

NOTICE OF PLANNING PERMISSION

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

To:

Mr Tom Myers
Portakabin Ltd
Leeds Hire Centre
Gelder Road
Leeds
LS12 6LZ

On Behalf Of:

Amy Reed
98 Bury Old Road
Whitefield
Manchester
M45 6TQ

PART 1 - Particulars of Application

Application Number: 68782

Date of Registration: 15/08/2022

Proposal:

Retention of single storey Portakabin building for use as a storage facility

Location:

Car park of Vets Now Hospital, 98 Bury Old Road, Whitefield, Manchester, M45 6TQ

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 Permission is hereby granted for a limited period only, namely for a period expiring 3 years from the date of this decision notice, and the building, 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.
- 2 This decision relates to drawings - Existing block plan RCVNELELBP; Revised Proposed location and block plan with planting RCVNELPLBP received 13/3/23; Specification drawing (proposed floor and elevation plan) DQ2692 rev D 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 Notwithstanding the submitted revised proposed location and block plan (submitted 13/3/23) within 1 month of the development hereby approved, details of the planting to the north west boundary of the site with Thatch Leach Lane shall be submitted to and approved by the Local Planning Authority. The details shall include

native species of a semi-mature/mature type. The approved details shall thereafter be implemented within 3 months or the first available planting season following approval; 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. In the interests of visual amenity pursuant to Bury Unitary Development Plan Policy EN1/2 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.

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:

NPPF National Planning Policy Framework
EC4/1 EC4/1 - Small Businesses
EN1/2 EN1/2 - Townscape and Built Design
HT2/4 HT2/4 - Car Parking and New Development
EN8/2 EN8/2 - Woodland and Tree Planting

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 block plan RCVNELELBP; Revised Proposed location and block plan with planting RCVNELPLBP received 13/3/23; Specification drawing (proposed floor and elevation plan) DQ2692 rev D

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 15/03/2023