

# 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

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### 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

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### 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.

3.

DRAINAGE - UU Resp

Directed by the principal  
 new National Standard  
 developers and Local  
 water entering the pub  
 proposed developmen  
 All options for the sust  
 investigated before we  
 development to the pu  
 public sewer is propos

drainage hierarchy has  
options available for the

To discuss their drainage  
Services team by email  
the team are detailed in  
When considering the  
investigate the existence  
This includes water, waste  
Utilities will not routinely  
proposals submitted with

Where infrastructure e  
United Utilities guidelin  
available on our websit  
existing infrastructure  
having to redesign pro  
UNITED UTILITIES' P  
Water main  
A large diameter trunk  
to the pipeline compo  
'Standard Conditions f  
website:  
<https://www.unitedutilities.co.uk/eng-over-or-working-ne>  
The applicant must co  
document to ensure pip  
construction period.  
Following our review o  
16012-HBA-BRY-ZZZ  
confirm that United Ut  
application providing th  
to afford appropriate p

Condition:  
No construction shall o  
main that is laid within  
development have bee  
in writing. The details o  
construction activities  
water main infrastru  
protect and prevent an  
completion of the deve  
in accordance with the  
Reason: In the interes  
public water supply.  
Given the size and nat  
they have not already  
team at the earliest op  
pipeline and additiona  
construction.

It is the applicant's res  
might cross or impact  
relationship between U  
applicant should not re

considering a propose

It is important that the  
'United Utilities' Proper  
letter. This provides in  
guidance that an appli  
are located in, or in the  
Where United Utilities'  
subsequent developer  
any works on site, incl  
Section 5.0 'Contacts'

## WATER EFFICIENCY

All new homes are rec  
water used per person  
Document G. If your a  
tighter water efficiency  
Building Regulations, y  
permission you may g  
development plan poli  
non-residential develo  
building control body,  
conditions relating to v

APPENDIX: Supportin  
any other interested p

Whilst we provide the  
proposed scheme, we  
developer, contacts ou  
detailed advice on any  
impact their proposal.  
(below).

## 1.0

### DRAINAGE DESIGN

Surface water (rainwa  
that come from toilets,  
flows that increase the  
businesses, and can r  
watercourses.

We have embarked on  
performance of our wa  
surface water. Our foo  
frequency and intensit  
where they are no long  
wastewater network, it  
accepting any unneces  
opportunities for the re

### 1.1 Surface water hier

The design and delive  
with the National Stan  
national standards. Fu  
destinations can be fo

(SuDS) - GOV.UK

The standards indicate constructed, maintained water. This should mirror surface and as close to new development must on-site and minimise t

United Utilities will only in circumstances where the hierarchy has been fully management of surface connections, particularly last resort.

Where surface water evidence of these con demonstrate a reduction required to discharge

1.2 Adoption and cons  
If the applicant intends Utilities, their proposed Developer Services to Sector Guidance App June 2022 or any sub key determining factor

If the proposal incorpo network that may be o applicant seeks further available on our websi

Our acceptance of any Planning Authority for meet the requirements that no construction co submitted directly to U carried out prior to the developer's own risk a

2.0 PLANNING COND  
When appropriate, Un drainage. This is impo new and existing custo management of surfac is critical in the manag spills from storm overf customers and commu

2.1 Drainage design  
In scenarios where all design is acceptable a water have been fully enable the delivery of where there is insuffic been fully investigated

all aspects of drainage  
2.2 Management and  
The Local Authority sh  
condition for any sche  
condition is below that

Prior to occupation of  
maintenance plan for t  
planning authority and  
maintenance plan sha

(i)  
Arrangements for adop  
management and mai

(ii)  
Arrangements for insp  
sustainable drainage s  
scheme throughout its  
The development sha  
accordance with the a

Reason: To ensure tha  
drainage system in ord  
lifetime of the develop  
It is important to note t  
owned by a third-party  
not be involved in any  
management and mai

### 3.0 UNITED UTILITIES

#### 3.1 Water pipelines

United Utilities will not  
For any works in the v  
comply with our 'Stand  
found on our website:

#### 3.2 Wastewater pipelin

United Utilities will not  
close proximity to a pu  
reviewed in exception  
Nb. Proposals to exten  
public sewer will be re  
professional or followin  
further details).

#### 3.3 Water and wastew

A number of providers  
Alternatively, the plans  
details.

The position of underg  
is approximate only an  
available. The actual p  
private pipes, sewers o  
applicant, or any future  
decisions relating to th  
location of any underg

Where additional infor  
of proposed developm  
pipelines should be co

suffice. The applicant must indemnify United Utilities for any loss or damage to its assets or infrastructure being diverted.

Developers should investigate the feasibility of diverting wastewater pipelines and provide a detailed plan of the preferred site layout and a specific provision within the plan for the necessary disconnection at the applicant/developer's expense. The size and nature of the diversion and the cost of diversion is proportionate to the size of the development.

Any agreement to divert a pipeline must be made before the application, made direct to the relevant authority for the determination of a plan (not a condition of a proposed diversion to be included in the submitted plans). In the event that a diversion of assets is submitted to the relevant authority after the determination, the applicant/developer may need to amend the plans for the assets.

Where United Utilities' assets are diverted, the apparatus must not be damaged and there should be no additional cost to United Utilities. The diversion must be safe and secure, and the movement and the transfer of the diverted assets must comply with national standards. Any construction activity involving the diversion of assets or infrastructure must comply with national standards. Our 'Standard Conditions of Diversion' are available on our website: Working near underground utilities. The applicant, and/or the developer, must follow our 'Standard Conditions' guidance and ensure that the proximity to pipelines and apparatus that are diverted is safe and secure. Uncharted pipelines discovered on site either before or after the diversion should contact our Development Management 'Contacts'.

It is the applicant's responsibility to ensure that the diverted assets are protected within any proposed development. The developer must ensure that the diverted assets are protected from damage to United Utilities' assets resulting from the development.

#### 4.0 WATER AND WASTEWATER

If the applicant intends to develop a new development, they should visit the website for advice at the earliest opportunity. The metering arrangements for the development (below).

If the proposed development involves the diversion of connections, the applicant must ensure that the diverted connections are protected from damage to United Utilities' assets resulting from the development.

for the new proposal or  
addition, if reinforcement  
this could be a significant  
accounted for.  
In some circumstances  
guidance on whether to  
our website within our  
2025/2026 | United Utilities  
To avoid any unnecessary  
subsequent development  
water and wastewater  
opportunity. See Section  
To promote sustainable  
infrastructure charges  
surface water sustainable  
website: Sustainability  
Business customers can  
incentive scheme at [https://www.uu.co.uk/business](#)

## 5.0 GROUNDWATER PROTECTION

Groundwater Protection Zones (SPZs), identify the groundwater resources and show where they may be located beneath the land surface.

The Environment Agency (EA) sets the standards for their approach to managing groundwater. Uu has adopted their approach to groundwater protection, which includes Source Protection Zones (SPZs). Uu will protect groundwater in the SPZs and the EA will review the SPZs in its entirety.

Nb. In order to protect groundwater, Uu may request the principal of the development to apply to Source Protection Zones. The applicant can see the details of the SPZs in the 'Contacts' Section below.

## 6.0 CONTACTS

Contact our DEVELOPMENT SERVICES team on our Website (including 'Live Chat') or by Telephone (Monday-Friday 9am-5pm) or Email:

WATER (water mains, sewerage)  
WASTEWATER (public sewers)  
SLUDGE PIPELINES  
GROUNDWATER PROTECTION

Where the proposed development is within a Source Protection Zone, the applicant should contact the relevant team at [Groundwater@uuplc.co.uk](mailto:Groundwater@uuplc.co.uk).

PROPERTY SEARCH  
The public water and sewerage map is available free. Viewings are by appointment only. You should email [propertysearch@uuplc.co.uk](mailto:propertysearch@uuplc.co.uk). Alternatively, a number of public water and sewerage maps are available for purchase.

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](mailto: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