

NOTICE OF PLANNING PERMISSION

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

To:

Mr Christopher Binns
AECOM
100 Embankment
Cathedral Approach
Manchester
M3 7FB

On Behalf Of:

Helen Lockwood
Bury Hospice
Rochdale Old Road
Bury
BL9 7RG

PART 1 - Particulars of Application

Application Number: 69966

Date of Registration: 04/08/2023

Proposal:

Extension of car park to provide 17 new parking spaces

Location:

Bury Hospice, Rochdale Old Road, Bury, BL9 7RG

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 numbered 08240054-ACM-XXX-XX-DR-E-00001 P01, 08240054-ACM-XX-XX-DR-AR-00001 P02, 08240054-ACM-XX-XX-DR-CE-00001 P01, 08240054-ACM-XXX-XX-DR-LA-00001 P01, 08240054-ACM-XX-XX-DR-CE-00002 P01, 08240054-ACM-XX-XX-DR-AR-00002 P02, 08240054-ACM-XX-XX-DR-CE-00003 P01, 08240054-ACM-XX-XX-DR-CE-00005 P01, 08240054-ACM-XX-XX-DR-CE-00006 P01, 08240054-ACM-XX-XX-DR-CE-00007 P01, 08240054-ACM-XX-XX-DR-CE-00008 P01, 08240054-ACM-XX-XX-DR-CE-00009 P01, 500 C1, Arboricultural Impact Assessment, Ecological Appraisal Report 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 Where during any works on site, unforeseen contamination is suspected or found, or contamination is caused, works on the site shall cease and the Local Planning Authority shall be notified immediately. The developer shall then produce a risk

assessment and submit remediation proposals, if required, for approval to the Local Planning Authority. On approval of the remediation strategy, the development shall then be carried out in accordance with the approved details and process including any required timescales.

Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 4 No works to trees, hedge 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.

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 Prior to the commencement of works the small area of grassland containing the bee orchid shall be lifted and moved by hand into the undisturbed grassland surrounding pond 2.

Reason. In order to ensure that no harm is caused to the bee orchid population 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 A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include native tree, hedge and shrub planting and the provision of bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the car park is first brought into use or within the first available tree planting season, and 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.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies 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.

- 7 All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction" and the submitted Arboricultural Impact Assessment project number 08240054. The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

- 8 Prior to occupation the applicant shall provide electric vehicle (EV) charging points for 20% of the proposed parking spaces. EV chargepoints 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>.

Reason. 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.

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:

CF1/1 CF1/1 - Location of New Community Facilities
CF4 CF4 - Healthcare Facilities
EN1 EN1 - Built Environment
EN1/2 EN1/2 - Townscape and Built Design
EN6 EN6 - Conservation of the Natural Environment
EN6/3 EN6/3 - Features of Ecological Value
EN8/2 EN8/2 - Woodland and Tree Planting
HT2/4 HT2/4 - Car Parking and New Development
HT6/2 HT6/2 - Pedestrian/Vehicular Conflict
RT3/3 RT3/3 - Access to the Countryside
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:

08240054-ACM-XXX-XX-DR-E-00001 P01, 08240054-ACM-XX-XX-DR-AR-00001 P02, 08240054-ACM-XX-XX-DR-CE-00001 P01, 08240054-ACM-XXX-XX-DR-LA-00001 P01, 08240054-ACM-XX-XX-DR-CE-00002 P01, 08240054-ACM-XX-XX-DR-AR-00002 P02, 08240054-ACM-XX-XX-DR-CE-00003 P01, 08240054-ACM-XX-XX-DR-CE-00005 P01, 08240054-ACM-XX-XX-DR-CE-00006 P01, 08240054-ACM-XX-XX-DR-CE-00007 P01, 08240054-ACM-XX-XX-DR-CE-00008 P01, 08240054-ACM-XX-XX-DR-CE-00009 P01, 500 C1, Arboricultural Impact Assessment, Ecological Appraisal Report.

NOTES TO APPLICANT

1. The applicant is reminded that, under the Wild Mammal (Protection) Act 1996 it is an offence to inflict unnecessary suffering to wild mammals such as hedgehog. Planning consent does not provide a defence against prosecution under this act.
2. The development is shown to be adjacent to or affect Electricity North West's operational land or electricity distribution assets. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. If planning permission is granted the applicant should verify such details by contacting Electricity North West, Land Rights & Consents, Frederick Road, Salford, Manchester

M6 6QH.

The applicant should be advised that great care should be taken at all times to protect both the electrical apparatus and any personnel working in its vicinity. The applicant should also be referred to two relevant documents produced by the Health and Safety Executive, which are available from The Stationery Office Publications Centre and The Stationery Office Bookshops, and advised to follow the guidance given.

The documents are as follows and are available on the Council website via application 69966:-

HS(G)47 - Avoiding danger from underground services.

GS6 - Avoidance of danger from overhead electric lines.

The applicant should also adhere to the minimum safety clearances contained within the Energy Network Associations Guidance, a copy of which is also available on the Council website under application 69966.

Furthermore, should there be a requirement to divert the apparatus because of the proposed works, the applicant should be advised that the cost of such a diversion would usually be borne by the applicant. The applicant should be aware of our requirements for access to inspect, maintain, adjust, repair, or alter any of our distribution equipment. This includes carrying out works incidental to any of these purposes and this could require works at any time of day or night. Our PACE Team (Tel No. 0800 988 1730) will advise on any issues regarding diversions or modifications.

Electricity North West offers a fully supported mapping service, at a modest cost, for our electricity assets. This is a service which is constantly updated by our Data Management Team who can be contacted by telephone on 0800 195 4141 or access the website Know before you dig (enwl.co.uk)

It is recommended that the applicant gives early consideration in project design as it is better value than traditional methods of data gathering. It is, however, the applicant's responsibility to demonstrate the exact relationship on site between any assets and rights that may cross the site and any proposed development.

Signed:



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On behalf of the Council

Date of Decision: 27/09/2023