

NOTICE OF PLANNING PERMISSION

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

To:

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

On Behalf Of:

I Young
Sycamore Church of England Trust
Christ Church C E Primary School
Church Street
Walshaw
Bury
BL8 3AX

PART 1 - Particulars of Application

Application Number: 71738

Date of Registration: 23/05/2025

Proposal:

Erection of new 2.4m high boundary fencing
and access gates

Location:

St Stephens C of E Primary School, Colville
Drive, Bury, BL8 2DX

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 -

Existing site plan TA-01
Proposed site plan TA-02 rev G
Safeguarding Scheme - fencing TA-03
Safeguarding Scheme - fencing TA-04
Arboricultural Report ref 22961/TT

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 The development hereby approved shall be carried out in accordance with the mitigation measures and recommendations detailed in the submitted Arboricultural

Report ref 22961/TT.

Reason. To avoid the loss of trees which are of ecological and amenity value to the area pursuant to Policy JP-G7 - Trees and Woodland and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

- 4 Beneath all areas of the canopies of the trees/Root protection areas, 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
CF1/1	CF1/1 - Location of New Community Facilities
HT2/4	HT2/4 - Car Parking and New Development
HT5/1	HT5/1 - Access For Those with Special Needs
EN1/5	EN1/5 - Crime Prevention
EN6/1	EN6/1 - Sites of Nature Conservation Interest (SSSI's, NNR's and Grade A SBI's)
EN6/3	EN6/3 - Features of Ecological Value
JP-C2	Digital Connectivity
JP-S2	Carbon and Energy
JP-P5	Education, Skills and Knowledge
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity

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:

Existing site plan TA-01
Proposed site plan TA-02 rev G
Safeguarding Scheme - fencing TA-03
Safeguarding Scheme - fencing TA-04
Proposed floor plans TA-05
Proposed section plan of fence position A-A & B-B TA-06
Arboricultural Report ref 22961/TT

NOTES TO APPLICANT

. The applicant's attention is drawn to the requirements of Section 179 of the Highways

Act 1980 which prohibits the construction of any foundations required for the boundary fencing under the adjacent adopted highway

. With regards to the presence of Great Crested Newts, the applicant is advised to seek the advice of a professional ecologist as to whether or not the works would require a license.

Signed:

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

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On behalf of the Council

Date of Decision: 24/07/2025