

NOTICE OF PLANNING PERMISSION

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

To:

Mr Jon Woodhall
Kingswood House
Kingswood Crescent
Cannock
WS11 8JP

On Behalf Of:

Veolia ES (UK) Ltd
Veolia ES (UK) Ltd
7th Floor
201 Pentonville Road
London
N1 9JY

PART 1 - Particulars of Application

Application Number: 66114

Date of Registration: 23/10/2020

Proposal:

Erection of bale store building

Location:

Unit 3, Irwell Works, Lower Woodhill Road,
Bury, BL8 1AA

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 - Proposed site layout
VES.DTO.BURYWTS.100.004; Proposed bale storage elevations
VES.DTO.BURYWTS.100.003 Rev A received 26 February 2021 and Revised
Flood Risk Assessment Final Report V1.1 January 2021 by Westwood, 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 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.

- 4 No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:

- Access point and route for construction traffic from the adopted highway via Crostons Road/Brandlesholme Road/westerly section of Woodhill Road to avoid the need for difficult manoeuvres at the Brandlesholme Road/Woodhill Road junction and use of the adjacent residential estate roads;
- Hours of operation and number of vehicle movements;
- A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this and alternative temporary bale storage facilities clear of the turning and parking facilities to be retained/provided;
- Parking on site of operatives' and construction vehicles together with storage on site of construction materials, including any requisite phasing of the development to accommodate this;
- Measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

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

Reason. Information not submitted at application stage. 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 Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

- 5 No development, site clearance, earth moving shall take place or material or machinery brought on site until a method statement to protect the River Irwell from accidental spillages, dust and debris has been submitted to and approved by the Local Planning Authority. All measures shall be implemented and maintained for the duration of the construction period in accordance with the approved details.

Reason. To ensure the safe and satisfactory development of the site pursuant to chapter 15 - Conserving and enhancing the natural environment.

- 6 No development shall commence unless and until details have been submitted to and approved by the Local Planning Authority to demonstrate that there will be no negative impacts on the ecological status/potential of the River Irwell resulting from the disposal surface water post-development and in the result of flooding of the site. The details, as approved, shall be implemented in full in accordance with a timetable which has first been approved by the Local Planning Authority.

Reason. To ensure the safe and satisfactory development of the site pursuant to

the principles of chapter 15 - Conserving and enhancing the natural environment of the NPPF.

- 7 Prior to the installation of any additional lighting, an external lighting strategy and details shall be submitted to and approved by the Local Planning Authority. The plan shall:
- show how and where external lighting will be installed and through appropriate lighting contour plans demonstrated clearly that no negative impact on the River Irwell will occur;
 - Specify frequency and duration of use.
- All external lighting shall be installed in accordance with agreed specifications and locations set out in the strategy.
- Reason. To ensure there will be no negative impact on the nearby watercourse and any protected species or ecological factors pursuant to Bury Unitary development Plan Policy EN6/3 - Features of Ecological Value and chapter 15 - Conserving and Enhancing the Natural Environment of the NPPF.
- 8 The development hereby approved shall be carried out in accordance with the revised Flood Risk Assessment Final Report v1.1 dated January 2021 and the identified mitigation measures.
- Reason. To ensure the safe and satisfactory development of the site and in accordance with 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 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
EC1/3 Land Suitable for Business (B1), Office and Hotel/Conference Facility Uses
EC6/1 EC6/1 - New Business, Industrial and Commercial Development
EN1/2 EN1/2 - Townscape and Built Design
EN6/4 EN6/4 - Wildlife Links and Corridors
OL5/3 OL5/3 - Riverside and Canalside Development in Urban Areas
RT4/3 RT4/3 - Visitor Accommodation
HT6/2 HT6/2 - Pedestrian/Vehicular Conflict

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:

Proposed site layout VES_DTO_BURYWTS_100_004; Proposed bale storage elevations VES_DTO_BURYWTS_100_003 Rev A received 26 February 2021 and Revised Flood Risk Assessment Final Report V1.1 January 2021 by Westwood

NOTES TO APPLICANT

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. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous 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 development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant).

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, digging of 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.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/coalauthority

Advice to applicant

This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency for any proposed works or structures, in, under, over or within 8m of the bank of the River Irwell and Kirklees Brook (Woodhill Brook) which, are designated a 'main river'.

Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

Signed:



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On behalf of the Council

Date of Decision: 17/02/2021