



For assistance with completing this form contact:

The Planning Service
3 Knowsley Place, Duke Street, Bury BL9 0EJ

Phone: 0161 253 5432 **Email:** development.control@bury.gov.uk

Application for Planning Permission and consent to display advertisement(s).
Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisement) Regulations 2007

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Former Peel Health Centre
Address line 1	Market Street
Address line 2	
Address line 3	
Town/city	Bury
Postcode	BL9 0BG
Description of site location must be completed if postcode is not known:	
Easting (x)	380578
Northing (y)	410439
Description	

2. Applicant Details

Title	Mr
First name	Faz
Surname	Ahmed
Company name	Bury College
Address line 1	Woodbury Centre
Address line 2	Market Street
Address line 3	
Town/city	Bury

2. Applicant Details

Country	
Postcode	BL9 0BG
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	Emma
Surname	Wells
Company name	Atkins
Address line 1	3100 Century Way
Address line 2	Thorpe Park
Address line 3	
Town/city	Leeds
Country	
Postcode	LS15 8ZB
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	0.20
Unit	Hectares

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Submission of a full planning application and consent for the display of advertisements application for the erection of a temporary timber hoarding and associated promotional vinyl banners.

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

The Site consists of land comprising the former Peel Health Centre (Use Class E (e), formerly Use Class D1), which sits adjacent to the College's existing Woodbury Centre, on Market Street, Bury, BL9 0BG. The Site is predominantly rectangular in shape and is approximately 0.2 hectares in area. It comprises the vacant building previously associated with the health centre, car parking which lies to the east of the vacant buildings and is accessed via Trinity Street, and areas of hardstanding and landscaping which lie between the vacant building and the public footway around the perimeter of the Site.

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used externally? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Plywood fencing with vinyl advertising banner attached

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

BURY-ATK-BS-PEEL-DR-D-004 SITE LOCATION PLAN
BURY-ATK-BS-PEEL-DR-D-002 PROPOSED PLAN
BURY-ATK-BS-PEEL-DR-D-003 PROPOSED ELEVATIONS
BURY-ATK-HGN-PEEL-DR-D-001 HIGHWAYS
Bury College Hoarding Visual 1
Bury College Hoarding Visual 2
Bury College Full planning & display of advertisement application Covering Letter FINAL

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ Yes ☒ No

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

10. Trees and Hedges

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☒ Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

Note that 'non-residential' covers ALL uses except Use Class C3 Dwellinghouses

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

22. Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s)

The advertisement comprises a vinyl banner to be attached to the fencing for which permission is also being sought. The banner will run the full length of the hoarding, which is 184.7 metres. The banner will be 1.9m high to all elevations, except for the chamfered elevation on the corner of Market Street and Trinity Street, which will be approximately 1.7m high. There will be a skirting and fascia to the top and bottom of each panel of the fencing of around 100mm each.

Please select the type(s) of advertising you are proposing:

- ☐ Fascia sign(s)
☐ Projecting or hanging sign(s)
☒ Hoarding(s)
☐ Other type(s)

Please add details of each proposed hoarding

22. Type of Proposed Advertisement(s)

Hoarding(s): 1	
What is the height from the ground to the base of the advertisement?	0 metre(s)
What is the maximum projection of the advertisement from face of building?	0.05 metre(s)
Dimension:	Height: 1.9 x Width: 184.7 x Depth: 0.5 metre(s)
What materials will the sign be made of? Vinyl	
What is the maximum height of any of the individual letters and symbols?	71 cm
The colour of text and background White background, navy blue and red text	
Will the sign be illuminated?	No
Will the sign be illuminated internally or externally?	
Illuminance levels	0 cd/m2
Will the illumination be static or intermittent?	

23. Location of Advertisement(s)

- Is the advertisement(s) you are applying for already in place? ☐ Yes ☒ No
- Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal? ☐ Yes ☐ No ☒ Not Applicable
- Will the proposed advertisement(s) project over a footpath or other public highway? ☐ Yes ☒ No

24. Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From	20/11/2020
To	29/07/2022

25. Site Visit

- Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No
- If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?
- ☒ The agent
- ☐ The applicant
- ☐ Other person

26. Pre-application Advice

- Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	
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26. Pre-application Advice

First name

Surname

Reference

Date (Must be pre-application submission)

15/06/2020

Details of the pre-application advice received

Letter from Bury Council covering the following points:

- 1.The Council has some concerns regarding the promotional material / advertising element of the proposal, because planning permission for a development has not yet been applied for. They also note that this type of hoarding is usually only erected once consent has been granted, and are concerned that the hoardings may be in place for an extended period.
- 2.They also have some concerns about the potential nature and size of the promotional material, and the possibility of different heights of advertisement boards appearing cluttered on a prominent junction location.
- 3.The Highways team note that, as the hoarding would abut the highway, a hoarding permit would be required and this is when exact siting could be discussed.
- 4.The Traffic team are keen to avoid a large-scale advertisement on the site for safety reasons.

Follow up meeting with Bury Council:

Guidance provided on maximum height of fencing (2 metres), appropriate images/wording for advertising, consideration of sight lines.

27. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

28. Interest In the Land

Does the applicant own the land or buildings where the adverts are to be placed?

☒ Yes ☐ No

29. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant
☒ The agent

Title

First name

Surname

Declaration date
(DD/MM/YYYY)

☒ Declaration made

30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

29/09/2020