

NOTICE OF PLANNING PERMISSION

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

To:

Mr Keith Berry
Bury Council Architects Section
Operational Services
Bury Town Hall
Knowsley Street
Bury
BL9 0ST

On Behalf Of:

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Bury Council Architects Section
Operational Services
Bury Town Hall
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Bury
BL9 0ST

PART 1 - Particulars of Application

Application Number: 69111

Date of Registration: 01/12/2022

Proposal:

Creation of new extension to wrap around and infill an indent onto the current school perimeter located to the rear elevation of school. New extension is to provide a resource provision for a maximum of 12 pupils with SEMH (Social, Emotion, Mental Health)

Location:

Chantlers County Primary School, Foulds Avenue, Bury, BL8 2SF

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 permission relates to the following plans:

Drawing no. A100 Rev. A: Site and Location Plan; and,
Drawing no. A121 Rev. C: Proposed Elevations.

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 and the National Planning Policy Framework.

- 3 Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans (drawing no. A121 Rev. A).

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Bury Unitary Development Plan policies EN1/1, EN1/2 and CF1/1 and the National Planning Policy Framework.

- 4 The car parking indicated on approved plan reference A100 Revision A shall be surfaced, demarcated and implemented to a programme to be agreed with the Local Planning Authority and thereafter maintained available for use at all times within 12 months of the extension being occupied.

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.

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
EN1/3	EN1/3 - Landscaping Provision
EN5/1	EN5/1 - New Development and Flood Risk
CF1/1	CF1/1 - Location of New Community Facilities
CF2	CF2 - Education Land and Buildings
RT2/3	RT2/3 - Education Recreation Facilities
HT5/1	HT5/1 - Access For Those with Special Needs
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
HT2/4	HT2/4 - Car Parking and New Development
SPD3	Development Control Policy Guidance Note 3: Planning Out Crime in New Development
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:

Drawing no. A100 Rev. A: Site and Location Plan; and,

NOTES TO APPLICANT

1. Coal Authority Development High Risk Area

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848.

Further information is also available on The Coal Authority website at www.coal.gov.uk

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service at www.groundstability.com

2. The applicant's attention is drawn to the statutory obligations contained in Part M of Schedule 1 of 'The Building Regulations 2000' as amended. Additionally, the Disability Discrimination Act 1995 requires all owners of businesses, that serve the public, to make sure - as far as possible - disabled customers are treated in the same way as non-disabled customers.

3. This recommendation relates to the revised plans received by this section on the 10 February 2023 referred to in the decision notice.

Signed:



3 of 3

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On behalf of the Council

Date of Decision: 13/02/2023