

**BURY COUNCIL**  
**DEPARTMENT FOR RESOURCES AND REGULATION**  
**PLANNING SERVICES**

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**PLANNING CONTROL COMMITTEE**

**25 November 2014**

**SUPPLEMENTARY INFORMATION**

**Item:01 Ramsbottom Cottage Hospital, Nuttall Lane, Ramsbottom, Bury, BL0 9JZ**  
**Application No. 58022**  
Demolition of existing buildings and erection of 13 no. dwellings

### **Publicity**

Response received from Councillor Bevan who has been approached by local residents raising the following issues:

- Concerned when trees were felled on the site and seek a condition a landscaping scheme which would act as a buffer between the adjacent Whittingham Drive estate and the Lansdowne Road estate;
- Concern about the use of brick/render as opposed to stone;
- Concern regarding plot 4 and proposals to raise levels which would lead to issues of neighbours being overlooked and loss of light. Screening by trees may assist;
- Reassurances required regarding construction work times.

Additional correspondence received from Ramsbottom Heritage Society with the following issue:

- Already objected to the application, and are concerned the architectural, historical and social importance be taken into account by the Planning Committee.
- A map showing the 1898 frontage which should to be kept and retained in the development, together with some photographs of the building have been submitted.

Objection received from member of the public (no address provided) which raises the following issues:

- Further to the article in the local press, object strongly to the demolition which is an important part of the Ramsbottom heritage;
- Renovation would look lovely and if a flat conversion would preserve the exterior, which has worked well for other buildings;
- Appreciate something needs to be done but demolition not the answer;
- Preservation would maintain and enhance the appeal of the built environment.

Objection received from Councillor Fitzwalter which raises the following issues:

- Support the view of Ramsbottom heritage Society that at least the original 1898 part of the building should be retained because of its architectural, historical and social importance;
- The application is a second chance for Committee to take this into account and preserve part of our heritage, which would not compromise the development of new homes and could add charm and value to the site;
- Adds historical value to Ramsbottom which future generations need to understand.

The above issues have been covered in the Officer Report.

### **Amendment to wording in the response to objectors in the officer report -**

- Permitted Development Rights would be removed to plots 7,8,9 and 11 within the terms of Classes A to G of Part 1 of Schedule 2 of the Order as part of a condition of an approval.

### **Plans**

The layout plan for previously approved scheme reference 55938 is included for information.

**Item:02 Land adjacent to Prestwich Post Office, Bury New Road, Prestwich, Manchester, M25 3AJ Application No. 58043**

Erection of drive through restaurant (Class A3/A5) with associated access, car parking and hard and soft landscaping

**Consultations**

**Traffic Section** - To establish if the development would impact upon traffic movements on local roads and to ensure appropriate mitigation measures be incorporated, three further conditions have been recommended and would read as follows:

**Condition 22** - No development shall commence unless and until a traffic impact monitoring scheme and timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented in accordance with the approved timetable.

The scheme/timetable shall provide for:

- the scope of a before and after study to assess the impact of any traffic generated by the development on the adjacent residential streets which shall include Kingswood Road and Dashwood Road
- the method of assessment
- the submission of the study outputs and reports on the same to the Local Planning Authority.

Reason. In the interests of residential amenity and highway safety pursuant to Bury Unitary Development Plan Policies S2/6 - Food and Drink, and HT4 - New Development.

**Condition 23** - Following compliance with Condition 22, where the study outputs identify unacceptable impacts, a scheme of measures to mitigate the unacceptable impacts and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented to the satisfaction of the Local Planning Authority in accordance with the approved timetable and thereafter maintained.

Reason. In the interests of residential amenity and highway safety pursuant to Bury Unitary Development Plan Policies S2/6 - Food and Drink, and HT4 - New Development.

**Condition 24** - No development shall commence unless and until a Construction Management plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan/programme shall be adhered to throughout the construction period. The plan/programme shall provide for:

- the arrival and departure times in relation to HGV vehicle movements
- arrangements for turning vehicles during the construction period.

Reason. In the interests of residential amenity and highway safety pursuant to Bury Unitary Development Plan Policies HT4 - New Development and HT6/2 - Pedestrian/Vehicular Conflict.

**Drainage Section** - No objection subject to a condition to provide details of a surface water drainage scheme. A condition recommended by United Utilities to this effect has been included in the main officer report.

**Publicity**

Objection received from Flat 23, Oak Bank, 516 Bury New Road with the following issues:

- Odds with Bury Council's Love Prestwich Strategy;
- Increase traffic on Bury New Road which is already hazardous;
- Ignores how drivers will respond to the constraints of the left in/out arrangement;
- Drivers wanting to return south will risk a u-turn across the carriageway at the gap for Stanhope Avenue;
- A southbound customer likely to use local roads to turn around;
- Bury Council looking to spend £500,000 on changes to road layout and pavement widths From M&S to Aldi, the objectives of which are to make Prestwich safer and attractive to pedestrians and enable footfall to regenerate local business and retail provision in the central section;
- KFC at odds with spirit and purpose of the other developments in Prestwich.

The objections raised have been covered in the Officer Report to Committee.

### **Description**

Report amended to read:

The drive through element would circumnavigate the building in a clockwise direction, with orders taken through a hatch on the south elevation and distributed from an opening on the northern elevation of the building.

### **Layout**

Report amended to read:

A new access would be created off Bury New Road towards the more northerly part of the site, which would direct traffic either into the parking area or the drive-through route around the building which would operate in a clockwise direction leading either back out onto Bury New Road or to the adjacent 30 space car park.