

13 February 2025

Helen Pressley
Bury Council
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

Our ref 292852-00

Dear Helen

S73 Minor Material Amendment Application to Condition 2 of planning permission ref 70979 for the Installation of a Temporary Car Park

On behalf of the Northern Care Alliance NHS Trust, I am pleased to submit a S73 minor material amendment application to Condition no 2 (approved plans and documents) of the above development (Ref 70979), as approved by Bury Council on 27th September 2024.

The application (PP- 13807458) was submitted via the planning portal on 25/02/25. The application fee of £363.00 (inc Planning Portal Service Charge) has been paid online.

The need to amend the approved plans and documents has arisen due a change in the car park surface material from the approved MOT to Ulteriorous 20mm Binder Course 100/150 pen to EN13108-7. Owing to this change, concerns have been raised from neighbours and the Council that this could signify a permanent use. .

This Section 73 application proposes the following changes to the approved drawings and associated reference numbers to regularise the change to the surface material.

As a result, the conditions are proposed to be amended as follows highlighted in red:

Condition 2 (approved plans)

This decision relates to drawings numbered B101, B102 Rev A, B103 Rev B, B104,

28670-1. B103 Rev B shall be replaced with **CPC303 B105 Temp Car Park Fairfield Proposed Plan**

Supporting Documents:

- Transport Statement Dated 17th July 2024
- Planning Statement Including Non-Designated Heritage Assets Statement and Crime
- Impact Statement Dated 18th July
- Luminaire data 11.07.2024
- Planning Addendum Dated 4th September 2024

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- Lighting datasheet

Rationale for the Change

Following a thorough re-evaluation, the Trust decided to upgrade the car park surface material due to concerns over the long-term viability of the previously planned MOT material for this particular temporary car park. Over time, this material would likely deteriorate, leading to potholes, waterlogging, and the spread of loose debris and dust especially during dry periods. There was concern that leaving the surface as loose chippings posed a safety hazard, increasing the risk of trips and falls for staff and visitors, while also necessitating frequent maintenance to address potholes either through continuous repairs or at the cost of potential vehicle damage.

Ongoing maintenance would likely be required every six months, resulting in repeated car park closures and operational disruption. This would have impacts on adjacent neighbours with increased on-street parking. In contrast, the selected Ultiporous binder course material aligns with the planned five-year lifespan of the facility, reducing costly interim repairs while ensuring durability and cost-effectiveness.

Beyond its economic and structural benefits, this upgraded surface significantly enhances safety and accessibility. It provides a stable and secure footing for staff members who use walking aids or trolleys, as well as digital staff and training visitors who regularly transport equipment between the hospital and the car park. Additionally, the Ultiporous surface allows for clearly marked parking bays, improving organization, preventing misuse of the space, and maximizing overall efficiency.

By implementing this solution, the Trust is prioritising safety, sustainability, and financial prudence while ensuring the car park remains fully functional and accessible for all users. This will additionally maximise efficient parking within the site reducing the demand for parking elsewhere

It is also important to stress that the need for this car park is paramount to the functionality of the hospital at this time.

Specifications of the New Surface Material.

Ultiporous 20mm Binder Course 100/150 Pen, conforming to EN13108-7, is a high-performance, porous binding solution designed for applications where durability, water management, and safety are key considerations. This material is particularly suited for car parks, pathways, and other trafficked areas that require a balance of structural strength and permeability. Please see accompanying 'Ultiporous product brochure' for further details.

One of the standout features of Ultiporous is its porous composition, which allows rainwater to drain through the surface rather than pooling on top, reducing waterlogging & surface flooding, improving safety and usability.

Ultiporous is designed to effectively manage water by reducing surface flooding and minimizing hydroplaning risks, ensuring improved safety and usability for both vehicles and pedestrians. Its compliance with Sustainable Urban Drainage Systems (SuDS) supports environmentally

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responsible water management. Engineered for durability, it withstands regular traffic without rapid degradation and is highly resistant to potholing and material displacement, significantly reducing the need for frequent resurfacing. Compared to traditional loose aggregate surfaces, it offers long-term cost savings by lowering repair frequency and minimizing operational disruptions.

In terms of safety, Ultiporous provides enhanced stability for pedestrians by eliminating trip hazards commonly associated with loose chippings or gravel, making it particularly beneficial for individuals using mobility aids. Its firm, non-slip surface reduces the risk of accidents in wet or icy conditions, while the ability to clearly mark parking areas improves organization and prevents space misuse. Environmentally, it reduces surface water runoff, minimises airborne dust particles, and contributes to sustainable drainage efforts while supporting a longer asset life, ultimately decreasing waste and material consumption.

The material's durability aligns with the car park's five-year projected lifespan, reducing interim maintenance costs, preventing expensive structural failures, and minimizing disruptions caused by frequent repairs. Additionally, Ultiporous meets industry standards, ensuring it meets stringent quality, performance, and sustainability requirements for long-term use.

Planning review

The Trust considers that the change is non-material and enhances both the visual and functional aspects of the originally approved MOT material while also improving drainage and overall usability of the car park. Following discussions with the Council and in the interest of transparency and consultation, a Minor Material Amendment application has been submitted to formally regularize this change.

This amendment to the material will not alter the nature and use of the car park.

Given that planning permission 70979 is granted for a temporary period, the decision notice includes the following planning condition:

"Permission is hereby granted for a limited period only, namely for a period expiring five years from the date of this decision notice, and the 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."

Reason: In view of the temporary nature of the development and in order to retain control over its continued use, having regard to the particular nature of the site and surroundings, pursuant to The National Planning Policy Framework."

As explained above the change in material is to reduce maintenance requirement and enhance safety performance of this temporary car park.

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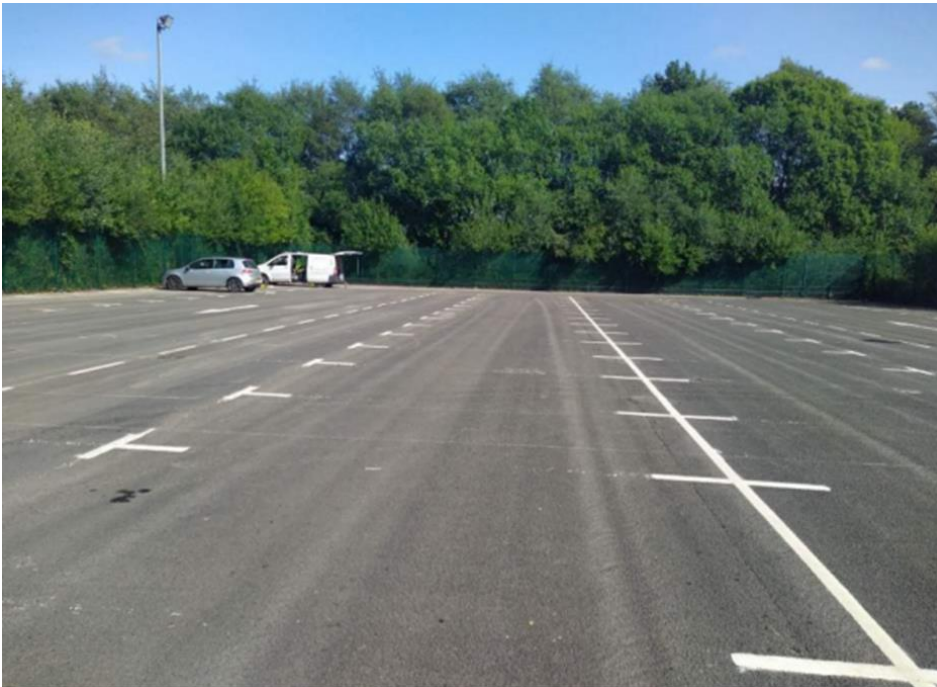
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The Trust is committed to fulfilling its obligations once the five-year period has elapsed in order to comply with the temporary use condition. Importantly, the restriction on permanence is explicitly tied to the planning condition rather than the material used. The removal requirements for Ultiporous would be comparable to those for the MOT material, ensuring that the intended reinstatement process remains unaffected by this amendment. During the determination process, surface material was not a consideration in the committee report nor was a specific condition included on the approval.

While planning precedent is carefully managed, it is worth noting that a temporary 250-space car park was previously approved under application 66098 at Land to the rear of Spring Lane School (M26 2SS) for an 18-month period. In that case, the approved surface material appears very similar to the surface material for the Trusts MMA application.



This example reinforces the principle that this, including demarcation, is appropriate for a temporary car park, with the temporary nature secured through the planning condition, rather than choice of material. The use of Ultiporous is more cost effective over the five years, safer, with minimal disruption during maintenance. In addition, given that the removal and reinstatement process would remain consistent regardless of the chosen surface material, the Trust is confident that the proposed amendment aligns with planning requirements while delivering a more durable, safer, and environmentally effective solution for the site.

If you have any questions, please do not hesitate to contact me. We look forward to the validation and processing of the application and look forward to hearing from you in due course.

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Yours sincerely

Jordan Guy

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