

NOTICE OF PLANNING PERMISSION

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

To:

Mr Matthew Buckley
United Utilities Water Limited

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**1st Floor Thirlmere House
Lingley Mere Business Park
Warrington
WA5 3UZ**

PART 1 - Particulars of Application

Application Number: 68824

Date of Registration: 24/08/2022

Proposal:

Construction of Chemical Dosing Building
including associated hard standing and
Security Fencing

Location:

Woodgate Hill Water Treatment Work, Sixth
Avenue, Bury, BL9 7RP

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
Site Location Plan (Dwg no. 80062068-02-EW-WOODG-99-DR-C-10005 P03)
Site Block Plan (Dwg no. 80062068-02-EW-WOODG-99-DR-C-10006 P03)
Planning Drawing (Dwg no. 80062068-02-EW-WOODG-99-DR-C-10007 P01)
Landscape Planting Plan (Dwg no. 70088163-WSP-DR-LA-101 P03)
Proposed GA (Dwg no. 80062068-02-EW-WOODG-99-DR-C-10002 P01)
Proposed Elevations (Dwg no. 80062068-02-EW-WOODG-99-DR-C-10003 P01)
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 listed.
- 3 The external finishing materials, including boundary fencing, for the proposal hereby approved shall be as detailed within the approved application particulars.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to policies EN1/1 and OL1/2 of the Bury Unitary Development Plan.

- 4 No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 5 The development hereby approved shall be carried out in accordance with the recommendations and mitigation measures set out within the Ecological Assessment Report dated 08/06/2022 (ref. 7478.01.004) submitted with the application.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 6 The landscaping scheme hereby approved shall be implemented in full accordance with approved Landscape Planting Plans (Dwg ref. 70088163-WSP-DR-LA-101P03 & 70088163-WSP-DR-LA-102 P03) not later than 12 months from the date the building is completed. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN8/2 – Woodland and Tree Planting 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 proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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:

EN1/1 EN1/1 - Visual Amenity
EN1/3 EN1/3 - Landscaping Provision
EN1/2 EN1/2 - Townscape and Built Design
OL1/2 OL1/2 - New Buildings in the Green Belt

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:

Site Location Plan (Dwg no. 80062068-02-EW-WOODG-99-DR-C-10005 P03)
Site Block Plan (Dwg no. 80062068-02-EW-WOODG-99-DR-C-10006 P03)
Planning Drawing (Dwg no. 80062068-02-EW-WOODG-99-DR-C-10007 P01)
Landscape Planting Plan (Dwg no. 70088163-WSP-DR-LA-101 P03)
Proposed GA (Dwg no. 80062068-02-EW-WOODG-99-DR-C-10002 P01)
Proposed Elevations (Dwg no. 80062068-02-EW-WOODG-99-DR-C-10003 P01)

NOTES TO APPLICANT

1. INFORMATIVE - The Control of Noise (Appeals) Regulations 1975, Section 60.
Control of Noise on Construction Sites

Works carried out in connection with the planning permission shall comply with the above regulations which require the following:

1. All works and ancillary operations which are audible at the boundary of the nearest house or noise receptor, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1400 on Saturdays and at no time on Sundays and Bank Holidays.
2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.
3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturer's instructions.
4. Any emergency deviation from the above (1 - 3) shall be notified to Bury Council without delay.

Any contravention of these requirements will trigger the serving of a Notice under Section 60 of The Control of Noise Regulations 1975.

2. The developer is reminded that under the Protection of Badgers Act 1992 it is an offence to intentionally or recklessly interfere with a badger sett. If a badger sett is found on or near the developments site work should cease immediately and a suitably experienced ecologist employed to advise on how best to proceed.

Signed:



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On behalf of the Council

Date of Decision: 24/10/2022