

NOTICE OF PLANNING PERMISSION

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

To:

Miss Katie Eyres
United Utilities
Thirlmere House
Lingley Mere Business Park
Lingley Green Avenue
Warrington
WA5 3LP

On Behalf Of:

United Utilities
Lingley Mere Business Park
Lingley Green Avenue
Great Sankey
Warrington
WA5 3LP

PART 1 - Particulars of Application

Application Number: 69909

Date of Registration: 18/07/2023

Proposal:

Installation of 1 no. electrical control building
in association with wider permitted
development works

Location:

Bury Waste Water Treatment Works,
Crossfield Street, Bury, BL9 9TF

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
80062960-02-UU-BURYZ-97-DR-C-00010P02, 11P03, 12P03, 13P03, 14P03,
15P03
80062960-02-UU-BURYZ-96-DR-L-00001RevP03
Supporting documents
80062960-02-JAC-BURYZ-SM-RP-C-00013 (Planning Statement)
80062960-02-UU-BURYZ-99-RP-I-00006 (Ecological Assessment Report)
0062960-02-UU-BURYZ-99-RP-I-00003 (Flood Risk Assessment)
SF249 (Project Traffic Management Plan)
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 landscape reinstatement scheme (00001RevP02) hereby approved shall be implemented to the satisfaction of the Local Planning Authority not later than 12

months from the date the building is completed.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN8/2 – Woodland and Tree Planting 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 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:

EN1/2 EN1/2 - Townscape and Built Design
EN1/11 EN1/11 - Public Utility Infrastructure
EN1/3 EN1/3 - Landscaping Provision
NPPF National Planning Policy Framework
OL1/2 OL1/2 - New Buildings in the Green Belt
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:

Dwgs : 80062960-02-UU-BURYZ-97-DR-C-00010P02, 11P03, 12P03, 13P03, 14P03, 15P03
80062960-02-UU-BURYZ-96-DR-L-00001RevP03

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 04/09/2023