

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: 70109

Date of Registration: 25/09/2023

Proposal:

Construction of a new CSO compound, constituting a permanent vehicular access from James Street and boundary fencing (relating to future new outfall to the River Roch)

Location:

Land off James Street & Alfred Street, Bury

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
80062003-02-GHD-092LR-99-DR-01-00030P0380062003-02-GHD-092LR-99-DR-01-00031/P03
80062003-02-GHD-092LR-97-DR-01-00032 Rev.P03,
80062003-02-GHD-092LR-97-DR-01-00033 P01
80062003-02-GHD-092LR-97-DR-01-00034 P03
80062003-02-GHD-092LR-97-DR-01-00036 P02
80062003-02-GHD-092LR-99-DR-01-00017 P02
80062003-02-GHD-092LR-99-DR-01-00018 P02
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 measures and facilities detailed in the approved 'Construction Traffic Management Plan' and any subsequent traffic management measures and highway works required as a result of the construction works served by this permanent vehicular access and construction of a new outfall to the River Roch along/across Public Rights of Way No.'s 65 and 179, Bury, shall implemented to the satisfaction of the Local Planning Authority and be adhered to throughout the scheme, with the measures retained and facilities used for the intended purpose for the duration of the works.
Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, ensure adequate construction traffic access and materials storage arrangements for the duration of the demolition and construction periods and that the adopted highways are kept free of deposited material from the ground works operations pursuant to UDP Policy HT4 New Development.
- 4 The permanent vehicular access arrangements incorporating inward opening gates indicated on the approved plans and any subsequent highway works required to reinstate the adjacent adopted highways and affected Public Rights of Way to their condition prior to commencement of the development, shall be implemented to a specification, scope and programme to be agreed with the Highway Authority and to the satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway and public right of way network, all in the interests of highway safety pursuant to UDP Policy HT4 New Development.

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
EN1/1	EN1/1 - Visual Amenity
EN1/11	EN1/11 - Public Utility Infrastructure
EN1/3	EN1/3 - Landscaping Provision
EN10	EN10 - Environmental Improvement
EN10/2	EN10/2 - Riverside and Canalside Improvement in Urban Areas
EN5/1	EN5/1 - New Development and Flood Risk
EN6/3	EN6/3 - Features of Ecological Value
EN6/4	EN6/4 - Wildlife Links and Corridors
EN7	EN7 - Pollution Control
EN7/3	EN7/3 - Water Pollution
EN7/4	EN7/4 - Groundwater Protection
EN7/5	EN7/5 - Waste Water Management
EN8/2	EN8/2 - Woodland and Tree Planting
HT6	HT6 - Pedestrians and Cyclists
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict

OL1/5	OL1/5 - Mineral Extraction and Other Development in the Green Belt
OL1/2	OL1/2 - New Buildings in the Green Belt
OL5/2	OL5/2 - Development in River Valleys
RT3/2	RT3/2 - Additional Provision for Recreation in the Countryside
RT3/4	RT3/4 - Recreational Routes
SPD2	Development Control Policy Guidance Note 2: Wildlife Links & Corridors
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:

80062003-02-GHD-092LR-99-DR-01-00030P03
80062003-02-GHD-092LR-99-DR-01-00031/P03
80062003-02-GHD-092LR-97-DR-01-00032 Rev.P03,
80062003-02-GHD-092LR-97-DR-01-00033 P01
80062003-02-GHD-092LR-97-DR-01-00034 P03
80062003-02-GHD-092LR-97-DR-01-00036 P02
80062003-02-GHD-092LR-99-DR-01-00017 P02
80062003-02-GHD-092LR-99-DR-01-00018 P02

NOTES TO APPLICANT

The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the applicant.

The applicant's attention is drawn to the existence of Public Rights of Way No.'s 65 and 179, Bury, across part of the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order.

The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council as the Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative routes made available.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

4 of 4

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On behalf of the Council

Date of Decision: 14/12/2023