

NOTICE OF PLANNING PERMISSION

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

To:

Mr Richard Shuttleworth
Equilibrium Architects Ltd
Bank Chambers
Bank Street
Bury
BL9 0DL

On Behalf Of:

Mr Lee Delaney
The North West of England & The Isle of Man
Reserve Forces' & Cadets' Associatio
Gladstone House
Altcar Training Camp
Hightown
Liverpool
L38 8AF

PART 1 - Particulars of Application

Application Number: 67569

Date of Registration: 03/12/2021

Proposal:

Construction of standalone storage building

Location:

Holcombe Moor Training Centre, Spen Leach
Lane, Hawkshaw, Bury, BL8 4JJ

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 C-0488-Site Plan, C-0488-01 B 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 The external finishing materials for the proposal hereby approved shall be as stated on the application form and approved plans.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan

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:

OL1	OL1 - Green Belt
OL7/2	OL7/2 - West Pennine Moors
EN8/2	EN8/2 - Woodland and Tree Planting
EN9/1	EN9/1 - Special Landscape Areas
OL1/5	OL1/5 - Mineral Extraction and Other Development in the Green Belt
OL1/2	OL1/2 - New Buildings in the Green Belt
EN6	EN6 - Conservation of the Natural Environment
EN5	EN5 - Flood Protection and Defence
EN9	EN9 - Landscape

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:

C-0488-Site Plan
C-0488-01 B

NOTES TO APPLICANT

1. The Coal Authority's Planning & Development Team considers that the content and conclusions of the Coal Mining Risk Assessment report are sufficient for the purposes of the planning system and meet the requirements of the NPPF in demonstrating that the application site is safe and stable for the proposed development. We therefore wish to raise no objection to the proposed development. However, further more detailed considerations of ground conditions and foundation design may be required as part of any subsequent building regulations application.

Signed:



2 of 2

.....
On behalf of the Council

Date of Decision: 16/06/2022