

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
3 Piccadilly Place
Manchester
M1 3BN

On Behalf Of:

Jon Nickson
Northern Care Alliance
Mayo Building
Salford Royal
Stott Lane
Salford
M6 8HD

PART 1 - Particulars of Application

Application Number: 69513

Date of Registration: 13/04/2023

Proposal:

Erection of a new single storey ED modular unit extension

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 030001 C, 030002 C1, 100101 B, 200001 F, 201001 D, 202001 A, 203001 B, 900100 A, 900103 B 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 The approved remediation proposals set in the council's response reference CL032.060923.1 must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and
A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.
- 3 The external finishing materials for the proposal hereby approved shall be as follows:

Bricks - Raeburn Brick Ltd Derwent Buff - 215x102.5x65mm and Forterra Hadrian 215x102.5x65mm

Aluminium Door - Colour - RAL 5000 (violet blue matt)

PPC finish aluminium Windows - Colour - White internally - RAL 8017 (chocolate brown) Externally (sprayed)

PPC finish parapet capping - RAL 8017 (chocolate brown)

Only the approved materials/bricks shall be used for the construction of the development.

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 A scheme and implementation timetable to show the provision of 3no. disability parking bays for the use of the ED Unit users shall be submitted to and approved in writing by the Local Planning Authority within 9 months of the date of this decision. The parking bays shall be implemented in accordance with the approved scheme and timetable and thereafter maintained.

Reason. To ensure that the development is fully accessible to disabled persons pursuant to Policy HT5/1 – Access for Those with Special Needs 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:

CF1/1 CF1/1 - Location of New Community Facilities

CF4 CF4 - Healthcare Facilities

EN1/1 EN1/1 - Visual Amenity

EN1/2 EN1/2 - Townscape and Built Design

HT2/4 HT2/4 - Car Parking and New Development

SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

HT5/1 HT5/1 - Access For Those with Special Needs

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:

030001 C, 030002 C1, 100101 B, 200001 F, 201001 D, 202001 A, 203001 B, 900100 A, 900103 B

NOTES TO APPLICANT

1. **Informative Note**

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

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

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 features are 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

Signed:



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On behalf of the Council

Date of Decision: 07/12/2023