

NOTICE OF PLANNING PERMISSION

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

To:

Mr Michael Bromley
Bury College
Woodbury Centre
Market Street
Bury
BL9 0BG

PART 1 - Particulars of Application

Application Number: 70733

Date of Registration: 07/05/2024

Proposal:

Erection of temporary timber hoarding/access gates around perimeter of the front entrance (maximum height of 2.4 metres)

Location:

Bury College Woodbury Centre, Market Street, Bury, BL9 0BG

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 on the 30.10.2025, 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. The development is of a temporary nature only.

- 2 This permission relates to the following plans:

Drawing - Site Location Plan; and,
Drawing no. 584_02 Rev. A - Proposed Main Road Hoarding Plan & Elevation Extra Elevation Plan [including Proposed Site Plan].

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development and in accordance with the policies contained within the Bury Unitary Development Plan, the Places for Everyone Plan Joint Development Plan and the National Planning Policy Framework.

- 3 Notwithstanding the details indicated on the approved plans, no development shall

commence unless and until the application for the necessary permit for the proposed timber hoarding that is sited on the adopted highway has been submitted to and approved in writing by the Local Planning Authority. The application shall incorporate full details of the following and be submitted on a topographical survey of the site and adjacent adopted highways:

- Photographical dilapidation survey of the footways and carriageways abutting the site in the event that subsequent remedial works are required following erection of the site hoarding and works to the site boundary;
- Confirmation that the hoarding will be a minimum of 2.4 metres in height, incorporate inward opening gates and have a smooth finish with no protruding parts;
- Hoarding support and foundation details confirming that no further encroachment of the adopted highway will occur than indicated and as dimensioned on the approved plans and that the structure, through the form of an appropriate assessment, will be able to withstand high winds and will be regularly inspected by the applicant/appropriate nominated contractor.

The approved details shall be adhered to throughout the consented period of the new glazed entrance. All highway remedial works identified as a result of the dilapidation survey both as a result of the erection of the hoarding and its subsequent removal shall be implemented to a programme to be first agreed and approved in writing with the Local Planning Authority.

Reason: To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety, in accordance with Policy HT6/1- Pedestrian and Cyclist Movement and Policy HT6/2 - Pedestrian/ Vehicular Conflict of the Bury Unitary Development Plan and Policy JP-C8: Transport Requirements of New Development and the National Planning Policy Framework.

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:

Area	Area BY7 - Townside/Market Street
BY7	
CF2/1	CF2/1 - Bury College
EN1/2	EN1/2 - Townscape and Built Design
EN1/7	EN1/7 - Throughroutes and Gateways
HT6/1	HT6/1 - Pedestrian and Cyclist Movement
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
JP-C1	Our Integrated Network
JP-C4	Strategic Road Network
JP-C6	Walking and Cycling
JP-P2	Heritage

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 - Site Location Plan; and,
Drawing no. 584_02 Rev. A - Proposed Main Road Hoarding Plan & Elevation Extra
Elevation Plan [including Proposed Site Plan].

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 Operations regarding the required hoarding permit application and specification for, and implementation of, any required highway remedial works. The cost of the application and works will be the responsibility of the applicant.
3. 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 hoarding under the adjacent adopted highway
4. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the adopted highway.

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: 19/07/2024