

NOTICE OF PLANNING PERMISSION

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

To:

Mr Joseph Lockley
KDB Services Ltd
28 Bridge Street
Bury
BL9 6HH

On Behalf Of:

Mrs Jo Grundy
Oak Learning Partnership
Unsworth Primary School
Blackley Close
Unsworth
Bury
BL9 8LY

PART 1 - Particulars of Application

Application Number: 71578

Date of Registration: 20/02/2025

Proposal:

Change of use from F1 to E(f) and reconfiguration of exiting classroom space to form new nursery rooms; Single storey rear extension; Erection of new front canopy with polycarbonate roof; Formation of new car parking area

Location:

Unsworth Primary School, Blackley Close, Bury, BL9 8LY

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 -

Location plan dated 29/1/25

Site plan - proposed car parking received 25/4/25

Existing and proposed floor layouts 001 rev A

Existing and proposed layout plan 002 rev B

Existing and proposed building elevations 003 rev A

Places for Everyone statement - Carbon and energy and Digital Connectivity

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 and Places for

Everyone Joint Development Plan listed.

- 3 The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site, clear of the existing parking facilities. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.
Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, 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 and JP-C8.
- 4 The revised segregated pedestrian access arrangements and car parking and drop-off facilities indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the use hereby approved commencing and thereafter maintained at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
- 5 The development hereby approved shall incorporate one bird box to be installed on an existing semi-mature/mature tree within the school grounds prior to the first use of the development hereby approved and shall thereafter be maintained.
Reason. To secure the satisfactory development of the site and in the interests of ecological enhancement pursuant to PfE Policy JP-G8 and chapter 15 - Conserving and enhancing the natural environment of the NPPF.
- 6 Notwithstanding the submitted Carbon and Energy Statement by KDB Services, prior to any above ground works a scheme for carbon and energy efficiency measures to be incorporated into the approved development shall be submitted to and approved in writing by the LPA. The approved scheme shall thereafter be implemented.
Reason. In the interests of improving energy efficiency and promote the principles of sustainable development pursuant to PfE Policy JP-S2 - Carbon and energy.

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
EN1/2	EN1/2 - Townscape and Built Design
HT2/4	HT2/4 - Car Parking and New Development
HT5/1	HT5/1 - Access For Those with Special Needs
CF1/1	CF1/1 - Location of New Community Facilities

JP-C2 Digital Connectivity
JP-C5 Streets For All
JP-C6 Walking and Cycling
JP-C8 Transport Requirements of New Development
JP-S2 Carbon and Energy
JP-P5 Education, Skills and Knowledge

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:

Location plan dated 29/1/25

Site plan - proposed car parking received 25/4/25

Existing and proposed floor layouts 001 rev A

Existing and proposed layout plan 002 rev B

Existing and proposed building elevations 003 rev A

Places for Everyone statement - Carbon and energy and Digital Connectivity

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: 30/05/2025