

NOTICE OF PLANNING PERMISSION

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

To:

Chris Argent
CBRE
10th Floor
One St Peter's Square
Manchester
M2 3DE

On Behalf Of:

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Transport for Greater Manchester
2 Piccadilly Place
Manchester
M1 3BG

PART 1 - Particulars of Application

Application Number: 72044

Date of Registration: 01/07/2025

Proposal:

Erection of site office and welfare compound;
2 no. smoking shelters; 2.4m high hoarding
for a temporary period of 3 years

Location:

Metrolink car park, Haymarket Street, Bury,
BL9 0AY

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 -

Location plan 16012-HBA-BRY-ZZZ-D-AR-080750 rev P03
Site boundary line - Temporary Site Compound 6012-HBA-BRY-ZZZ-D-AR-080751
rev P04
Temporary Site Compound Technical Note 16012-WDC-BRY-XXX-T-X-000060 Rev
P03
Plan layout Type P - WD-P rev F
Proposed elevations WD-P Rev H
Proposed smoking shelter

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 and Places for Everyone Joint Development Plan listed.

- 3 The site access arrangements, measures and facilities detailed in the 'Construction Environmental Management Plan (CEMP)' reference 16012-WDC-BRY-XXX-T-XX-000050 P02' and on the relevant plans approved as part of planning permission 71834, shall be adhered to throughout the construction period.
Reason. To maintain the integrity of the adopted highway and mitigate the impact of the construction activities generated by the proposed development, ensure adequate off-street car 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 policies EN1/2 and JP-C8.
- 4 The car park alterations indicated on the approved plans and in the 'Temporary Site Compound Technical Note' 16012-WDC-BRY-XXX-T-X-000060 Rev P02 shall be implemented and maintained for the during of the construction period.
Reason. To ensure good highway design and ensure the continued safe operation of the car park pursuant to policies EN1/2 and JP-C8.
- 5 The gate to the 'operative access to site compound' pedestrian indicated on the approved plans and in the 'Temporary Site Compound Technical Note' 16012-WDC-BRY-XXX-T-X-000060 Rev P02 shall open inwards and maintained for the during of the construction period.
Reason. In the interests of pedestrian safety and to ensure compliance with Section 153 of the Highways Act 1980.
- 6 No construction shall commence until details of the means of ensuring the water main that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water main from construction activities and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.
Reason. In the interest of public health and safety and to ensure protection of the public water supply pursuant to chapter 14 - Meeting the challenge of climate change, flooding and coastal change 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
Area Area BY6 - Central Shopping Area

BY6
 EN1/2 EN1/2 - Townscape and Built Design
 EN7/2 EN7/2 - Noise Pollution
 EN1/5 EN1/5 - Crime Prevention
 EN2/3 EN2/3 - Listed Buildings
 HT2/4 HT2/4 - Car Parking and New Development
 HT3/2 HT3/2 - Bus Services
 TC3 TC3 - Bury Town Centre
 JP-C3 Our Public Transport
 JP-C8 Transport Requirements of New Development
 JP-S4 Flood Risk and the Water Environment
 JP-S5 Clean Air
 SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
 EN2/1 EN2/1 - Character of Conservation Areas
 EN2/2 EN2/2 - Conservation Area Control

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:

Location plan 16012-HBA-BRY-ZZZ-D-AR-080750 rev P03
 Site boundary line - Temporary Site Compound 6012-HBA-BRY-ZZZ-D-AR-080751 rev P04
 Temporary Site Compound Technical Note 16012-WDC-BRY-XXX-T-X-000060 Rev P03
 Plan layout Type P - WD-P rev F
 Proposed elevations WD-P Rev H
 Proposed smoking shelter

NOTES TO APPLICANT

1. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the adopted highway
2. The car park is currently maintained by the Metrolink Operator and Maintainer and there is a formal Asset Management Process (AMP) to be followed in order to hand the space over to the project and return it back in an agreed condition on completion.

There may also be the need for an occupation licence to be obtained from TfGM for the use of the space by others and for purposes other than for parking.
 The Applicant should obtain all the necessary consents from TfGM and the Metrolink Operator and follow all appropriate processes.

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4. Further to UU's consultation response

The Applicant will need to thoroughly investigate all options for the sustainable management of surface water before UU will accept any surface water connections from new development to the public sewer. Where a new surface water connection to the public sewer is proposed, UU will require robust evidence to demonstrate the drainage hierarchy has been fully investigated and there are no more sustainable options available for the management of surface water.

To discuss their drainage proposals the applicant should contact the Developer Services team by email at SewerAdoptions@uuplc.co.uk. Alternative ways to contact the team are detailed in the Appendix, Section 5.0 'Contacts'.

Signed:



10 of 10

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On behalf of the Council

Date of Decision: 23/09/2025