



0075_Tiddlywicks, Bury – Planning Conditions Tracker
Revision B
Date: 27/05/24

- Revision A – First Issue 18/01/24
- Revision B – Condition 11 to be Adhered to. 27/05/24

Particulars of the development:

Erection of private day nursery, together with outdoor forest school and play area, access, associated infrastructure, and landscaping.

Compliance with conditions

- All work must align with approved plans, and any deviations require additional consent.
- The client and design team must carefully review the conditions, ensuring a clear understanding of requirements and restrictions.
- Certain conditions necessitate action before development initiation, and their completion is crucial prior to commencing any work.
- The client bears the responsibility of being well-informed about the requirements and restrictions applicable to them.
- Failure to adhere to conditions may result in a breach of planning control, potentially leading to enforcement action. Non-compliance may render the development unlawful, causing complications during property transactions.
- Discharging conditions incurs a fee for each request, with the possibility of addressing multiple conditions in a single submission.

#	Project Details	Information	Comments
1	Mr Ashley Mihell	Tiddlywicks Nursery Group	
2	Location	Land off Croft Lane, Bury, BL9 8QA	
3	Application Reference	69863	Date of Registration: 07/07/2023
4	Planning Case Officer	TBC	Phone / Email TBC

Colour Code Key

Adhered too	Approved	Awaiting	To Be Submitted
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Planning Conditions

#	Document	Responsible	Comments
1	The development must be begun not later than three years beginning with the date of this permission. <u>Reason.</u> Required to be imposed by Section 91 Town & Country Planning Act 1990.	Client	
2	This decision relates to drawings - • T1033_UCL_7010_P2 - Location Plan • T1033_UCL_7011_P2 - Existing Site Plan • T1033_UCL_7012_P4 - Proposed Site Plan • T1033_UCL_7013_P3 - Proposed Block Plan • T1033_UCL_7014_P2 - Proposed Ground Floor Plan • T1033_UCL_7015_P2 - Proposed First Floor Plan • T1033_UCL_7016_P2 - Proposed Block Plan (Topo Overlay) • T1033_UCL_7110_P1 - Proposed Front Elevation • T1033_UCL_7111_P1 - Proposed Side Elevations • T1033_UCL_7112_P1 - Proposed Rear Elevation • T1033_UCL_7210_P2 - Proposed Building Sections • T1033_UCL_7211_P1 - Existing and Proposed Site Section A-A • T1033_UCL_7212_P1 - Existing and Proposed Site Section B-B • T1033_UCL_7213_P3 - Proposed Street Scene Elevation • Crime Impact Statement VERSION A: 03.12.21 2021/0511/CIS/01 • Updated ecological survey and assessment August 2023 ERAP (Consultant Ecologists) Ltd Reference: 2022-355	Design Team / All	



#	Document	Responsible	Comments
	Phase 1 and 2 Environmental site and geo-environmental site assessment report 21st May 2023 • Coal mining risk assessment 21st May 2023 • Foul & Surface Water Drainage Design Drawing PGC315-C-100, Rev P3 - Dated 05/06/2023 by PGC. • Noise Impact assessment by dBx acoustics 16/5/23 • Travel Plan issue 01 dated June 2023 and the development shall not be carried out except in accordance with the drawings hereby approved. <u>Reason.</u> 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	No development shall commence unless and until:- A detailed Remediation Strategy and validation plan has been submitted to, and approved in writing by, the Local Planning Authority. <u>Reason.</u> The scheme does not provide full details of subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.	Geo Investigation Consultant / Civil Engineer	Issued XX/XX/XX Validated XX/XX/XX



4 Following the provisions of Condition 3 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use. <u>Reason.</u> To secure the satisfactory development of the site in terms of human health, controlled waters, and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.	Geo Investigation Consultant / Civil Engineer	
5 Prior to occupation the applicant shall provide electric vehicle (EV) charging points for 20% of the proposed parking spaces. EV charge points shall be 7kW* as a minimum. *Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at https://www.gov.uk/transport/low-emission-and-electric-vehicles. <u>Reason.</u> In accordance with the NPPF, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life.	Principal Contractor / Specialist Contractor	



6	The development hereby approved shall be carried out in accordance with the recommendations in Sections 6 and 7 of the Noise Impact Assessment by dBx acoustics dated 16/5/23. <u>Reason.</u> In the interests of the amenity of the adjacent occupiers pursuant to Bury Unitary Development Plan Policies EC6/1 - Assessing New Business, Industrial and Commercial Development and EN7/2 - Noise Pollution.	Design Team / All	
7	The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing PGC315-C-100, Rev P3 - Dated 05/06/2023 which was prepared by PGC. For the avoidance of doubt no surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development. <u>Reason.</u> To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding pursuant to chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.	Principal Contractor / Civil Engineer	
8	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 and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.	Principal Contractor	



	<u>Reason.</u> 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.		
9	Prior to any earthworks a method statement detailing eradication and/or control and/or avoidance measures for Himalayan balsam and Japanese knotweed, should be supplied to and agreed in writing to the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full. <u>Reason.</u> The scheme does not provide full details of the actual extent of Japanese Knotweed and Himalayan Balsam in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.	Principal Contractor / Specialist Removal Contractor	Issued XX/XX/XX Validated XX/XX/XX
10	The development hereby approved shall be carried out in accordance with the landscaping scheme shown on the approved Proposed block plan (coloured site plan) UCL-KMA-XX-XX-DR-A-7013 P3. All tree, shrub and hedge planting shall be of a locally native species. Bird boxes shall also be provided on trees within the site and thereafter maintained. The landscaping shall be implemented not later than 12 months from the date the building(s) is first occupied/used or within the first available tree planting season. Any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted. <u>Reason.</u> To secure the satisfactory development of the site and in the interests of	Principal Contractor / Client	



	visual amenity pursuant to EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.		
11	The development hereby approved shall be carried out in accordance with the materials detailed in the application form and approved plan UCL-KMA-XX-XX-DR-A-7112 P1. Only the approved materials shall be used for the construction of the development. <u>Reason.</u> Interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design.	Principal Contractor / Architect	Issued XX/XX/XX Validated XX/XX/XX
12	The use hereby permitted shall only be open to members of the public between 07.30 to 18.00 Monday to Friday. <u>Reason.</u> To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EC6/1 - Assessing New Business, Industrial and Commercial Development, CF1/1 - Location of New Community Facilities and EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.	Client	
13	Notwithstanding the submitted 'Construction Traffic Management Plan' (CTMP), no development shall commence unless and until a 'CTMP' has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide all of the following: Photographic dilapidation survey of the footways and carriageways abutting the site in the event that subsequent remedial works are required following construction of the development, works to the site boundary and as a result of statutory undertakers connections to the site;	Contractor	Issued XX/XX/XX Validated XX/XX/XX



• Access route for all vehicles to the site from the Key Route Network and any temporary works required to facilitate access for ground works/construction vehicles; • If proposed, site hoarding/gate positions clear of agreed visibility splays onto Croft Lane, including the provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway; • A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access; • Confirmation of hours of operation, vehicle sizes and number of vehicle movements; • Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this; • Parking on site of operatives' and construction vehicles together with storage on site of construction materials, including any requisite phasing of the development to accommodate this; • Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved plan shall be adhered to throughout the construction period and the measures shall be retained, and facilities used for the intended purpose for the		
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	duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use. <u>Reason.</u> Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off streetcar parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.		
14	Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted on a topographical survey of the site and adjacent adopted highways to, and agreed with, the Local Planning Authority: • Provision of tactile paved crossing points at the junction of the site access with Croft Lane, incorporating the demarcation of the limits of the adopted highway and all associated highway remedial/accommodation works required as a result of the proposed development; • Provision of 2.4m x 59m visibility splays at the junctions of the site access and the access to No. 129 Croft Lane with Croft Lane on land within the applicants	Highways Consultant / Contractor / Architect	Issued XX/XX/XX Validated XX/XX/XX



	control, with no obstructions above the height of 0.6m within them; • Position of the proposed boundary fence abutting Croft Lane clear of the above visibility splays; · • Foundation details for the proposed boundary fence confirming no encroachment under the adjacent adopted highway; • Bin storage arrangements within the curtilage of the site in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'. The details subsequently approved shall be implemented to an agreed programme with all highway works completed prior to the development hereby approved being brought into use. <u>Reason.</u> Information not submitted at application stage. 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 pursuant to Bury Unitary Development Plan Policies EC6/1 - Assessing New Business, Industrial and Commercial Development, EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.	
15	The turning facilities indicated on the approved plans within the proposed car park and in the adjacent site's car parking area (facilitated as a result of the position of the proposed boundary fence), shall be provided prior to the development hereby approved being brought into use and the areas of land within the applicant's control used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. <u>Reason.</u> To minimise the standing and turning movements of vehicles on the highway in the	Client / Contractor



	interests of road safety and ensure that the turning facilities are not obstructed by parked vehicles pursuant to Bury Unitary Development Plan Policies HT2/4 - Car Parking and New Development and HT6/2 - Pedestrian/Vehicular Conflict.		
16	The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to development hereby approved being brought into use and thereafter maintained at all times. <u>Reason.</u> 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.	Contractor / Client	
17	The premises to which this approval relates shall be used for a creche/day nursery only and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification). <u>Reason.</u> To safeguard the amenities of the occupiers of nearby residential accommodation and in the interests of highway safety pursuant to policies EC6/1 - Assessing New Business, Industrial and Commercial Development, EN1/2 - Townscape and Built Design, HT2/4 - Car Parking and New Development and HT6/2 - Pedestrian/Vehicular Conflict.	Client	