

NOTICE OF PLANNING PERMISSION

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

To:

Mr Barker
Cygnet Health Care
4 Millbank
London
SW1P 3JA

PART 1 - Particulars of Application

Application Number: 67676

Date of Registration: 28/10/2021

Proposal:

Single storey flat roof extension to front elevation of Hudson Building to form new gate lodge entrance to existing medium secure unit; Reconfiguration of car parking

Location:

Cygnet Hospital, High Bank, Bury, BL8 2BS

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 Existing site plan A400 Rev A; Proposed site plan - Gate House A401; Proposed Gate Lodge - site plan A402; Proposed plans and elevations A403 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 car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
- 4 The external finishing materials for the elevations for the development hereby approved shall be render to match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development

pursuant to Policy EN1/2 - Townscape and Built Design of 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
EN1/2	EN1/2 - Townscape and Built Design
EN1/3	EN1/3 - Landscaping Provision
EN1/5	EN1/5 - Crime Prevention
EN6	EN6 - Conservation of the Natural Environment
EN6/1	EN6/1 - Sites of Nature Conservation Interest (SSSI's, NNR's and Grade A SBI's)
EN6/2	EN6/2 - Sites of Nature Conservation Interest (LNR's and Grade B and C SBI's)
EN6/3	EN6/3 - Features of Ecological Value
EN6/4	EN6/4 - Wildlife Links and Corridors
EN7	EN7 - Pollution Control
EN7/3	EN7/3 - Water Pollution
EN7/5	EN7/5 - Waste Water Management
EN8	EN8 - Woodland and Trees
EN8/2	EN8/2 - Woodland and Tree Planting
EN8/1	EN8/1 - Tree Preservation Orders
HT2/4	HT2/4 - Car Parking and New Development
HT2/6	HT2/6 - Replacement Car Parking
HT4	HT4 - New Development
HT5/1	HT5/1 - Access For Those with Special Needs
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
CF1/1	CF1/1 - Location of New Community Facilities
CF3	CF3 - Social Services
CF4	CF4 - Healthcare Facilities
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
NPPF	National Planning Policy Framework
EN5/1	EN5/1 - New Development and Flood Risk
HT2/6	HT2/6 - Replacement Car Parking

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 A400 Rev A; Proposed site plan - Gate House A401; Proposed Gate Lodge - site plan A402; Proposed plans and elevations A403

NOTES TO APPLICANT

- . The applicant's attention is drawn to Section 80 of the Building Act 1984 and the need to give six weeks prior written notice to the Council detailing any proposed demolition works in connection with the proposed development.

Signed:

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

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On behalf of the Council

Date of Decision: 13/01/2022