

NOTICE OF PLANNING PERMISSION

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

To:

Mr Paul Smith
Domus Architecture Ltd
1 Campbell Street
Stanningley
Leeds
LS28 6DP

On Behalf Of:

Mrs D Benson
JSM Commercial Lettings LLP
C/o agent

PART 1 - Particulars of Application

Application Number: 73054

Date of Registration: 28/04/2026

Proposal:

Erection of 2 no. industrial units (Use Class E(g)(iii) - Industrial processes) and associated fencing

Location:

Land to west of Huntley Mount Road, Bury

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 -

Project 2108 -
Location plan A1-01 rev B
Proposed site plan A1-02 rev H
Proposed elevations A4-01 rev A
Proposed streetscene elevations A4-02 rev A
Proposed GA plans (Unit 1 shown unit 2 handed) A2-01 rev B

Visibility splays 2310803 P01
Vehicle tracking 2310804 P02
Fence details J6/01058
Soft landscape specification and maintenance plan MR26-022/101 rev B
Hard landscaping specification and boundary treatments MR26-022/102 rev B

Topo survey 104914

Supporting documents

Fence specification

Carbon and energy statement

Digital connectivity statement

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 No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:

With consideration to human health, controlled waters and the wider environment, the following documents shall be completed to characterise potential risk to sensitive receptors and submitted to the Local Planning Authority for approval:

I. Generic Quantitative Risk Assessment (GQRA). Submission of this document only if PRA requires it.

II. Detailed Quantitative Risk Assessment (DQRA). Submission of this document if GQRA requires it.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 4 No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:

In accordance with the findings of site characterisation and risk assessment as previously approved, documents from the following shall be submitted to the Local Planning Authority for approval:

I. Remedial Options Appraisal.

II. Remediation Strategy.

III. Verification Plan.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 5 The development hereby permitted within any approved phase shall not be occupied/brought into use until the works relating to land contamination detailed below are fully completed:

Where remediation is required, it shall be carried out in full accordance with the approved Remediation Strategy.

A Verification Report must be submitted to the Local Planning Authority for approval upon completion of remediation works. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs

187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 6 The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);
- II. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 7 Any soil or soil forming materials to be brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use.

Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to the Local Planning Authority for approval prior to any soil or soil forming materials being brought onto site.

The approved contamination testing shall then be carried out and validatory evidence (soil descriptions, laboratory certificates, photographs etc.) submitted to Local Planning Authority for approval prior to the development being brought into use.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 8 Prior to occupation the applicant shall provide to the LPA for approval:

Certification and photographic evidence of the installation of the approved electric vehicle charge points prior to the development being brought into use. The infrastructure shall be maintained and operational for the lifetime of the development hereby approved.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life with respect to Local Air Quality, in accordance with paragraphs 112e,

117e, 187e and 199 of the National Planning Policy Framework (December 2024) and Places for Everyone Policy JP-S5 (Clean Air).

- 9 Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
- (i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;
 - (v) Details of points of discharge for foul and surface water; and
 - (vi) Foul and surface water shall drain on separate systems.
- The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.
- Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Policies EN7/3 - Water Pollution and EN7/5 - Waste Water Management, JP-S4 and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.
- 10 Notwithstanding the details shown indicatively on approved plan reference 2108 A1-02 Revision H, no development shall commence unless and until full details of the following have been submitted, to a scope and specification to be agreed, to the Local Planning Authority on a topographical survey of the site and adjacent adopted highways:
- Formation of the two site accesses onto Huntley Mount Road serving Units 1 & 2 and the Plumbing & Heating Trade Counter, incorporating adequate kerb radii that can accommodate the 7.5T/8m long 'box van' servicing design vehicle, reconstruction/refurbishment of the westerly footway on Huntley Mount Road, demarcation of the limits of the adopted highway and tactile paved crossing points.
 - Provision of 2.4m x 33m visibility splays at the junctions of the two site accesses with no obstructions above the height of 0.6m within them, incorporating full details of, and any alterations required, to existing and proposed boundary treatments/fence lines and details of any foundations required confirming no

- projections under the adjacent adopted highway.
- All associated highway remedial/accommodation works required as a result of the proposed development and any statutory undertakers connections to the site.
- Measures and scheme of works to ensure that surface water is not discharged from the private accesses and car park/servicing hardstandings onto the adjacent adopted highways.

The details subsequently approved shall be implemented to an agreed programme with all highway works completed prior to the development hereby approved being brought into use.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure the intervisibility of the users of the site and the adjacent adopted highways, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to policies EC6/1, JP-C5, JP-C6, JP-C8 and JP-S4.

- 11 No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:
1. Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site.
 2. Access route for all vehicles to the site from the Key Route Network.
 3. Access point(s) for construction traffic from Huntley Mount Road and all temporary works required to facilitate access for ground works/construction vehicles.
 4. If proposed, details of site hoarding/gate positions clear of required visibility splays onto the adjacent adopted highway.
 5. The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway.
 6. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access(es) onto Huntley Mount Road.
 7. Confirmation of hours of operation and number of vehicle movements.
 8. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres.
 9. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials.
 10. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented prior to the development hereby approved being brought into use.

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Policies EN1/2 and JP-C8.

- 12 Prior to commencement of the proposed development, a 'Delivery Management Plan' for the development shall be submitted to and approved by the Local Planning Authority confirming that delivery vehicles shall not exceed the size of a 7.5T/8m long 'box van'. The approved plan shall only be implemented and maintained thereafter.
Reason. In the interests of highway safety and to ensure that no delivery vehicles larger than the proposed servicing design vehicle will serve the site pursuant to policies EC6/1 and JP-C8.
- 13 The vehicular and pedestrian access arrangements, turning facilities and bin storage/collection arrangements within the curtilage of the site indicated on the approved plans shall be provided before the development is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to policies EC6/1, JP-C5, JP-C6 and JP-C8.
- 14 The car parking and cycle storage arrangements indicated on the approved plans shall be surfaced, demarcated (as appropriate) and made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.
Reason. To ensure adequate off street car and cycle parking provision and to allow adequate space to maintain a vehicles clear of the highway in the interests of road safety pursuant to policy HT2/4 and JP-C5.
- 15 The development hereby approved shall be carried out in accordance with the materials detailed on the approved elevation plan A4-01.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design
- 16 The development hereby approved shall incorporate a bat/bird box, bird terrace or swift brick and thereafter maintained.
Reason. To provide satisfactory ecological enhance of the site pursuant to policies EN6/3, JP-G8 and Section 15 of the National Planning Policy Framework.
- 17 The development thereby approved shall be carried out in accordance with the approved soft landscape specification and maintenance plan and thereafter maintained for the lifetime of the development. The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season,; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies EN1/2, EN8/2, JP-G8 and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

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
EC6/1	EC6/1 - New Business, Industrial and Commercial Development
EN1/2	EN1/2 - Townscape and Built Design
EN7/2	EN7/2 - Noise Pollution
HT2/4	HT2/4 - Car Parking and New Development
JP-S2	Carbon and Energy
JP-S3	Heat and Energy Networks
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
EN6/3	EN6/3 - Features of Ecological Value
EN8/2	EN8/2 - Woodland and Tree Planting

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:

Plans

Project 2108 -
Location plan A1-01 rev B
Proposed site plan A1-02 rev H
Proposed elevations A4-01 rev A
Proposed streetscene elevations A4-02 rev A
Proposed GA plans (Unit 1 shown unit 2 handed) A2-01 rev B

Visibility splays 2310803 P01
Vehicle tracking 2310804 P02
Fence details J6/01058
Soft landscape specification and maintenance plan MR26-022/101 rev B
Hard landscaping specification and boundary treatments MR26-022/102 rev B

Topo survey 104914

Supporting documents

Fence specification
Carbon and energy statement
Digital connectivity statement

NOTES TO APPLICANT

1. In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement

for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>

2. The applicant's attention is drawn to the need to consult the Department for Place (Engineering & Streetscene) regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the developer.
3. The applicant's attention is drawn to the need to enter into a Section 50 Licence and follow the Technical Approval process in respect of the works to be carried out on the highway in connection with the proposed development.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written over a dotted line.

8 of 8

.....
On behalf of the Council

Date of Decision: 30/06/2026