

NOTICE OF PLANNING PERMISSION

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

To:

William Holt
John Holt Architects Ltd
3 Manchester Road
Bury
BL9 0DR

On Behalf Of:

Mrs Rachel O'Neil
Hoyle Nursery School
Chesham Fold Road
Bury
BL9 6HR

PART 1 - Particulars of Application

Application Number: 68609

Date of Registration: 28/06/2022

Proposal:

Erection of temporary external classroom and play area with 2m high boundary fencing.

Location:

Hoyle Nursery School, Chesham Fold Road, Bury, BL9 6HR

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 5 years from the date of this decision notice, 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. In view of the temporary nature of the development and in order to retain control over its continued use having regard to the particular nature of the site and surroundings pursuant to The National Planning Policy Framework.
- 2 This decision relates to drawings numbered 21/618-01, 11B and 12 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 All structures and fencing hereby approved shall be removed from site and land and boundaries returned to their previous condition to the written satisfaction of the Local planning Authority within three months of it ceasing operation.
Reason: In the interests of the visual amenity pursuant to Policies EN1/2 Townscape and Built Design.

- 4 No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.
Reason: To reduce the risk of flooding by ensuring the provision of a satisfactory means of surface water disposal pursuant to UDP Policy EN5/1 New Development and Flood Risk.
- 5 Prior to the siting of the proposed classroom structure, details of the colour of the external finish shall be submitted to and agreed in writing by the Local Planning Authority.
Reason: In the interests of visual amenity pursuant to UDP Policy EN1/2 Townscape and Built Design.

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:

EN1/2	EN1/2 - Townscape and Built Design
HT2/4	HT2/4 - Car Parking and New Development
RT1/1	RT1/1 - Protection of Recreation Provision in the Urban Area
RT1	RT1 - Existing Provision for Recreation in the Urban Area
CF2	CF2 - Education Land and Buildings
SPD1	Supplementary Planning Document 1 - Open Space, Sport and Recreation Provision in New Housing Development
EN5/1	EN5/1 - New Development and Flood Risk
EN7/2	EN7/2 - Noise Pollution
EN1/5	EN1/5 - Crime Prevention
EN8	EN8 - Woodland and Trees
EN6/3	EN6/3 - Features of Ecological Value

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:

Drawings numbered 21/618-01, 11B and 12

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

3 of 3

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On behalf of the Council

Date of Decision: 05/10/2022