

NOTICE OF PLANNING PERMISSION

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

To:

Mr Haigh
Fransis Haigh Architectural Design &
Planning Consultnta
The Annexe, 78 Mailston Road
Gt Sankey
Warrington
WA5 1JS

On Behalf Of:

Mr Mark Brooke
Fragrance Oils (International) Limited
Eton Hill Road
Radcliffe
Manchester
M26 2FR

PART 1 - Particulars of Application

Application Number: 73188

Date of Registration: 07/07/2026

Proposal:

Siting of single storey Portakabin building for use as canteen facility for a temporary period of 5 years

Location:

Fragrance Oils International Ltd, Eton Hill Road, Radcliffe, Manchester, M26 2FR

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 Permission is hereby granted for a limited period only, namely for a period expiring on the 22 September 2031, and the building, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued at the end of the said period and the land reinstated to its former condition unless a valid application is received by the Local Planning Authority for its retention.

Reason. The development is of a temporary nature only. The buildings associated with the use have a limited life expectancy. The issuing of a temporary permission will allow the Local Planning Authority to retain control over the condition and appearance of the building in the interests of visual amenity.

- 2 This permission relates to the following plans:

Drawing no. fha 26/003/ 01PA Rev A: General details and Site Layout and for Temporary Canteen facility - Parsons Site;
Drawing no. HD/ 14327/01 Rev. C: Proposed Layout - 6 x UK093 Ultima Modular Building; and,
Drawing ref: Proposed Drainage Layout.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 Foul and surface water drainage shall be drained on separate systems as shown on the Draining Plan, rec. 17 September 2026. No surface water shall discharge, directly or indirectly, into the foul sewerage system. The development shall be carried out and thereafter retained in accordance with the approved drainage details.

Reason. To ensure satisfactory drainage arrangements and to prevent overloading of the public sewerage system in the interests of flood risk management and environmental protection, in accordance with policies EN7/3: Water Pollution, EN7/4: Groundwater Protection and EN7/5: Waste Water Management of the Bury Unitary Development Plan, Policy Flood Risk and the Water Environment of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

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:

EC2	EC2 - Existing Industrial Areas and Premises
EC2/1	EC2/1 - Employment Generating Areas
EN1/2	EN1/2 - Townscape and Built Design
EN7/2	EN7/2 - Noise Pollution
EN7/3	EN7/3 - Water Pollution
EN7/4	EN7/4 - Groundwater Protection
EN7/5	EN7/5 - Waste Water Management
JP-C1	Our Integrated Network
JP-J2	Employment Sites and Premises
JP-J1	Supporting Long-Term Economic Growth
JP-S2	Carbon and Energy
JP-C2	Digital Connectivity
JP-C8	Transport Requirements of New Development
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
NPPF	National Planning Policy Framework

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:

NOTES TO APPLICANT

.

Signed:

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

3 of 3

.....
On behalf of the Council

Date of Decision: 22/09/2026