

NOTICE OF PLANNING PERMISSION

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

To:

Mr Stuart Jenness
Lancaster Maloney Martin Limited
Equitas House
Unit 6 Station View
Rhino Court
Stockport
SK7 5ER

On Behalf Of:

Mr Darren Cosgrove
Vision Multi Academy Trust T/A Board of
Governors Peel Brown Primary School
Peel Brow Primary
Fir Street
Ramsbottom
Bury
BL0 0BJ

PART 1 - Particulars of Application

Application Number: 73100

Date of Registration: 26/05/2026

Proposal:

Partial replacement of boundary fencing with 2.4m high fence and 2no. additional gates and associated works

Location:

Peel Brow Primary, Fir Street, Ramsbottom, Bury, BL0 0BJ

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 -

Location plan produced 20-April 2026
Existing site plan TA-01 rev A
Proposed TA-02 rev B
Fence - details sheet 1 TA-03 rev A

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 Beneath all areas of the canopies of the trees/Root protection areas, and along the northern boundary to the hedgerow planting, all construction work for the

development hereby approved must be 'hand-dig' only under arboricultural supervision. No storage of materials or equipment is allowed.

Reason: To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and PfE Policy JP-G7 - Trees and Woodland.

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
EN1/5	EN1/5 - Crime Prevention
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
EN6/3	EN6/3 - Features of Ecological Value
CF1/1	CF1/1 - Location of New Community Facilities
JP-P5	Education, Skills and Knowledge
JP-G7	Trees and Woodland
JP-C8	Transport Requirements of New Development

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 produced 20-April 2026
Existing site plan TA-01 rev A
Proposed TA-02 rev B
Fence - details sheet 1 TA-03 rev A

NOTES TO APPLICANT

- . 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 (without permission), gates erected across their width (unless authorised by Bury Council 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 route(s) made available.

Signed:

A handwritten signature in black ink, appearing to read "Joe Kahan".

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On behalf of the Council

Date of Decision: 06/07/2026