

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
Piccadilly Place
Manchester
M1 3BN

On Behalf Of:

Mr Richard Roberts
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Second Floor
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M3 2BW

PART 1 - Particulars of Application

Application Number: 70779

Date of Registration: 30/05/2024

Proposal:

Variation of condition no. 2 (approved plans) following approval of planning permission 66815: Replace 'Site Location Plan' and 'Design and Access Statement' to amend the proposed replacement tree planting locations

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 -
Existing site plan 037101 P1;
Site location plan 020101 rev P3
Proposed demolition plan 107101 P1;
Proposed site plan 207101 P1;
Proposed external works 907101 P1;
Proposed GA Section 207105 P1;
Proposed roof plan 277101 P1;
Proposed street scene elevations 207104 P1;
Proposed general arrangement 207102 P1;
External facade setting out elevations 217101 P1;
Arboricultural implications Assessment by Mulberry ref TRE/FGH dated 1 march 2021
Outline Drainage Strategy Drawing, Ref: 220-034-FGHWTF-AJP-XX-00-DR-C-3010, Rev: P01, Dated: 24.03.2021 by Alan Johnston Partnership.
Revised Design and Access Statement 99820-DAY-XX-XX-XX-RP-A-00001_P2.
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 Where during any works on site, unforeseen contamination is suspected or found, or contamination is caused, works on the site shall cease and the Local Planning Authority shall be notified immediately. The developer shall then produce a risk assessment and submit remediation proposals, if required, for approval to the Local Planning Authority. On approval of the remediation strategy, the development shall then be carried out in accordance with the approved details and process including any required timescales.

Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 3 No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 4 The development hereby approved shall be carried out in accordance with the tree planting layout and schedule plan submitted for the discharge of condition 5 of planning reference 66815 and site location plan reference 020101 P3. The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season, and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, JP-P8 and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

- 5 The development hereby approved shall be carried out in accordance with the 'Construction Traffic Management Plan' (CTMP) details (Contractors Compound and Logistics Plan ref 120101 P5) submitted to discharge condition 6 of planning application 66815.

The approved plan shall be adhered to throughout the demolition/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials.

Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Policies EN1/2 - Townscape and Built Design, JP- C5 and JP-C6.

- 6 The external finishing materials for the proposal hereby approved shall be those detailed within the application submission and approved elevation plans.

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.

- 7 The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Outline Drainage Strategy Drawing, Ref: 220-034-FGHWTF-AJP-XX-00-DR-C-3010, Rev: P01, Dated: 24.03.2021 which was prepared by Alan Johnston Partnership. No surface water from roof runoff will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details. The approved scheme only shall be implemented prior to first use of the development hereby approved and thereafter maintained.
Reason. To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding pursuant to Policies JP-S4 - Flood Risk and the Environment , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.
- 8 Prior to emptying the cold water storage tanks, the timings for emptying shall be agreed with the public sewage undertaker in writing. This requirement shall relate to each and every event.
Reason. To ensure that the tanks can be emptied without increasing the risk of flooding on the receiving sewer network pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

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
EN1/2	EN1/2 - Townscape and Built Design
CF1/1	CF1/1 - Location of New Community Facilities
EN5/1	EN5/1 - New Development and Flood Risk
HT2/4	HT2/4 - Car Parking and New Development
EN6/3	EN6/3 - Features of Ecological Value
JP-S2	Carbon and Energy
JP-P6	Health
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-G8	A Net Enhancement of Biodiversity and Geodiversity

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 site plan 037101 P1;
Site location plan 020101 rev P3
Proposed demolition plan 107101 P1;
Proposed site plan 207101 P1;
Proposed external works 907101 P1;
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NOTES TO APPLICANT

- . In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>
- . The applicant's attention is drawn to the existence of Public Right of Way No. 57, Bury, which forms part of the access to the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order.
- . Proposal : Erection of a facility for cold water booster tanks containing 2no. 125m3 water tanks, booster units

With regards to the above development proposal, United Utilities Water Limited ('United Utilities') wishes to provide the following comments.

Drainage

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

Following our review of the submitted Drainage Strategy, we can confirm the proposals are acceptable in principle to United Utilities and therefore should planning permission be granted we request the following condition is attached to any subsequent Decision Notice

Condition 1 – Surface water

The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Outline Drainage Strategy Drawing, Ref: 220-034-FGHWTF-AJP-XX-00-DR-C-3010, Rev: P01, Dated: 24.03.2021 which was prepared by Alan Johnston Partnership. For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, No surface water from roof runoff will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved

details.

Condition 2

Prior to emptying the cold water storage tanks, the timings for emptying shall be agreed with the public sewage undertaker in writing. This requirement shall relate to each and every event.

Reason: To ensure that the tanks can be emptied without increasing the risk of flooding on the receiving sewer network.

The applicant can discuss any of the above with Developer Engineer, Robert Brenton, by email at wastewaterdeveloperservices@uuplc.co.uk.

Please note, United Utilities are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for Adoption and United Utilities' Asset Standards. The detailed layout should be prepared with consideration of what is necessary to secure a development to an adoptable standard. This is important as drainage design can be a key determining factor of site levels and layout. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

Management and Maintenance of Sustainable Drainage Systems

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. As a provider of wastewater services, we believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in their Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development.

Water Supply

We can readily supply water for domestic purposes, but for larger quantities for example, commercial/industrial we will need further information.

Although water supply in the area is compliant with current regulatory standards, we recommend the applicant provides water storage of 24 hours capacity to guarantee an adequate and constant supply.

For larger premises or developments of more than one property, including multiple connections, where additional infrastructure is required, a water network behaviour/demand modelling exercise would be required to determine the network reinforcements required to support the proposed development. With this in mind we recommend the applicant contacts us at the earliest opportunity. We will require more information and will need to model this.

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for.

To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at DeveloperServicesWater@uuplc.co.uk.

Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

United Utilities' Property, Assets and Infrastructure

Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.

For advice regarding protection of United Utilities assets, the applicant should contact the teams as follows:

Water assets – DeveloperServicesWater@uuplc.co.uk

Wastewater assets – WastewaterDeveloperServices@uuplc.co.uk

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>

You can also view the plans for free. To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring 0370 751 0101 to book an appointment.

Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Should this planning application be approved the applicant should contact United Utilities regarding a potential water supply or connection to public sewers. Additional information is available on our website

<http://www.unitedutilities.com/builders-developers.aspx>

Signed:



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On behalf of the Council

Date of Decision: 11/07/2024