR-ME-5005 C1  
Proposed M&E layout GMFRS-BUR-PARR-XX-00-DR-ME-5003 C1

Mechanical Services Equipment Schedule HH\_Form\_M\_01

### NOTES TO APPLICANT

- . The applicant's attention is drawn to the requirements of section 79 of the Environmental Protection Act 1990 - Statutory Nuisances

Signed:



3 of 3

.....  
On behalf of the Council

**Date of Decision:** 14/01/2026