

NOTICE OF PLANNING PERMISSION

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

To:

Mr Keith Berry
Bury Council Architects Section
Operational Services
Bury Town Hall
Knowsley Street
Bury
BL9 0ST

On Behalf Of:

Mr Keith Berry
Bury Council Architects Section
Room 7
Bury Town Hall
Knowsley Street
Bury
BL9 0ST

PART 1 - Particulars of Application

Application Number: 67922

Date of Registration: 14/02/2022

Proposal:

Single storey infill extension to front elevation corner including canopy; Entrance road to be altered to cater for new extension plus 5 new parking spaces; Store to be replaced with new cycle shelter.

Location:

Chantlers County Primary School, Foulds Avenue, Bury, BL8 2SF

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 numbered A100 RevB, A101 RevC, and A113 RevE 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 The external finishing materials for the proposal hereby approved shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 4 The amended vehicular access and replacement pedestrian facilities indicated on approved plan reference A113 Revision E shall be implemented to satisfaction of the

Local Planning Authority before the development hereby approved is brought into use.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT6/2 - Pedestrian/ Vehicular Conflict of the Bury Unitary Development Plan.

- 5 The car parking indicated on approved plan reference A113 Revision E shall be surfaced, demarcated and implemented to a programme to be agreed with the Local Planning Authority and thereafter maintained available for use at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

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:

NPPF	National Planning Policy Framework
EN1/2	EN1/2 - Townscape and Built Design
EN1/3	EN1/3 - Landscaping Provision
EN5/1	EN5/1 - New Development and Flood Risk
CF1/1	CF1/1 - Location of New Community Facilities
CF2	CF2 - Education Land and Buildings
RT2/3	RT2/3 - Education Recreation Facilities
HT5/1	HT5/1 - Access For Those with Special Needs
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
HT2/4	HT2/4 - Car Parking and New Development
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD12	Development Control Policy Guidance Note 12 - Travel Plans in Bury
SPD3	Development Control Policy Guidance Note 3: Planning Out Crime in New Development
EN7/5	EN7/5 - Waste Water Management

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:

Existing Floor Plan & Elevations (dwg no.A102)
Location Plan & Proposed Site Plan (dwg no.A100 RevB)
Proposed Plan & Elevations (dwg no.A101 RevC)
Existing & Proposed Parking Area Site Plan (dwg no.A113 RevE)

NOTES TO APPLICANT

1. The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining feature is unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0800 288 4242. Further information is available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

2. The new external fittings (i.e. shutters, windows or doors, cycle storage) should be certified to Secured by Design standards.

All aspects of the proposed extension, particularly doorways should be illuminated with dusk till dawn lighting.

Coverage for any CCTV systems and alarms will need to be reviewed to check all areas of the development are covered.

Signed:



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On behalf of the Council

Date of Decision: 23/05/2022