

NOTICE OF LISTED BUILDING CONSENT

Planning (Listed Buildings and Conservation Areas) Act 1990 Planning (Listed Buildings and Conservation Areas) Regulations 1992

To:

Equilibrium Architects Ltd
Bank Chambers
Bank Street
Bury
BL9 0DL

On Behalf Of:

Mr M Kelly
East Lancashire Light Railway Co. Ltd
Bolton Street Station
Bury
Lancashire
BL9 0EY

PART 1 - Particulars of Application

Application Number: 66746

Date of Registration: 22/03/2021

Proposal:

Listed Building Consent for the development of the ELR's historic locomotive and carriage works site including repair and restoration of the 1857 locomotive work building, the construction of new locomotive running shed, incorporation of associated new workshops and training facilities and construction of a standalone carriage shed.

Location:

Buckley Wells Locomotive Depot, Baron Street, Bury, BL9 0TY

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 beginning with the date of this permission.
Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 This decision relates to drawings -

Plans:**C-0340**

- 01 Rev B (Existing Site Layout),
- 02 (Existing Running Shed Plans),
- 03 (Existing Running Shed SW, NE Elevations & Sections)
- 03-1 (Existing Running Shed SE & NW Elevations)
- 08 Rev H (Proposed Site Layout)
- 09 Rev C (Proposed Baron Street Improvement Works)
- 10 Rev B (Proposed Phasing Plan)

12 (Existing Ground Floor & Roof Plan)
100 Rev E (Proposed Carriage Shed Plan)
101 Rev D (Proposed Carriage Shed SW, NE Elevations & Section A-A)
101-1 Rev A (Proposed Carriage Shed SE & NW Elevations)
200 Rev D (Proposed Running Shed Ground Floor Plan)
200-1 Rev A (Proposed Running Shed First Floor Plan)
201 Rev B (Proposed Running Shed SW, NE Elevations & Section B-B)
201-1 Rev B (Proposed Running Shed SE & NW Elevations)
202 (Proposed Running Shed Elevation Details)
SLP Rev B (Site Location Plan)

TRI-2480-03-A1 (Existing Internal Elevations)
04 (Existing Sections)

TRI-2313 TRI-2313-01-A1 Existing Site Layout

02 A1 Existing Site Layout
03 A1 Existing Site Layout
04 A1 Existing Site Layout
05 A1 Existing Site Layout
06 A1 Existing Site Layout
07 A1 Existing Site Layout
08 A1 Existing Site Layout
09 A1 Existing Site Layout
10 A1 Existing Site Layout
11 A1 Existing Site Layout

Supporting Documents:

Additional Biodiversity Report by Blackfryers 20 Dec 2021 Final
Bat Scoping Report by UES 1 Dec 2021 ref UES 503532/01
Summary of proposed works Rev A
190626 ELR habitat report dated 25 June 2019 by Blackfryers
Structural Report
Interim Ground Investigation & Risk Assessment Report
PAS00020 ADVICE- Coal Authority
NX397 Coal Mining Risk Assessment Final
SCP_18638_Transport Statement_16.12.20_v3issue-by SCP
Appendix 6.3 Timberwise Survey Report
Survey of the Fabric- Buckley Wells- 1-302
Combined Heritage and Design & Access Statement

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 Details of the external finishes of the locomotive shed extension and stand-alone carriage shed hereby approved shall be submitted to and approved in writing by the Local Planning Authority before any development commences. Only the approved materials/bricks shall be used for the construction of the development.
- Reason. For the avoidance of doubt, in the interests of visual amenity and to ensure a satisfactory standard of repair and to preserve the significance of the Grade II listed Buckley Wells Carriage Shed pursuant to adopted Bury Unitary Development Plan policy EN2/3 - Listed Buildings and paragraphs 194, 195, 197, 199, 200, 201 and 202 of the National Planning Policy Framework.

- 4 Repairs/replacement to the roof covering shall be carried out in accordance with the submitted Survey of Fabric - C-0340 Revision A and relevant Grid Survey Reference, Timberwise Report - G62753-GF-CRW and Booth King Structural Engineer Report - 12889 using the existing natural slates and any replacements required shall be of the same type, size, thickness and colour of natural slate as the existing original natural slates.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of repair and to preserve the significance of the Grade II listed Buckley Wells Carriage Shed pursuant to adopted Bury Unitary Development Plan policy EN2/3 - Listed Buildings and paragraphs 194, 195, 197, 199, 200, 201 and 202 of the National Planning Policy Framework.
- 5 Repairs/restoration/replacement of the internal roof timbers shall be carried out in accordance with the submitted Survey of Fabric - C-0340 Revision A and relevant Grid Survey Reference, Timberwise Report - G62753-GF-CRW and Booth King Structural Engineer Report - 12889.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of repair and to preserve the significance of the Grade II listed Buckley Wells Carriage Shed pursuant to adopted Bury Unitary Development Plan policy EN2/3 - Listed Buildings and paragraphs 194, 195, 197, 199, 200, 201 and 202 of the National Planning Policy Framework.
- 6 Cleaning and re-pointing the internal and external brickwork shall be carried out in accordance with the submitted Survey of Fabric - C-0340 Revision A and relevant Grid Survey Reference. Raking out of brickwork shall be carried out by hand only and power tools shall not be used.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of repair and to preserve the significance of the Grade II listed Buckley Wells Carriage Shed pursuant to adopted Bury Unitary Development Plan policy EN2/3 - Listed Buildings and paragraphs 194, 195, 197, 199, 200, 201 and 202 of the National Planning Policy Framework.
- 7 Samples of replacement brick to be used in any repairs shall be submitted to and approved in writing by the Local Planning Authority before the replacements are used.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of repair and to preserve the significance of the Grade II listed Buckley Wells Carriage Shed pursuant to adopted Bury Unitary Development Plan policy EN2/3 - Listed Buildings and paragraphs 194, 195, 197, 199, 200, 201 and 202 of the National Planning Policy Framework.
- 8 Details of the repair, restoration, or replacement of timber window frames and glazing shall be submitted to and approved in writing by the Local Planning Authority before works to repair the windows are started or windows replaced and shall be carried out in accordance with the submitted Survey of Fabric - C-0340 Revision A and relevant Grid Survey Reference and Timberwise Report - G62753-GF-CRW. Details must include a condition report of the existing windows, method statement of repair, details of design and section drawing showing window set back reveal where appropriate. The approved details only shall thereafter be implemented.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of repair and to preserve the significance of the Grade II listed Buckley Wells Carriage Shed pursuant to adopted Bury Unitary Development Plan policy EN2/3 - Listed Buildings

and paragraphs 194, 195, 197, 199, 200, 201 and 202 of the National Planning Policy Framework.

- 9 Details of replacement timber doors in accordance with Survey of Fabric - C-0340 Revision A and relevant Grid Survey Reference shall be submitted to and approved in writing by the Local Planning Authority before the replacements are used.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of repair and to preserve the significance of the Grade II listed Buckley Wells Carriage Shed pursuant to adopted Bury Unitary Development Plan policy EN2/3 - Listed Buildings and paragraphs 194, 195, 197, 199, 200, 201 and 202 of the National Planning Policy Framework.
- 10 Details of the replacement western rooflight and lantern to the shed shall be submitted to and approved in writing by the Local Planning Authority before the rooflight or lantern is replaced and shall be carried out in accordance with the submitted Survey of Fabric - C-0340 Revision A and relevant Grid Survey Reference and Timberwise Report - G62753-GF-CRW. Details must include a plan showing the details of design. the approved details only shall thereafter be implemented.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of repair and to preserve the significance of the Grade II listed Buckley Wells Carriage Shed pursuant to adopted Bury Unitary Development Plan policy EN2/3 - Listed Buildings and paragraphs 194, 195, 197, 199, 200, 201 and 202 of the National Planning Policy Framework.
- 11 Details of replacement gutters, downpipes and hoppers if appropriate shall be submitted to and approved in writing by the Local Planning Authority before the replacements are carried out. The approved details only shall thereafter be implemented.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of repair and to preserve the significance of the Grade II listed Buckley Wells Carriage Shed pursuant to adopted Bury Unitary Development Plan policy EN2/3 - Listed Buildings and paragraphs 194, 195, 197, 199, 200, 201 and 202 of the National Planning Policy Framework.

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
EC1/2	Land Suitable for Business (B1) and Office Use
EN1/2	EN1/2 - Townscape and Built Design
EN2/3	EN2/3 - Listed Buildings
EN6/4	EN6/4 - Wildlife Links and Corridors
EN7	EN7 - Pollution Control
EN7/1	EN7/1 - Atmospheric Pollution
OL5/2	OL5/2 - Development in River Valleys
HT2/4	HT2/4 - Car Parking and New Development

HT3/4 HT3/4 - Schemes to Assist Metrolink
HT4 HT4 - New Development
HT6/2 HT6/2 - Pedestrian/Vehicular Conflict
RT4/6 RT4/6 - East Lancashire Railway
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
Area Area BY2 - Bridge Road/Buckley Wells
BY2

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:

Plans:

C-0340

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02 (Existing Running Shed Plans),
03 (Existing Running Shed SW, NE Elevations & Sections)
03-1 (Existing Running Shed SE & NW Elevations)
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100 Rev E (Proposed Carriage Shed Plan)
101 Rev D (Proposed Carriage Shed SW, NE Elevations & Section A-A)
101-1 Rev A (Proposed Carriage Shed SE & NW Elevations)
200 Rev D (Proposed Running Shed Ground Floor Plan)
200-1 Rev A (Proposed Running Shed First Floor Plan)
201 Rev B (Proposed Running Shed SW, NE Elevations & Section B-B)
201-1 Rev B (Proposed Running Shed SE & NW Elevations)
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03 A1 Existing Site Layout
04 A1 Existing Site Layout
05 A1 Existing Site Layout
06 A1 Existing Site Layout
07 A1 Existing Site Layout
08 A1 Existing Site Layout
09 A1 Existing Site Layout
10 A1 Existing Site Layout
11 A1 Existing Site Layout

Supporting Documents:

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NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', is written over a dotted line.

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On behalf of the Council

Date of Decision: 23/02/2022