

**Location:** VANGUARD BUILDING CHESHAM FOLD ROAD BURY

**Proposal:** RETROSPECTIVE APPLICATION - CHANGE OF USE OF PART OF WORKSHOP TO OFFICES INCLUDING CREATION OF ADDITIONAL FLOOR AREA; ELEVATIONAL ALTERATIONS AND CAR PARKING (REVISED)

**Application Ref:** 41465

**App Type:** Full

**Statutory Expiry Date:** 26 November 2003

**Recommendation:** Approve with Conditions

**Description**

the application relates to existing modern industrial buildings situated between Chesham Fold Road to the east and Hoyle Playing Fields to the west. The land was previously part of Mossfield Mill with other buildings now in separate ownership on the opposite side of Chesham Fold Road

Retrospective permission is sought for the creation of offices at first floor in one of the buildings together with three new windows. A parking area at the rear of the site was previously fenced off on the boundary with the park and a footpath access to the north but open to Chesham Fold Road. Consent is also sought for a palisade fence and gates which have been installed to the boundary with Chesham Fold Road.

**Relevant Planning History**

The site has been redeveloped by the current occupier including new offices and showroom approved in 1998 (33701/97).

A similar application (40988/03) to the current proposal was withdrawn in August 2003 to allow the agent to provide missing information and correct plans.

**Publicity**

Objections have been received from two occupiers of buildings on the east side of Chesham Fold Road.

NetOps point out that the work has been carried out without planning approval. They say that parking is a problem and that the area which has been fenced off was previously used by other businesses. The remaining parking area is now full and cars also park on the road. This causes danger to pedestrians and leads to traffic using an unadopted section of road. The level of the car park has been raised leading to problems with standing water.

Ryalux doubt that the applicants have rights to the land in question. They point out that the road is congested by parked cars and also used by visitors to Chesham Fold children's nursery.

**Consultations**

Borough Engineer - No objection on highway grounds.

**Unitary Development Plan and Policies**

EC1/2 Land Suitable for Business (B1)

HT2/4 Car Parking and New Development

### **Issues and Analysis**

Specific planning permission is not needed to use part of the building as offices and the external alterations are insignificant. There is no reason why permission should not be granted for this part of the application.

The objectors' claims about the ownership or rights of others to use the car park are not substantiated. It is still used for car parking, but exclusively the applicant company's vehicles and the fencing does not add to congestion on Chesham Fold Road. The type of fence is appropriate to the location and the applicant has agreed to paint it green.

### **Summary of reasons for Recommendation**

Permission should be granted having regard to the policies and proposals listed above and the reason(s) for granting permissions can be summarised as follows;- The development does not adversely affect the character of the area nor the amenity of nearby occupiers. It does not impact on highway safety issues. There are no other material considerations that outweigh this finding.

**Recommendation:** Approve with Conditions

### **Conditions/ Reasons**

1. This decision relates to drawings numbered 2411/11 rev.C, 2411/10 rev.D, 2411/07 rev.D, 2411/06, and the development shall not be carried out except in accordance with the details hereby approved.  
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design.
2. The railings shall be painted green, in a colour to be agreed in writing with the Local Planning Authority, within three months of the date of approval.  
Reason. In order to achieve a visually satisfactory finish, in the interests of amenity.

For further information on the application please contact **David Ellis** on **0161 253 5325**

**Ward:** Bury East - East Ward

Item 02

**Location:** LAND AT LARCH STREET/BACK WASH LANE BURY

**Proposal:** RESIDENTIAL DEVELOPMENT-20 NO UNITS

**Application Ref:** 43233

**App Type:** Full

**Statutory Expiry Date:** 21 November 2004

**Recommendation:** Minded to Approve

**It is recommended that the Committee be Minded to Approve the application subject to the satisfactory completion of a section 106 agreement for a commuted sum payment towards recreation open space provision. Delegated powers are requested to refuse the application if the agreement is not successfully completed.**

### **Description**

The application site lies to the north of Wash Lane and to the west of Willow Street, Bury. The site comprises two main parts, the first was formerly occupied by semi-detached houses facing into the former Larch Street cul-de-sac; the second is divided from the first by Back Wash Lane which previously had semi-detached fronting onto Wash Lane. The application site is currently vacant as the previous properties have been demolished.

The site is surrounded by residential development. To the west stands Eastfield Court a 3 storey development of flats, to the north along Teak Street stand semi-detached red brick houses, to the east along Willow Street stand semi-detached dwelling houses with a garage court set midway along whilst to the south stands 2 storey terraced houses which front Wash Lane either side of the application site.

### **Relevant Planning History**

Application 40098 proposed the erection 15 bungalows for wheelchair users. 11 bungalows fronted and were accessed from Larch Street which was to be linked to Back Wash Lane as a one-way street. Four bungalows were to have their vehicular access to their rear from Larch Street/Back Wash Lane but would have fronted and had pedestrian access from Wash Lane.

### **Proposal**

The current proposal is a revised scheme of that approved under 40098. The scheme now proposes 9 bungalows specifically designed for wheelchair users which would all front and be served from Larch Street. There would now be 11 standard two storey dwelling houses comprising 1 detached dwelling and a pair of semi-detached houses fronting Larch Street with 8 semi-detached houses fronting Wash Lane but with vehicular access from the rear.

### **Publicity**

A newspaper advertisement was published on 14th September 2004 and the site notice was posted on 8th September 2004. 67 adjoining or nearby occupiers notified.

2 letters of objection received - 1 letter from a resident at 39 Willow Street objecting to the originally submitted plans showing the ownership boundaries of the site incorrectly. The second letter from a resident on Wash Lane objecting to the width of Back Wash Lane being too narrow for vehicular access and raises that adequate parking provision should be made for the development given the existing parking shortages for Wash Lane residents.

### **Consultations**

Borough Engineer - Drainage - no objections. Highways - comments awaited.

Borough Environmental Services Officer - recommend a contaminated land condition be attached if the application is approved.

GM Police - request a statement on how the applicant intends to address Secure By Design Requirements.

United Utilities - do not object in principle to the application any adverse comments will be reported to the Committee.

Transco - no objection.

GMPTC - no comment on this application.

### **Unitary Development Plan and Policies**

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
RT2/2	Recreation Provision in New Housing Development
EN1/2	Townscape and Built Design

### **Issues and Analysis**

The main considerations of this application are the principle, the acceptability of the form and layout of the scheme and its contribution towards recreation provision.

The principle of residential development has previously been established on this site. The form of the proposed development is considered to be acceptable. The height of the buildings and their roof types would be in keeping with Wash Lane and are considered to create an acceptable frontage along Larch Street. The proposed scheme would exceed the minimum separation distances between habitable room windows of 20 metres from the rear of properties on Larch Street to Eastfield Court. The development would be of an acceptable density and in keeping with the residential character of the surrounding area. The materials are brick and tile which will be agreed via condition with the applicant or developer.

The layout of the proposed scheme is also considered acceptable. The car parking, vehicular and pedestrian access, traffic calming, space about and between dwellings and access facilities for the disabled have been addressed successfully. However, the landscaping and tree protection and provision measures will be the subject of conditions. The applicant also will be requested to submit a statement on Secured By Design. The applicant has been informed of the need to enter into a section 106 agreement for the payment towards Recreation Provision of £15,867.66 which needs to be completed or else the application will be refused.

### **Summary of reasons for Recommendation**

Permission should be granted having regard to the policies and proposals listed above and the reason(s) for granting permissions can be summarised as follows;

The application is considered to be acceptable in principle and in terms of its form, layout and recreation provision.

There are no other material considerations that outweigh this finding.

**Recommendation:** Minded to Approve

**Conditions/ Reasons**

1. The development must be begun not later than five 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 2211 - 10, 22, 23, 24, 25 and 28 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.
3. Samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.  
Reason. In the interests of visual amenity and to ensure a satisfactory development.
4. A landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. It shall be implemented not later than 12 months from the date the building(s) is first occupied; 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 to the written satisfaction of the Local Planning Authority.  
Reason. To secure the satisfactory development of the site and in the interests of visual amenity.
5. The development hereby approved shall not commence unless and until a scheme of protection for all trees to be retained on site in accordance with BS 5837:1991 "Trees in Relation to Construction" has been submitted to and agreed in writing by the Local Planning Authority. The development shall not commence unless and until the measures required by that scheme have been implemented, to the written satisfaction of the Local Planning Authority and all measures required by the scheme shall continue until the development has been completed.  
Reason. To avoid the loss of trees which are of amenity value to the area.
6. The development hereby approved shall not be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the written satisfaction of the Local Planning Authority.  
Reason. To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health.

7. Within 28 days of the date of the approval of this application the applicant/developer shall submit to the Local Planning Authority a statement explaining the how the scheme addresses Secure By Design Requirements of the Greater Manchester Police. The proposed measures shall be agreed prior to the commencement of development on site, carried out prior to the development hereby approved first being occupied and shall thereafter be maintained for as long as the development remains in existence.

Reason: To comply with Secure By Design standards and Policy EN1/5 of the Bury Unitary Development Plan in the interests of residential amenity.

For further information on the application please contact **Adrian Harding** on **0161 253 5322**

**Ward:** Bury East - East Ward

Item 03

**Location:** SITE OPP. 415 ROCHDALE OLD ROAD BURY

**Proposal:** PRIOR APPROVAL DETERMINATION - TELECOMMUNICATIONS  
INSTALLATION COMPRISING OF 10 METRE MONOPOLE WITH  
TRISECTOR ANTENNA & EQUIPMENT CABINET

**Application Ref:** 43459

**App Type:** Telecom Determination (56 Days )

**Statutory Expiry Date:** 29 November 2004

**Recommendation:** Approve with Conditions

### **Description**

The application site lies to the south of Rochdale Old Road, Bury close to the junction with Jericho Road, the main road into Fairfield Hospital. The site currently forms part of the tarmacked footway which recesses into a band of dense vegetation and mature trees. The site is to the east of an existing bus stop and is set 5 metres back from the edge of the carriage way.

### **Relevant Planning History**

No relevant history.

### **Proposal**

The proposal is for the erection of a 10 metre high monopole in the shape of an average lamppost with a trisector antenna in the shape of a cylinder on top of the pole. The equipment cabin would be located close to the foot of the pole on the recessed tarmacked footway area.

### **Publicity**

15 adjoining occupiers consulted - two letters received, 1 from a resident on Primrose Drive and 1 from the occupier of 3 Primrose Drive objecting to the proposal on the following grounds:

- \* that the pole would be too close to the houses
- \* possible health risk
- \* the radio-active waves which are emitted from the antennae
- \* devaluation of property

### **Consultations**

Borough Engineer - does not wish to restrict the grant of planning permission.

Estate Manager Fairfield Hospital - no response received.

### **Unitary Development Plan and Policies**

C035 Rochdale Old Road, Jericho, Bury  
EN1/10 Telecommunications

### **Issues and Analysis**

The proposed mast would appear to plug a gap in the existing coverage of the Vodafone 3G network and the applicant has submitted a signed certificate stating that the proposed installation will fully comply with ICNIRP guidelines on wave emissions from mobile phone masts which prevents the Local Planning Authority from considering the health issues further.

The siting of the proposed mast is considered not to be sensitive given that it would be at least partially screened by the mature trees and would appear similar in appearance to other lampposts along Rochdale Old Road. It would not appear to be sited too close to existing residential units in the area with regard to loss of outlook. The equipment cabin is considered to be inconspicuous at the rear of the footway.

### **Summary of reasons for Recommendation**

Permission should be granted having regard to the policies and proposals listed above and the reason(s) for granting permissions can be summarised as follows;

The need for a transmitter in this location, compliance with the ICNIRP guidelines on emissions, acceptable siting and design and no harm to visual amenity.

There are no other material considerations that outweigh this finding.

**Recommendation:** Approve with Conditions

### **Conditions/ Reasons**

1. The development must be begun not later than five 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 the drawings received on -5 October 2004 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.
3. Samples of the materials to be used and the colour they will be painted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.  
Reason. In the interests of visual amenity and to ensure a satisfactory development.

For further information on the application please contact **Adrian Harding** on **0161 253 5322**



**Ward:** Bury East - East Ward

Item 04

**Location:** 71 THE ROCK, BURY, BL9 0NB

**Proposal:** GOODS LIFT SHAFT TO REAR

**Application Ref:** 43484

**App Type:** Full

**Statutory Expiry Date:** 02 December 2004

**Recommendation:** Approve with Conditions

### **Description**

The site is a shop within the pedestrianised area of The Rock in Bury Town Centre. It is a mid row property with access at the rear via North Back Rock. In the rear access yard is an existing single storey extension that covers approx. a third of the yard area. The rest of the yard is open giving access to the property.

The proposal is to erect a small brick lift shaft on the back elevation within the back access yard. The lift shaft is proposed to be 2.4 sq m and 7.2 m high at the eaves (this is level with the eaves of 69 The Rock, the adjacent property).

### **Relevant Planning History**

No relevant planning history

### **Publicity**

Neighbour notification letters sent to immediate neighbours. A letter of objection has been received from the manager of Carne House objecting to:

- the uncivilized and refuse strewn state of Back Rock Street
- the proposal would add to the congestion and delays caused by delivery vans
- any delivery vans parked outside the proposed lift shaft would restrict the movement of any doctors vehicles going to and from the BARDOC (NHS Drop-in) centre.

### **Consultations**

Borough Engineer: Any adverse comments will reported

### **Unitary Development Plan and Policies**

C079 Woodfields, Bury

EN1/2 Townscape and Built Design

S2/1 All New Retail Proposals: Assessment Criteria

### **Issues and Analysis**

The main considerations of this application are the impact of the proposal on visual amenity and highway safety.

**Visual Amenity:** The proposed lift shaft is not out of character with the commercial area it is in. The scale of the shaft is in proportion with the building and the materials are to match the existing.

**Highway Safety:** The site is one of the few on North Back Rock that has an open access yard to the rear. The existing yard space will at present accommodate a car but not a delivery van therefore the addition of the lift shaft will not alter any delivery van issues that exist at present.

### **Summary of reasons for Recommendation**

Permission should be granted having regard to the policies and proposals listed above and the reason(s) for granting permissions can be summarised as follows;-

The proposed lift shaft will not adversely effect the character of the area nor the amenity of occupiers of adjacent property and would not adversely impact on highway safety issues.

There are no other material considerations that outweigh this finding.

**Recommendation:** Approve with Conditions

#### **Conditions/ Reasons**

1. The development must be begun not later than five 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 107/1 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.
3. The external finishing materials for the proposal hereby approved shall match those of the existing building.  
Reason. In the interests of visual amenity and to ensure a satisfactory development.

For further information on the application please contact **Janet Ingham** on **0161 253 5325**

**Location:** LAND BETWEEN TOTTINGTON ROAD AND CROSTONS ROAD BURY

**Proposal:** RESIDENTIAL DEVELOPMENT-34 NO FLATS

**Application Ref:** 43232 **App Type:** Full

**Statutory Expiry Date:** 21 November 2004

**Recommendation:** Approve with Conditions

**Minded to approve subject to S.106 agreement requiring provision of public art and commuted sum for provision of recreation space in the area.**

**Description**

The application is a resubmission following the withdrawal of an application for 40 flats in March 2004.

The site has been operated by two separate businesses and is now vacant. There are considerable changes in level across the site.

The former Site Electrical Services Yard is mainly concrete surfaced. It contains buildings of various ages and materials including former houses used as offices. A two storey portakabin was erected without planning permission at the edge of the site closest to Crostons Road. All the buildings would be demolished. The yard has existing vehicular accesses to both Tottington Road and Hulme Street.

The other part of the site is a former joiner's yard containing semi derelict buildings and extending between Crostons Road and Tottington Road. This part of the site also includes hoarding sites on both Tottington Road and Crostons Road and a single storey building, 103 Crostons Road, containing a hairdressers.

There are terraced houses to the north of the site on the opposite side of Hulme Street. To the east is a short adopted street, a public house and car park and a terrace of houses. To the north west the canal feeder in open culvert borders the site. To the south are the blank gable walls of a building occupied by a fireplace company and a house.

It is proposed to demolish all the buildings within the site and to close existing accesses. A new vehicular access would be constructed to Tottington Road. There would be a total of 34 flats, with three storey blocks facing Tottington Road and a two and three storey block fronting Crostons Road. There would be 34 car parking spaces and a shared garden area next to Hulme Street.

The application is accompanied by a letter of support which details the changes from the previous scheme including the omission of block 7 which provides amenity space and brings the development away from the houses on Hulme Street. The access has been designed to include a right turning lane and site lines to the requirement of the Borough Engineer. Work is under way to draw up a S.106 agreement for recreational provision and public art. It is confirmed that a bat survey is being carried out.

**Relevant Planning History**

A previous application (41876/03) for 40 flats was withdrawn prior to decision by Planning Control Committee. It had been recommended for refusal because of lack of information,

overdevelopment of the site and detrimental effect on the amenities of occupiers of adjacent property.

### **Publicity**

The application has been advertised and neighbours notified. The residents of 133, 135 and 137 Tottington Road have each sent copies of the same letter.

They complain about the two storey portakabin that is still on site despite enforcement action.

They refer to the letter of objection to the previous application which included concerns about loss of privacy, parking, low water pressure and gradient at the rear of the property.

They think that the reasons for refusal concerning over development of the site and detriment to the amenities of adjacent property still stand.

Although one block of flats has been removed, no alterations have been made to the height, design or size of the other blocks which ought to logically determine refusal as before.

They claim ownership of the wall to the side and rear of the property which the applicant proposes to reduce in height and they state that permission will not be granted.

The proprietor of the hairdressers at 103 Crostons Road objects on the grounds that services are provided to the local community, her livelihood will be lost and that the premises is a social gathering for locals in the area.

### **Consultations**

Borough Engineer - No objection on highway grounds subject to seven recommended conditions. No objection on drainage grounds.

Borough Environmental Services Officer - Recommends noise investigation and landfill gas/contamination survey. The site is within an Air Quality Management Area but the development is not likely to significantly increase levels of pollutants.

Borough Operational Services Officer - No objection to refuse collection arrangements.

British Waterways - No objection subject to standard notes to protect the canal feeder.

Environment Agency - No objection subject to recommended conditions.

### **Unitary Development Plan and Policies**

C005	Woolfold Paper Mills, Tottington Road
EC2/2	Employment Land and Premises
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
RT2/2	Recreation Provision in New Housing Development
EN1/6	Public Art
H4/1	Affordable Housing

### **Issues and Analysis**

*Principle of Development* - The site is an area of mixed uses and close to dwellings. The land is not specifically allocated in the UDP. Given the type and condition of the buildings, the location of the land, the surrounding uses and the difficulty of access for large vehicles It is not considered necessary to protect the land as an employment site.

*Layout and Design* - The previous application was recommended for refusal because of the close proximity of one of the blocks to houses on Hulme Street. This block has now been deleted and the end elevation of block 6 is over 25 metres from the front of the Hulme Street houses. Blocks 5 and 6 are three storey in height and at a higher level than the houses on Crostons Road but there would be a separation distance of at least 35 metres. It is not considered that residential amenity would be significantly affected. The developer is aware of the need to resolve the issue of ownership of the boundary wall with the Crostons Road residents.

The flats would be mostly three storey in an area of mainly two storey houses. The blocks fronting Tottington Road would be staggered to take account of changes in level and it is not considered that three storey development would be out of character with the area. The flats would be of traditional design with brick elevations.

*Access and Parking* - The four existing vehicular accesses would be closed and replaced by one new access which is acceptable to the Borough Engineer. It is proposed to include a right turning lane and detailed plans show the levels and sight lines that will be attained. The provision of one car space per dwelling is adequate for a site which is well served by public transport and within walking distance of the town centre.

*Affordable Housing* - The original application was submitted before the implementation of new guidance on affordable housing and the scheme complies with the guidance current at that time.

*Recreation Space and Public Art* - The scheme includes amenity space for residents. The developer has contacted the Council's solicitor to draw up a S.106 agreement. Authority is sought to refuse the application if the agreement is not completed within a reasonable period of time.

### **Summary of reasons for Recommendation**

Permission should be granted having regard to the policies and proposals listed above and the reason(s) for granting permissions can be summarised as follows;- The principle of residential development is in accordance with UDP Policies. The scheme is of an acceptable standard which would not adversely affect the character of the area nor the amenity of nearby residents and would not adversely impact on highway safety issues. There are no other material considerations that outweigh this finding.

**Recommendation:** Approve with Conditions

### **Conditions/ Reasons**

1. The development must be begun not later than five 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 8045/1/REV A, 2, 3, 2528 01E, 02E, 03E, 04C, 05D, 07E, 08B, 14883/001A 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.
3. Samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.  
Reason. In the interests of visual amenity and to ensure a satisfactory development.
4. Prior to the demolition of the building(s) permitted by this approval, a survey shall be conducted, and the survey results established, by a person, the identity of whom has been agreed in writing by the Local Planning Authority, to investigate whether the building(s) is / are utilised by bats. If bats are found a Licence will be required from the Department of the Environment, Food and Rural Affairs for the felling / demolition to occur.  
Reason. In order to ensure that no harm is caused to a Protected Species.

5. A landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. It shall be implemented not later than 12 months from the date the building(s) is first occupied; 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 to the written satisfaction of the Local Planning Authority.  
Reason. To secure the satisfactory development of the site and in the interests of visual amenity.
6. The development hereby approved shall not be commenced unless and until detailed site investigations have been carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be agreed in writing with the Local Planning Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority before the development commences. The development shall then proceed in strict accordance with the measures approved.  
Reason. To prevent pollution of the water environment.
7. The development hereby approved shall not be commenced unless and until the access and footway improvements on the Tottington Road boundary indicated on the approved plans have been implemented to at least basecourse level and subsequently completed prior to first occupation.  
Reason To ensure good highway design in the interests of road safety.
8. The development hereby approved shall not be first occupied unless and until the redundant vehicular accesses onto Crostons Road and Hulme Street have been reinstated to adjacent footway levels to the written satisfaction of the Local Planning Authority.  
Reason To ensure good highway design in the interests of road safety.
9. Notwithstanding the details indicated on the approved plans, a minimum footway width of 2.0 metres shall be maintained on the Tottington Road boundary and a minimum 0.5m rubbing strip shall be provided between Block 5 and the northerly kerbline of the proposed access road.  
Reason to ensure good highway design in the interests of road safety.
10. The turning facilities indicated on the approved plans shall be provided before the development is first occupied and subsequently maintained free of obstruction at all times.  
Reason To minimise the standing and turning movements of vehicles on the highway in the interests of highway safety.
11. The visibility splays/forward visibility envelopes indicated on the submitted plans shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m  
Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety.
12. The foundations for the proposed infill retaining walls on Hulme Street and Back Crostons Road shall not extend under the adjacent highway at any point.  
Reason To ensure good highway design in the interests of highway safety and to maintain the integrity of the adopted highway.
13. The car parking indicated on the approved plans [insert plan number(s)] shall be

surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the building hereby approved being occupied.  
Reason. To ensure adequate off street car parking provision in the interests of road safety.

14. A suitable noise investigation shall be conducted, in accordance with PPG24-Planning and Noise to determine the possible requirement for acoustic insulation to the apartments.

Reason To protect the residential amenities of occupiers.

15. Before the development is commenced and during the course of construction period, temporary fencing shall be erected along the watercourse. Details of the type of fencing to be used shall be submitted to and approved by the Local Planning Authority before it is erected.

Reason To protect the neighbouring watercourse from debris and construction material.

For further information on the application please contact **John Hodkinson** on **0161 253 5323**

**Location:** LAND TO REAR OF 286-288 WALSHAW ROAD BURY

**Proposal:** RESIDENTIAL DEVELOPMENT - 1 DETACHED DWELLING

**Application Ref:** 43393

**App Type:** Full

**Statutory Expiry Date:** 16 November 2004

**Recommendation:** Approve with Conditions

### **Description**

The site is a roughly triangular area containing mature and semi mature trees some of which are protected by a Tree Preservation Order. The Walshaw Brook runs partly in closed culvert on the northern boundary of the site. The land belongs to a building which fronts Walshaw Road, originally a small mill and more recently used as a computer business. There are houses on three sides. Semi detached houses on Warwick Close and Good lad Street back onto the site. To the west is the gable of a terraced house, 296 Walshaw Road..

It is proposed to erect an L shaped 5 bedroom dwelling with an integral double garage. A two storey gable would face towards Walshaw Road. Other first floor accommodation would be partially within the roof space and lit by dormer style windows. Vehicular access would be shared with the proposed residential development on the site of the existing building.

### **Relevant Planning History**

41537/03 - Outline application for 8 no 3 storey town houses refused 21 January 2004.

41988/04 - Outline application for 6 no 3 storey town houses and 2 dormer bungalows conditionally approved 10 March 2004.

43178 - Application for 3 storey block of 9 apartments withdrawn.

43054 - Current application for 3 storey block of 9 apartments.

### **Publicity**

Neighbours and previous objectors have been notified. One letter has been received from the resident of 64 Goodlad Street asking what is the point of objecting when permission has been granted for a pair of dwellings on the land. It goes on to state that objections about the loss of trees were ignored by the planning committee.

### **Consultations**

Borough Engineer - No objection on highways or drainage grounds.

### **Unitary Development Plan and Policies**

H1/2 Further Housing Development  
H2/1 The Form of New Residential Development  
H2/2 The Layout of New Residential Development  
H2/6 Garden and Backland Development  
EN8/1 Tree Preservation Orders

### **Issues and Analysis**



The principle of residential development has already been established by the previous planning permission which was granted for two dormer bungalows on the land plus six houses on the site of the mill despite objections from residents. An earlier application for taller properties on the site was refused. The application which was approved established which trees could be removed and other issues that were made the subject of conditions. The submitted plan shows the position of the previously approved dwellings as well as the new proposal. Although the house has a larger footprint no additional trees would be affected

The plot is clearly large enough to accommodate the dwelling. The house now proposed would project further forwards than before and be visible at an angle from the front of 296 Walshaw Road. First floor dormers would look towards the property but the separation distance and angle between the properties would not lead to an unacceptable degree of over looking.

The main issue is whether there would be any additional effect on the residents of Goodlad Street. The side elevation would contain two doors, a kitchen window and an obscure glazed first floor bathroom window. As before, the separation distance between an essentially blank gable and the rear of the houses would be over 20 metres. The side elevation of the dwelling would be 16.2 metres long and the maximum height would be 7.4 metres.

The existing permission is for a pair of dormer bungalows and Members were previously concerned to reduce the impact of development close to the boundary of existing dwellings leading to the January 2004 refusal for three storey houses. The dwelling now proposed would be lower in height than a conventional two storey house. The side of the dwelling would be one metre from the boundary with the rear gardens of the Goodlad Street houses but over 20 metres from the rear of the houses themselves. In such circumstances the minimum required distance would normally be 13 metres and hence the proposal is considered acceptable.

The objection does not contain points relevant to the consideration of the current planning application.

### **Summary of reasons for Recommendation**

Permission should be granted having regard to the policies and proposals listed above and the reason(s) for granting permissions can be summarised as follows;- The proposed dwelling will not adversely affect the character of the area nor the amenity of adjacent residents. There are no other material considerations that outweigh this finding.

**Recommendation:** Approve with Conditions

### **Conditions/ Reasons**

1. The development must be begun not later than five 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 1195/SITE, 1195/PLANS 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.
3. Samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority before the development

is commenced.

Reason. In the interests of visual amenity and to ensure a satisfactory development.

4. No trees, unless indicated otherwise on the approved plans, shall be felled, lopped or topped before or during the construction period without the previous written consent of the Local Planning Authority.

Reason. To avoid the loss of trees which are of amenity value to the area.

5. The development hereby approved shall not commence unless and until a scheme of protection for all trees to be retained on site in accordance with BS 5837:1991 "Trees in Relation to Construction" has been submitted to and agreed in writing by the Local Planning Authority. The development shall not commence unless and until the measures required by that scheme have been implemented, to the written satisfaction of the Local Planning Authority and all measures required by the scheme shall continue until the development has been completed.

Reason. To avoid the loss of trees which are of amenity value to the area.

6. The development hereby approved shall not be commenced unless and until detailed site investigations have been carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be agreed in writing with the Local Planning Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority before the development commences. The development shall then proceed in strict accordance with the measures approved.

Reason. To prevent pollution of the water environment.

7. Prior to the commencement of the development details of the proposed drainage, including the details and exact line of the culverted watercourse shall be submitted to and approved by the Local Planning Authority.

Reason. To ensure a satisfactory method of drainage.

8. The proposed first floor window located on the south east side elevation shall be fitted and maintained with obscure glazing in perpetuity.

Reason. To protect the privacy of adjoining occupiers.

For further information on the application please contact **John Hodkinson** on **0161 253 5323**

**Location:** 65 WINDSOR ROAD, PRESTWICH, M25 0DB

**Proposal:** PART CHANGE OF USE OF GROUND FLOOR TO TEA ROOM (A3)

**Application Ref:** 43163

**App Type:** Full

**Statutory Expiry Date:** 17 October 2004

**Recommendation:** Approve with Conditions

### **Description**

The application relates to a two storey existing beauty salon on the end of a terraced row of commercial properties within a Neighbourhood Centre. Most properties within the centre are A1 shops and B1 offices. There are no A3 hot food and drink establishments within the centre. There are residential properties to the front, rear and west side of the premises. The adjoining property to the east is an office.

The applicant proposes to operate a tea room from the ground floor kitchen at the rear of the premises, catering for the general public as well as customers of the salon. The room would measure approximately 10 square metres this is approximately 15% of the total commercial floorspace within the property.

The proposed hours of operation are 8am to 3pm Monday to Friday and 9am to 1pm on Saturdays.

### **Relevant Planning History**

None relevant

### **Publicity**

Immediate neighbours notified. The occupiers of No.56 Windsor Road have expressed concern about traffic generated by the tea room and the possibility of a take-away opening in the future.

### **Consultations**

Borough Engineer (Traffic) - No objection.

Environmental Health - No comments relating to planning matters.

### **Unitary Development Plan and Policies**

- S1 Existing Shopping Centres
- S1/5 Neighbourhood Centres and Local Shops
- S2 Control of New Retail and Non-Retail Development
- S2/6 Food and Drink

### **Issues and Analysis**

The room which would be converted to a tea room is relatively small (10sq metres) compared to the salon. Given the size of the area involved, it is not considered that it would generate such a large amount of custom as to have a significant and detrimental impact on local parking and residential amenity.

A condition restricting the A3 use to the room at the rear would prevent an intensification of the use and protect the amenity of the neighbouring properties and maintain the relatively healthy proportion of A1 shops within the neighbourhood centre. It should be noted that

there are no A3 uses within the centre at present and a condition would be attached restricting their opening times to daytime only (see description).

### **Summary of reasons for Recommendation**

Permission should be granted having regard to the policies and proposals listed above and the reason for granting permission can be summarised as follows;-

The proposed change of use is limited and should not adversely affect the character of the neighbourhood centre or the amenity of neighbouring properties. There are no other material considerations that outweigh this finding.

**Recommendation:** Approve with Conditions

### **Conditions/ Reasons**

1. The development must be begun not later than five 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 the drawings received on 23rd August 2004 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.
3. The tea room hereby approved shall not be open outside 0800 hrs to 1800 hrs daily.  
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation.
4. The tea room hereby approved shall be restricted to the area of the ground floor, hatched in red on the drawing marked 'Plan at Ground Floor Level'.  
Reason: In the interests of residential amenity and to control the proportion of A3 uses in the Neighbourhood Centre.

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

**Location:** GEORGE HOTEL, 25 BURY NEW ROAD, PRESTWICH, M25 9JZ

**Proposal:** 572sq m RETAIL DEVELOPMENT; 24 APARTMENTS WITH ASSOCIATED PARKING AND PUBLIC OPEN SPACE INCLUDING TENNIS COURT

**Application Ref:** 43320

**App Type:** Full

**Statutory Expiry Date:** 14 December 2004

**Recommendation:** Refuse

### **Description**

The site comprises the George Hotel, currently being demolished, and land to rear. It is located at the junction of Bury New Road and George Street in Sedgley Park.

The proposal is for the demolition of the George Hotel and the development of two 3 storey blocks, one fronting Bury New Road comprising retail at ground floor with residential above and a second block fronting George Street of a residential nature. The land to the rear of the two blocks is to be developed as a tennis court with access to the general public. The land to the front of the residential block on George Street contains a new 'public realm' area is to be made available to the front of the residential block on George Street that would incorporate the existing trees on this frontage.

### **Relevant Planning History**

Planning permission was granted in 1994 for loss of part of bowling green for use as car park.

### **Publicity**

3 letters of objection have been received based on the potential increase of on street parking and traffic in the area which will be of detriment to highway safety.

### **Consultations**

Borough Engineer - Arrangements for the servicing of the retail units is inadequate and likely to led to a highway hazard.

Environmental Health- No objections in principal.

BADDAC - Welcome life long principals in the design of a number of the properties.

GMP Architectural Liaison - Problems with tennis courts being open to the public.

### **Unitary Development Plan and Policies**

C082 Mountheath Industrial Park/Bury New Road  
RT1/1 Protection of Recreation Provision in the Urban Area  
RT1/2 Improvement of Recreation Facilities  
H1/2 Further Housing Development  
H2/1 The Form of New Residential Development  
H2/2 The Layout of New Residential Development  
S1/3 Shopping in District Centres  
S2/1 All New Retail Proposals: Assessment Criteria  
S2/2 Prime Shopping Areas and Frontages  
HT2/4 Car Parking and New Development

HT5/1	Access For Those with Special Needs
HT4	New Development
EN1/7	Throughroutes and Gateways
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/6	Public Art

### **Issues and Analysis**

Highways Issues - The Borough Engineer is recommending refusal on the grounds of the inadequacy of the servicing arrangements for the retail units and inadequate visibility at the car park access.

Tree Preservation Order - The impact on trees covered by the TPO has been carefully assessed and the proposed layout, whilst resulting in the loss of a number of damaged and diseased trees, will not be of detriment to the TPO overall. However, there are reservations about the proximity of the tennis court to the trees at the rear of the property.

Recreation provision - A new tennis court would be constructed as a replacement for the bowling green. However, insufficient information has been provided to be able to ascertain if this is adequate to replace the loss of the bowling green, and as such refusal is recommended on the basis of the loss of Protected Recreational Land.

Access - The applicant has taken care to ensure that a proportion of the residential units are suitable for 'Life Long Occupation' and that level access is provided. However, the scheme seems to show a stepped access to the retail units and this is considered to be unacceptable.

Design - The massing shown of the mixed retail/residential unit on Bury New Road is problematic in that it would neither reflect the vernacular architecture of the area nor provide a modern statement at this important focal point in the street scene and, as such, it is considered unacceptable on the grounds of its general massing and scale. However, the residential unit fronting George Street reflects the general quality, massing and appearance of the older properties adjacent to the site, whilst being modern in appearance and as such it is considered acceptable.

Public Art - Due to the scale of the development it is a requirement under Policy EN/6 that there is provision made for public art. However, inadequate details have been provided to assess compliance with this policy.

### **Summary of reasons for Recommendation**

**Recommendation:** Refuse

#### **Conditions/ Reasons**

1. The proposal as submitted conflicts with the Bury Unitary Development Plan as it contains insufficient information to enable it to be properly assessed with regard to Policy RT1/1 - Protection of Recreation Provision in the Urban Area.
2. The proposal as submitted conflicts with the Bury Unitary Development Plan as it contains insufficient information to enable it to be properly assessed with regard to Policy EN1/6 - Public Art.
3. The proposed servicing provision for the retail unit/s is inadequate and is likely to lead to vehicles parking and carrying out manoeuvres on the highway to the detriment of the free flow of traffic and road safety. The proposed development, therefore, conflicts with the following policy of the Bury Unitary Development Plan: S2/1 - All New Retail Proposals: Assesment Criteria

4. The design of the proposed building fronting Bury New Road is neither sympathetic with the character of the area nor would it reflect the scale of the buildings surrounding this focal point in the street scene and, as such, it would be detrimental to the visual amenity of the area. The proposed development, therefore, conflicts with the following policy(ies) of the Bury Unitary Development Plan:

EN1/2 - Townscape and Built Design  
EN1/7 - Throughroutes and Gateways.

For further information on the application please contact **John Cummins** on **0161 253 6089**

**Location:** SEED STREET IRON WORKS, BURY ROAD, RADCLIFFE

**Proposal:** RESIDENTIAL DEVELOPMENT - CONSTRUCTION OF 9 APARTMENTS

**Application Ref:** 43302

**App Type:** Full

**Statutory Expiry Date:** 31 October 2004

**Recommendation:** Approve with Conditions

### **Description**

The site contains a derelict and dilapidated two storey former industrial building which is on the point of collapse due to some demolition that had commenced but has since stopped.

The existing building is site close to the back edge of the footway and has an enclosed rear yard area, which is accessed off a cobbled street in between the side of the building and the end of 43 Bury Road, a terraced house. To the north of the site is a bathroom and kitchen warehouse, which is sited hard up to the boundary of the site.

The application is to redevelop the site for a three storey block of 9 apartments. The building would front onto Bury Road and would have a car park to the rear of the site. The car park would accommodate 10 parking spaces and also an area of private amenity space.

### **Relevant Planning History**

A previous planning application for a similar development was withdrawn in July 2004 as a bat survey had not been carried out.

### **Publicity**

Notification letters sent to neighbouring properties. Three letters have been submitted from residents at 27, 29 and 43 Bury Road Radcliffe. Comments raised include:

- The access road would be narrowed as a result of the proposals and affect immediate neighbour's amenity in terms of noise, disturbance, vibration and congestion;
- The access to the car park would impair access to an objector's garage facing the car park entrance;
- The layout of car parking at the front with the building set behind it would be a better layout of the site;
- No provision has been made to accommodate bats in the new build;
- The scheme may result in parking at the other end of the terraced row, which would affect other neighbours;
- The proposals may encourage parking in the rear alleyway, which is currently free from cars;
- There will be an increase in vehicles and visitors in an area where parking is at a premium;
- The site is too small for the levels of development proposed;
- Usage of the side road will affect the underground services;
- Bats have been seen in the vicinity of the site and any development should suitably accommodate them.

### **Consultations**

Borough Engineer - No objections in principle subject to conditions.

Environmental Health - Pollution Control - acoustic measures required.



Contaminated Land - No objections in principle - attach conditions concerning assessment of land for previous contamination.

GMP - No objections in principle.

### **Unitary Development Plan and Policies**

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/2	Townscape and Built Design
EN1/7	Throughroutes and Gateways
EN6/3	Features of Ecological Value
EN6/4	Wildlife Links and Corridors
EC2/2	Employment Land and Premises

### **Issues and Analysis**

Principle - The site is unallocated within the Unitary Development Plan and is a previously developed site. The site does relate closely to the existing residential terraced row to the south and in terms of commercial uses, the site would not provide appropriate levels of servicing for a commercial use as required under UDP policy EC2/2. As such the use of the site for residential purposes is considered to be acceptable.

Design - The proposals indicate a block of apartments located close to the front of the site, which would continue the built frontage along this part of Bury Road. The siting is in a similar position to the former industrial building on the site, which would in terms of urban design, maintains the indigenous character of the area with the building forming the street wall. The development has been designed to provide an attractive elevation to both sides of the building incorporating stone, red brick and tiled roof. These materials are considered to be acceptable for the development and the area.

In terms of height, the new build would be of a similar height to the former building. In terms of its relationship to the terraced housing, the height and scale of the building would be 2.0m higher than the roof of the terraced houses but there are no habitable room windows in the side of the terrace house to affect and the eaves of the development would be lower than the roof of the terraced houses. The surrounding buildings are of a similar or higher scale than the building proposed and as such it is considered that the development would fit in with the surrounding context acceptably. A reasonable level of amenity space is indicated to the rear of the development.

Access - The site would be accessed from a cobbled street, which is currently the access to the site. The roadway would be widened, not narrowed as thought by a neighbour to the site, to enable some parking to be maintained to the side of the terraced houses, to enable a footpath to be formed on the northerly side of the road and also to enable a vehicle to pass any parked cars. The street is unadopted and will remain so. Appropriate visibility splays can be achieved to maintain highway safety along Bury Road. The scheme has been amended to suit the recommendations of the Borough Engineer.

Car Parking - The site indicates 10 car parking spaces, which would provide 1 space per unit and also a visitor parking space. This is considered to be acceptable given the location of the site to main bus routes and the proximity to the Metrolink service.

Ecology - The vacant building has been carefully inspected and assessed for the potential for roosting bats. No bats were found within the building although they have used the building for foraging and feeding. As such, any approved scheme will need to be conditioned to re-inforce treed connections to the wildlife corridor to the west of the site and also to incorporate features within the building to promote bat habitats. Such measures would maintain the ecological sensitivities of the area. The site offers no other ecological benefits.

## **Summary of reasons for Recommendation**

Permission should be granted having regard to the policies and proposals listed above and the reason(s) for granting permissions can be summarised as follows;-

The redevelopment of this brownfield site would bring a prominent and vacant and derelict building back into a beneficial use, whilst maintaining the character and amenity of those in close proximity to the site. The development would conform with adopted policies of the Unitary Development Plan and there are no other material considerations that outweigh this finding.

**Recommendation:** Approve with Conditions

### **Conditions/ Reasons**

1. The development must be begun not later than five 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 1143 PLAN/ELEV received 22nd October 2004 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.
3. Samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.  
Reason. In the interests of visual amenity and to ensure a satisfactory development.
4. A visibility splay measuring 2.4 metres by 70 metres shall be provided at the junction of Seed Street with Bury Road to the written satisfaction of the Local Planning Authority before the development is brought into use and shall subsequently be maintained free of obstruction above the height of 0.6m  
Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety.
5. The car parking indicated on the approved plans 1143 PLAN/ELEV received 7th October shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the building hereby approved being occupied.  
Reason. To ensure adequate off street car parking provision in the interests of road safety.
6. The development hereby approved shall not be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the written satisfaction of the Local Planning Authority.  
Reason. To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health.
7. A landscaping scheme shall be submitted to, and approved in writing by, the Local

Planning Authority prior to the commencement of the development. It shall be implemented not later than 12 months from the date the building(s) is first occupied; 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 to the written satisfaction of the Local Planning Authority.

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

8. Details for all boundary treatments to be used within the development shall be submitted to and approved in writing by the local planning authority prior to the development hereby approved commencing. The approved details only shall be implemented.

Reason - To ensure the satisfactory development of the site as no details relating to the boundary treatments for the development have been submitted.

9. The development shall be carried out in accordance with the recommendations of the bat survey carried out by Angela Graham Report dated 11 October 2004. The proposed details to be incorporated into the development shall be submitted to and approved in writing by the local planning authority prior to the development hereby approved commencing. The approved measures shall remain in place in perpetuity.

Reason - To maintain and promote the ecological features for protected species in the vicinity of the site.

10. The residential accommodation hereby approved shall include acoustic glazing and acoustically treated ventilation in accordance with an acoustic attenuation scheme to be submitted to and approved in writing by the local planning authority before the development commences. The acoustic attenuation scheme hereby approved shall be implemented in full before use of the residential premises first commences.

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied from noise generated from the Metrolink and from Bury Road.

For further information on the application please contact **Dave Marno** on **0161 253 5291**

**Location:** LOWERCROFT FISHERIES GISBURN DRIVE BURY/ OLD BARN OFF CHURCH STREET AINSWORTH

**Proposal:** NEW ACCESS ROADS AND CAR PARKING FOR RECREATIONAL ANGLING

**Application Ref:** 42364

**App Type:** Full

**Statutory Expiry Date:** 18 May 2004

**Recommendation:** Refuse

**Description**

The applicant has purchased five lodges which formerly belonged to Elton Cop Dyeing Company including the three lodges at Lowercroft. The Lowercrot lodges are used for fishing and it is proposed to improve access including the creation of two car parks with provision for disabled anglers. The lodges are situated in open countryside between Lowercrot to the east and Ainsworth to the west.

There is also a planning application (42354) as yet undecided from the same applicant for a visitor centre, living accommodation and parking at Elton Vale Reservoir off Melrose Avenue/Diggle Lane.

It is proposed to make use of an existing track at the rear of houses on Slaidburn Drive and Gisburn Drive to gain access to the easterly car park, identified by the applicant as Site B. The scheme would include the provision of passing places. A new track would lead from the existing track running southwards to a 23 space car park close to the bank of the lodge.

A 24 space car park (Site C) would be formed on land next to existing buildings at Old Barn Farm to the west of the lodge. Access from Church Street Ainsworth would be via an existing lane leading to the farm. A track would lead to 6 disabled parking spaces closer to the lodge with a path leading to the water itself.

Letters from the applicant explain the proposal. He is the sole owner who has the burden of maintaining the lodges. He encloses a copy of a letter from United Utilities who spend an average of £100,000 per year on maintaining each of its reservoirs. By improving access and car parking more anglers and members of the public will be able to enjoy the area. Revenue from fishermen will provide an income which is essential to cover the cost of maintenance and repairs otherwise it may not be possible to keep the reservoirs. A bailiff and warden would look after the area. The top reservoir would be predominantly for pike, the middle reservoir would be for silver fish such as bream and the lower reservoir mainly for carp. He also questions the motivation of the objectors.

The application has been revised to include additional information including survey details. The position of the car park at Site B and the access track have been revised. Surfacing would be in crushed stone rather than tarmac.

**Relevant Planning History**

There are no relevant previous planning applications.

A public inquiry took place in November 2003 into an application to register land including the easterly car park (Site B) as a village green. The barrister's recommendation that the

application should be rejected has been accepted by Planning Control Committee. There is a possibility of further legal action by the applicants.

### **Publicity**

Neighbours have been notified and the application has been advertised with site notices. The application has also been discussed at Bury West Area Board.

There are 38 letters of objection to the original plans mainly from Lowercroft residents who are primarily concerned about Site B. Points raised include the following:-

It was suggested that it would be premature to make a decision until the result of the village green inquiry was known.

There is criticism of the standard of the plans and the lack of detail.

The motives of the applicant and the land owner are questioned with suggestions that approval may lead to a visitor centre, hotel, landfill or housing development.

There are doubts about the need for the facilities because the lodges can be fished without new car parks.

It is claimed that the quality of fishing is poor.

It is suggested that there is no demand for disabled facilities, that the terrain is unsuitable and that there are already facilities for disabled anglers on other waters.

The car parks are considered to be unsightly in an area of natural beauty and that natural vegetation and wildlife will be affected.

Reference is made to UDP policies on Green Belt, Special Landscape and Wildlife.

It is feared that Roman remains including Watling Street will be disturbed.

There is particular concern about the access at the rear of Gisburn Drive and Slaidburn Drive with fears of noise and disturbance from users.

Residents think that it will be used as a race track for cars and motor bikes.

It will encourage crime including burglary and vandalism.

There may be danger to pedestrians using the track.

It is feared that the old stone wall bordering the lane will be damaged and that there will be additional flooding to rear gardens.

It is claimed that the car parks will be misused after dark with anti social activity, drugs and alcohol.

The occupier of Old Barn Farm, where one of the car parks would be situated, has written claiming that the planning application has been submitted without consultation or discussion by the applicant.

There is also a letter from the Friends of Cockey Moor, Whitehead's and Parker's Lodges. They refer to the Village Green application. They think that the car parks and access roads will be conspicuous and out of character with the Green Belt, Special Landscape Area and West Pennine Moors. They say that there will be damage to ecological features in a Wildlife Corridor where there is a Site of Biological Importance and protected trees. They also say that there will be damage or disturbance to the Roman road. It is claimed that there will be pressure on highways with increased traffic flow, lack of traffic calming, noise and dust, nuisance to local residents and discouragement to recreational use of the area. It is thought that there is insufficient information for example operating hours, how the operations will be policed, drainage, toilets, litter bins, lighting and mitigation measures such as screening and landscaping. Finally, the commercial viability of the venture is questioned.

The Friends and 13 residents have also written in response to the notification of revised plans. Previous objections are reiterated. It is thought that the plans still lack information. Although the car park has been moved it is claimed that the SBI would still be adversely affected. A minor change to the route of the new track is suggested. Crushed stone surfacing is not thought to be adequate.

Ainsworth Community Association think that the road to Old Barn Farm is already over used with caravan storage and commercial stables. The new road and car park are considered visually obtrusive in the Green Belt.

The Member of Parliament has expressed deep concern about the application which he is convinced would establish a precedent that could be used to open up the land for residential development. He objects to any proposal that may put the preservation of the lodges and surrounding open space at risk.

A local businessman has forwarded a copy of a letter to the applicant offering to buy the lodges for £25,000 if planning permission is refused and then to lease the lodges to the Friends for a token rent of £1 per year.

### **Consultations**

Borough Engineer - Recommends refusal because of intensification of use of a site with inadequate access arrangements. No objection on drainage grounds

Borough Environmental Services Officer - No comments.

Environment Agency - No objection in principle subject to informative notes.

Transco - There is a high pressure gas pipeline and no works or crossings should take place without detailed consultation.

Greater Manchester Police - The houses at the end of Gisburn Drive have relatively low walls which would put them at risk from criminals and it is suggested that the position of a gate is moved.

Greater Manchester Archaeological Unit - The proposal would affect the line of the Roman road and an appropriate condition is recommended

Greater Manchester Ecological Unit - Site B overlaps with part of Cockey Moor Wood Pasture and Marsh Site of Biological Importance. It is pointed out that there is evidence of previous disturbance of the land but the application is still recommended for refusal. In terms of the ecological impact Site C is seen as the least damaging option.

### **Unitary Development Plan and Policies**

OL1/5 Mineral Extraction and Other Dev in the Green Belt

OL7/2 West Pennine Moors

EN9/1 Special Landscape Areas

EN6/4 Wildlife Links and Corridors

EN6/2 Sites of Nature Conservation Interest LNR's

### **Issues and Analysis**

*Green Belt and Open Land:-* The lodges and surrounding land are in the Green Belt. The car parks are required for outdoor sport and recreation. The relevant UDP policy states that such development is not considered inappropriate if it maintains the openness of the Green Belt and does not conflict with the purposes of including land within it. Despite the objections it is not considered that the development would harm the openness of the Green Belt.

*Residential Amenity:-* The objectors are primarily concerned about problems which may be caused by anti social behaviour from people misusing the facilities particularly at night rather than difficulties from legitimate users. It is not considered that this could form the basis of a reason for refusal.

*Precedent:-* Approval of the application would not open the door to subsequent applications for either landfill or residential development which would raise new issues and be contrary to established planning policies.

*Ecology and Wildlife:-* Greater Manchester Ecology Unit consider that the car park on Site B to the east of the lodge would adversely affect the SBI.

*Means of Access* :- The Borough Engineer recommends refusal in respect of both car parks because of intensification of use of inadequate accesses.

**Recommendation:** Refuse

**Conditions/ Reasons**

1. The proposal would be an intensification of the use of a site with inadequate access arrangements and would be detrimental to road safety and the users of public footpath No 139, Bury and public footpath No 29, Christchurch, Radcliffe contrary to Policy HT4 - New Development of the adopted Bury Unitary Development Plan
2. The construction of the car park at Site B would lead to the destruction and disturbance of existing vegetation and would be detrimental to the Grade B Cockey Moor Wood Pasture and Marsh Site of Biological Importance contrary to Policies EN6/2 - Sites of Nature Conservation Interest (Local Nature Reserves and Grade B and C Sites of Biological Importance) and EN6/4 - Wildlife Links and Corridors of the adopted Bury Unitary Development Plan

For further information on the application please contact **John Hodkinson** on **0161 253 5323**

**Ward:** Ramsbottom and Tottington -  
Ramsbottom

Item 11

**Location:** PARK CHAPEL, MANCHESTER ROAD, RAMSBOTTOM

**Proposal:** CONVERSION OF CHAPEL INTO 3 RESIDENTIAL UNITS; PROVISION OF  
NEW ACCESS ROAD

**Application Ref:** 43199

**App Type:** Full

**Statutory Expiry Date:** 26 September 2004

**Recommendation:** Approve with Conditions

### **Description**

The application site is 0.1136 hectares in area and lies to the east of Manchester Road, Ramsbottom. The site comprises the chapel building, garden of remembrance and the lower flat entrance section of the graveyard and the toilet block at the southern end of the site frontage. The site lies within the Green Belt.

### **Relevant Planning History**

Under application 40948 a scheme for the conversion of the former chapel building into 3 residential units and erection of 2 3-storey town houses, was refused on the grounds of the proposal constituting inappropriate development in the Green Belt and insufficient space around and between the dwellings.

Application 41478 was revised scheme of 40948 which proposed the same conversion of the chapel and two new dwellings but included additional open land from the Green Belt covered by trees to provide domestic curtilage. The application was refused on the same grounds as previously with an additional reason for refusal relating to the change of use of land to residential curtilage which would harm the openness of the Green Belt.

Both applications were heard by a Planning Inspector at an Informal Hearing in June 2004 and were both dismissed on the grounds of inappropriate development, namely the erection of two new dwellings in the Green Belt.

### **Proposal**

The current proposal is for the conversion of the chapel building into 3 residential units in the same way as the previous two applications. The 2 new dwelling houses have been deleted with 8 car parking spaces now located where they were formerly proposed. The improvements to provide a new memorial house, relocated Garden of Remembrance and access to the graveyard are as previously proposed. Thus, the site of the outdoor lavatories, outbuildings and grassed area surrounding at the southern edge of the site will become the Memorial House and Garden of Remembrance.

### **Publicity**

6 adjoining occupiers or interested parties consulted - 1 letter of objection received from a resident of Cockermouth, Cumbria who raises concern over the proposal if it would prevent access to the graves of family relatives interred in the chapel grounds and over the traffic levels and speed along this section of Manchester Road. Concern is also raised over



whether there is adequate space to accommodate a safe access road which would presumably have to be built on the memorial garden and graves.

### **Consultations**

Borough Engineer - Drainage - requests a condition be attached requiring a system of drainage to be approved by the Local Planning Authority prior to the commencement of development. Highways - recommend two conditions be attached requiring the improvements indicated on the plans be carried out prior to the development first being occupied and that the gradient of the access road shall not exceed 1 in 10.

Borough Environmental Services Officer - recommends a condition requiring a site investigation for contaminated land be conducted.

### **Unitary Development Plan and Policies**

OL1/4 Conversion and Re-use of Buildings in the Green Belt  
EN9/1 Special Landscape Areas  
EN1/2 Townscape and Built Design  
H1/2 Further Housing Development  
H2/1 The Form of New Residential Development  
H2/2 The Layout of New Residential Development

### **Issues and Analysis**

The main considerations of the application are the principal of conversion of the Chapel, its impact on the openness of the Green Belt, character of the Special Landscape Area and its acceptability in terms of form and layout of new residential development.

The principle of the proposed conversion of the Chapel should be measured against policies H1/2 and OL1/4. The site and proposed residential use is considered would avoid the release of peripheral, greenfield and previously undeveloped sites, would be close to existing infrastructure and would suitable in land use terms to the surrounding area. The scheme is considered not to have a materially greater impact on the openness of the Green Belt or the purposes of including land within it, since it would be redeveloping previously developed land. The building would be extended by the addition of dormer windows which are considered to be acceptable in terms of scale, proportion and design. Moreover, the building is considered to be of permanent and substantial construction, would be in keeping with its surroundings, suitable access can be gained and infrastructure can be provided without extensive works. A protected species survey will be required by condition. As such the scheme is considered to be acceptable in principle.

The proposed development would make use of an existing stone chapel building not uncommon within a rural setting. The scheme would not significantly alter the character of the building nor the earthworks, car park and remembrance house, the character of the surrounding area. As such the proposal is considered not to harm the Special Landscape Area.

The form of the proposed development is considered to be acceptable in terms of its roof type, impact on residential amenity, density and character of the surrounding area and relationship to adjoining properties whilst the new materials by way of a condition should be agreed by the Council.

The layout of the development is considered to be acceptable as it would make adequate car parking provision and access arrangements and space around the building and would be acceptable in terms of density. It is recommended that conditions be attached requiring a landscaping scheme, boundary and tree protection measures to be agreed with the Council.

The scheme is considered to be acceptable with regard to visual amenity and would make a positive contribution to the street-scene along Manchester Road.

In response to the letter of objection, the scheme does make adequate access to the graveyard via steps and the Garden of Remembrance and Memorial House which are separated from the proposed development by the parking area. The scheme is considered to accommodate a safe access road and junction to Manchester Road by the Borough Engineer whilst the objector is incorrect in stating that car parking would be on the existing Garden of Remembrance. The Garden of Remembrance will become a communal garden area for the converted chapel and the parking will be accommodated on what is the raised entrance into the graveyard.

### **Summary of reasons for Recommendation**

Permission should be granted having regard to the policies and proposals listed above and the reason(s) for granting permissions can be summarised as follows;

The proposed development would not harm the openness of the Green Belt, the character of the Special Landscape Area and would be acceptable in terms of its form, layout and highway safety.

There are no other material considerations that outweigh this finding.

**Recommendation:** Approve with Conditions

### **Conditions/ Reasons**

1. The development must be begun not later than five 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 the drawings received on -2 AUG 2004 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.
3. Samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.  
Reason. In the interests of visual amenity and to ensure a satisfactory development.
4. A landscaping scheme including boundary treatment to the edges of the site and delineation of separate garden areas for each apartment, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. It shall be implemented not later than 12 months from the date the building(s) is first occupied; 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 to the written satisfaction of the Local Planning Authority.  
Reason. To secure the satisfactory development of the site and in the interests of visual amenity.
5. The highway improvements indicated on the approved plans comprising the formation of the new site access and reinstatement of the redundant access shall be implemented to the written satisfaction of the Local Planning Authority before the development is commenced brought into use.  
Reason. To ensure good highway design in the interests of road safety.

6. The gradient of the access road hereby approved shall not exceed a maximum of 1 in 10.

Reason: To ensure good highway design in the interests of road safety.

7. The development hereby approved shall not be commenced unless and until detailed site investigations have been carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be agreed in writing with the Local Planning Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority before the development commences. The development shall then proceed in strict accordance with the measures approved.

Reason: To prevent pollution of the water environment.

8. The development hereby approved shall not commence unless and until a scheme of protection for the trees covered by Tree Preservation Order on the northern boundary of the site and all other trees to be retained on site, in accordance with BS 5837:1991 "Trees in Relation to Construction", has been submitted to and agreed in writing by the Local Planning Authority. The development shall not commence unless and until the measures required by that scheme have been implemented, to the written satisfaction of the Local Planning Authority and all measures required by the scheme shall continue until the development has been completed.

Reason: To avoid the loss of trees which are of amenity value to the area.

For further information on the application please contact **Adrian Harding** on **0161 253 5322**

**Ward:** Ramsbottom and Tottington -  
Ramsbottom

Item 12

**Location:** REDISHER WORKS, HOLCOMBE OLD ROAD, HOLCOMBE, RAMSBOTTOM

**Proposal:** DEMOLITION OF EXISTING PREMISES AND REGENERATION FOR MIXED RESIDENTIAL/EMPLOYMENT SCHEME INCL. HIGHWAY IMPROVEMENTS, NEW FOOTPATH LINKS AND RIVER RESTORATION (APPROX 45 DWELLINGS)

**Application Ref:** 43327

**App Type:** Outline Planning Permission

**Statutory Expiry Date:** 07 November 2004

**Recommendation:** Refuse

### **Description**

The application site is occupied by the buildings formerly used as Redisher Works which are currently vacant. The site lies to the north-west of the Hare and Hounds public house at the junction of Bolton Road West, Lumb Carr Road and Longsight Road, Holcombe Brook. The site is within the designated Green Belt, Special Landscape Area, West Pennine Moors and River Valley. The site is also immediately adjacent to an SBI (Site of Biological importance) and the Holcombe Village Conservation Area.

The site was last used as a factory making exhausts for motor vehicles until April 2003. However, the property has been extensively marketed since January 2001 with the site's owner having tried a number of financial and letting incentives to find an alternative uses or occupiers for the buildings which have been unsuccessful. The applicant considers this site unsuitable for future business use and has therefore submitted the application to seek a possible residential use.

### **Relevant Planning History**

Application 41597 sought outline planning consent with siting and means of access to be considered, for the demolition of the existing buildings and erection of 49 dwellings. The application was refused on 6 grounds

1. The impact of the proposal on the Green Belt.
2. Inadequate Access for Emergency Vehicles.
3. Insufficient information to assess the application's impact on the Conservation Area, Special Landscape Area and West Pennine Moors.
4. The loss of employment land.
5. Unsatisfactory access arrangements.
6. Unacceptable impact on traffic levels on local roads near the site.

The applicant has chosen to appeal against the Council's decision to refuse the application which will be heard at Public Inquiry on 15th December 2004.

### **Proposal**

The current application seeks outline consent with means of access to be considered. The applicant and agent have submitted the bare minimum of detail because in their view the Council has the power to control the siting, design, external appearance and landscaping of

the scheme at reserved matters stage. Furthermore, in the applicant's opinion the developable area is sufficiently distant from the boundary of the Conservation Area so as not to require a full detailed application to be submitted.

The current scheme indicates an alternative emergency access to the one previously proposed under application 41597. The emergency access now proposed would follow the path of Holcombe Old Road which is currently categorised as a Bridleway which runs to the rear of the Hare and Hounds pub, over a culvert of Holcombe Brook and climbs steeply to join the existing access road to the site which is also proposed as the access to the new development. The scheme also proposes the deculverting of the Holcombe Brook as it flows through the site and indicates new footpath access through the site up to Redisher Woods. A further change to the scheme from 41597 has been the introduction of an element of employment providing 600 square metres of office space close to the entrance into the site.

The applicant has recently submitted a unilateral undertaking which has the effect of the applicant voluntarily pledging that all future development on the site will be restricted to certain limits. The applicant has undertaken to ensure that the proposed gross footprint, including domestic gardens, to be developed would not exceed 1.27 hectares, the aggregate net footprint of buildings would not exceed 5632 square metres and to ensure that the maximum height of buildings on site would not exceed 11.8 metres.

### **Publicity**

Newspaper advertisement placed 16th September 2004, Site Notice posted 28th September 2004 and 46 adjoining or nearby occupiers notified.

1 letter of objection received from a resident of Dawes Bank, Holcombe raising the following points:

- the address is given incorrectly as Holcombe Old Road
- the access to the site was not by Holcombe Road rather across it via the existing access road
- increase in traffic along Holcombe Old Road would be unacceptable which is already being used as a rat run
- the proposed cobbled emergency access would drive over the culvert for the Holcombe Brook
- loss of trees and bushes along the bridleway which provide visual amenity and a screen to houses from the Hare and Hounds pub.
- cutting back of flora which is an important habitat resource may lead to loss of protected bird species
- the proposed development would make the situation for pedestrians and horse riders worse.

### **Consultations**

Borough Engineer - Drainage - no objections to the proposed development. Highways - comments reflect those previously given on application 41597.

Operational Services - unable to comment or refuse aspects of the application owing to the lack of detail.

Borough Environmental Services Officer - Contaminated Land - requests a site survey be the subject of a condition.

Greater Manchester Archeological Unit - does not consider the scheme to impact on the SBI but does highlight the need for a Bat Survey to be conducted prior to the determination of the application. As a result of the proposed crossing of the brook, a water vole survey will be necessary.

Greater Manchester Passenger Transport Executive - consider the application to be well served by local bus services but highlight the need for the pedestrian environment to be as safe and convenient as possible by the use of certain surfacing materials, landscaping, lighting, signage and road crossings.

GM Police - raise concern over the number of footpaths but cannot comment fully due to the lack of detail.

GM Fire Service - verbally confirmed that the access could be acceptable in principle subject to details.

Lancashire Wildlife Trust - highlight the need to protect the SBI, particularly during construction and recommend a 10 metre buffer between the SBI and the nearest concrete hardstanding. Also highlight the need for a bat survey.

### **Unitary Development Plan and Policies**

OL1/2	New Buildings in the Green Belt
OL1/4	Conversion and Re-use of Buildings in the Green Belt
EC2/2	Employment Land and Premises
EN9/1	Special Landscape Areas
OL7/2	West Pennine Moors
OL5/2	Development in River Valleys
EN6/1	Sites of Nature Conservation Interest SSSI's NNR's
EN6/4	Wildlife Links and Corridors
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development

### **Issues and Analysis**

The main considerations of this application are the principle of the development and the impact of the proposal on the openness of the Green Belt and River Valley and purposes of including land within them, adequacy of emergency access, adequacy of the information submitted to assess the impact of the proposal on the character and appearance of the Conservation Area, Special Landscape Area and West Pennine Moors, the loss of employment land, the adequacy of the access road, impact on the local highway network and the assessment of bats present on the site and in the Holcombe Brook culvert.

The principle of this development has not been established as the site has not been designated as a "Major Developed Site" in the Green Belt in the Council's Unitary Development Plan. The construction of houses in the Green Belt is considered inappropriate development in PPG2 thus the applicant must demonstrate "very special circumstances" as to why the houses should be permitted. The applicant has not made a specific case for "very special circumstances". Moreover, the applicant has not provided adequate information to assess the scheme's impact on the openness of the Green Belt and River Valley and purposes of including land within them. As such the principle of this development in the Green Belt and River Valley cannot be established.

The applicant has revised the emergency access from the previous application which shows access being gained via Holcombe Old Road. The Fire Officer has indicated verbally that the access may be acceptable in principle but the details must be confirmed. The Fire Officer has been re-sent information on the profile of the emergency access and any adverse comments will be reported to Committee.

The application is considered to contain inadequate information for its impact on the character and appearance of the Holcombe Conservation Area to be assessed. Best practice guidance within PPG 15 states that applications which are likely to affect a Conservation Area should be submitted in full and not outline. The lack of information also relates to the character and appearance of the Special Landscape Area and West Pennine

Moors.

The applicant has revised the application since 41597 to reduce the amount of residential development and has included an element of office space. This begins to create a mixed use development on the site. However, it is not clear if this would be sufficient to compensate for the loss of employment land incurred by the demolition of the mill and redevelopment of the site for predominantly residential use. Nor has the applicant provided adequate detail to establish that the employment element would be feasible.

The Borough Engineer advised by the Greater Manchester Urban Traffic Control Unit, consider that there has been no material change in the access arrangements to the site and the projected traffic impact on the surrounding highway network. As such the Borough Engineer recommends refusal on the same grounds as application 41597.

There has been a recent change in central government planning guidance since the publication of PPS 9. It is now recommended that surveys for the presence of bats and other protected species be carried out and their results reported to the Local Planning Authority prior to the determination of the application. This information has not been submitted as part of the application and is therefore contrary to PPS9.

The application represents a number of benefits including improved and formalised access to Redisher Woods Local Nature Reserve, deculverting of the Holcombe Brook and regeneration of the site. However, these are considered insufficient to outweigh the recommendation for refusal.

The application is recommended for refusal on the grounds of being unacceptable in principle within the Green Belt and River Valley, insufficient information to assess the proposal's impact on the Green Belt, River Valley, Conservation Area, Special Landscape Area and West Pennine Moors, the proposal does not provide adequate access into and out of the site and would have an unacceptable impact on the local highway network and has not undertaken a survey of protected species on the site.

**Recommendation:** Refuse

**Conditions/ Reasons**

1. The proposal would constitute inappropriate development in the Green Belt as the applicant has failed to demonstrate very special circumstances. The proposal is thereby contrary to Policies OL1/2 and H1/2 of the Bury Unitary Development Plan.
2. The application and submitted plans contain insufficient information to enable them to be properly assessed in relation to the scheme's impact on the Green Belt, River Valley, Special Landscape Area, West Pennine Moors and Holcombe Village Conservation Area.
3. The proposal would result in the loss of an existing employment site and premises without adequate justification for the proposed level of replacement employment accommodation which thereby conflicts with Policy EC2/2 - Employment Land Premises Outside the Employment Generating Areas.
4. The access arrangements to the proposed development are sub-standard which would be detrimental to road safety and maintaining the free flow of traffic on the adjacent classified roads.
5. The application and submitted plans contain insufficient information to enable the impact of the development on the surrounding highway network to be properly assessed.

For further information on the application please contact **Adrian Harding** on **0161 253 5322**



**Location:** BULLS HEAD, BRANDESHOLME ROAD, GREENMOUNT, TOTTINGTON, BL8 4DS

**Proposal:** EXTERNALLY ILLUMINATED FLAG SIGNS, DIRECTIONAL SIGNS, BUILDING LETTERS

**Application Ref:** 43349

**App Type:** Advertisement

**Statutory Expiry Date:** 09 November 2004

**Recommendation:** Approve with Conditions

### **Description**

The application site is occupied by a two storey detached public house with an associated tarmacked car parking area which lies in a wedge-shaped site formed by the convergence of Brandlesholme Road and Holcombe Road, Greenmount.

The building has a number of informational and directional signs at and over the entrance and name plates on the side of the building as well as at the entrance to the car park.

The proposal is for the replacement of all the signs as part of a rebranding of the chain's restaurants to green, red and cream signs. The scheme proposes a fixed hanging illuminated sign at the car park entrance on Brandlesholme Road, a new non-illuminated direction sign on the south-easterly tip of the building, two illuminated gold lettering signs at the entrance with three information signs adjacent to the doorway - one illuminated and two non-illuminated.

The scheme has been amended since submission and now proposes an illuminated Bulls Head sign in gold lettering on the northern elevation at ground floor level with the loss of one directional sign and a replacement non-illuminated car park directional sign. The eastern elevation now shows an illuminated gold lettered Bulls Head sign, non-illuminated directional entrance sign but the illuminated fixed hanging sign has been deleted.

### **Relevant Planning History**

None directly relevant.

### **Publicity**

15 adjoining occupiers consulted - one letter of objection received from the resident at 325 Holcomb Road objecting on the grounds that the illumination of the signs would harm residential amenity. The objector requests that no illuminated signs are given permission on the eastern elevation of the pub facing his property or failing this, that the hours the signs are illuminated be restricted.

### **Consultations**

Borough Engineer - no objection providing that no signs project over the highway.

### **Unitary Development Plan and Policies**

EN1/9 Advertisements

### **Issues and Analysis**

The main considerations of this application are the impact of the proposal on amenity and highway safety.

The proposed signage has been amended since it was first submitted and now is considered not to be detrimental to visual amenity. In particular, the signs proposed are considered to be an improvement in quality compared to the existing signs and would not represent an increase in visual clutter as the signs replace ones which already exist and in several cases are more discreet.

The sign which was directly opposite the objector's house has been deleted from the scheme and is therefore now considered to overcome such concerns.

The siting of the fixed hanging sign adjacent to Brandlesholme Road has been confirmed by the architect not to be overhanging the highway and is therefore considered to be acceptable in terms of highway safety.

### **Summary of reasons for Recommendation**

The application is considered to be acceptable with regard to amenity and highway safety and is therefore recommended for approval.

**Recommendation:** Approve with Conditions

### **Conditions/ Reasons**

For further information on the application please contact **Adrian Harding** on **0161 253 5322**

**Location:** LAND AT MATHER AVENUE WHITEFIELD

**Proposal:** RESIDENTIAL DEVELOPMENT-3 No. BUNGALOWS.

**Application Ref:** 42095

**App Type:** Full

**Statutory Expiry Date:** 08 April 2004

**Recommendation:** Minded to Approve

**Minded to approve subject to the referral of the application to the Secretary of State as a departure from the Development Plan and a s106 Agreement concerning a commuted sum payment to mitigate for the loss of recreational land protected under Policy RT 1/1.**

**Description**

The site is part of an extensive area of grassed open space situated between Mather Avenue, Tintern Avenue and Whalley Road. The area is used for informal recreation and provides a significant visual break within a predominantly residential area characterised by two storey semi-detached and detached houses set back behind gardens or grassed frontages. Elmhurst, a home for elderly people, is next to the site.

The application site consists of a regularly shaped rectangular plot at the south-westerly corner of the open land, with a frontage to Mather Avenue. The size of the application site is 0.08ha compared with the 1.05ha area of the whole grassed area and amounts to about 7.6% of the overall recreational land.

It is proposed to build three small bungalows on the land. These are intended to accommodate elderly people whose houses would be lost due to the nearby scheme for a foodstore and cafe at Bury New Road/Stanley Road (ref.42914). The units are designed to cater for the needs of the particular residents involved. 18 houses would be demolished due to the retail development and the four persons the proposed bungalows would accommodate are the remaining occupiers whose relocation has not yet been resolved. The layout involves the bungalows being set in a terrace facing Mather Avenue. Originally, the application included a larger area of land and was for 6 bungalows but it has been amended due to a lesser number of people now requiring rehousing.

The application is accompanied by supporting statements covering the special circumstances relating to the rehousing need, the sequential search for alternative options, the possibility of accommodating Policy RT1/1 by a contribution towards improving open space and recreational facilities in the area and the architectural design.

**Relevant Planning History**

There is no relevant planning history.

**Publicity**

68 properties have been notified and the application has been advertised as a departure from the development plan.

Four letters of objection have been received and a petition against with 46 signatures. The main issues raised include:

- Removal of a safe play environment for local children.
- Increase in road congestion.
- Reduction of property values.
- Removal of an environmentally friendly area
- Reduce Council facilities while council tax is increased.
- Could set a precedent for more building.
- Why build on green land when there is brown land around?
- Why totally destroy the bit of land that everyone in the area enjoys?
- The land is the village green and would be spoilt by building on it.
- Loss of an area where children and parents play would detract from community spirit enjoyed in the area.
- Would spoil an open outlook.

### **Consultations**

Borough Engineer - Minimum driveway length condition required.

Environmental Health - A land contamination investigation is required.

GMP Architectural Liaison - Their earlier concerns have been addressed.

### **Unitary Development Plan and Policies**

RT1/1	Protection of Recreation Provision in the Urban Area
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/2	Townscape and Built Design
OL3/1	Protection of Urban Open Space
PPG3	PPG3 - Housing

### **Issues and Analysis**

Open Land - Apart from a narrow section on the southerly end where there is a small roadway (Mather Close), the land has been undeveloped since an estate of prefabs was removed. It is considered to be a greenfield site in terms of PPG3 advice and, given the current supply of housing land, there is a presumption against residential development on such land.

In principle, the development would conflict with Policy OL3/1 which serves to protect urban open space including areas which provide valuable visual amenity and important outlets for recreation.

In this case, the loss of open land needs to be weighed against other factors. The site involves a relatively small proportion of the land and is situated on the edge of a much larger area that would still provide a wide visual and recreational break within the residential area. A more significant special factor is that the small residential development would serve to enable the nearby foodstore development, which is a long-awaited regeneration opportunity for the run down Whitefield District Centre. The proposed bungalows should be seen in the context of turning-around a failing local centre, and that the retail scheme has widespread support in the local community.

Recreational Land - The development would involve the loss of a small part of a sizeable open area of informal recreational land identified under Policy RT1/1 as Protected Recreation in the Urban area. The policy states that development will not be allowed where it would result in the loss of such sites unless it meets one of three exceptions. These include circumstances where the sport/recreational facilities can be retained and enhanced through the release of a small part of the site or where alternative provision of an equivalent is made available. The applicants have expressed their commitment to providing a commuted sum contribution towards recreational facilities in the Borough in compensation for the loss of recreational land.

Design and Appearance - The scheme involves traditionally designed small bungalows that would be in keeping with the type of residential development that characterises the area. Each property would have a curtilage parking space and frontage and rear garden plots of acceptable size. Separation from houses directly opposite at 23m would be in excess of normal standards.

Conclusion - An overriding consideration, in this case, is the need to facilitate the foodstore scheme that is linked to this development, particularly in view of its importance in securing the regeneration of Whitefield District Centre. Also, the small scale development involved would resolve the special difficulty of finding suitable and local accommodation for the three households of elderly residents who have not been able to find it for themselves and who wish to continue living locally. It is felt that these special circumstances would override the policy concerns regarding the loss of open recreational land, provided that there would be adequate mitigation through the developer making a contribution to recreational provision within the remainder of the recreational land or elsewhere.

Because the application would involve a departure from the development plan on land which is owned by the Council, it would need to be referred to the Secretary of State. It would also be necessary for a s106 Agreement to be made concerning compensatory recreational provision.

### **Summary of reasons for Recommendation**

Permission should be granted having regard to the policies and proposals listed above and the reason(s) for granting permissions can be summarised as follows;-

In regard to policies relating to greenfield land and the protection of open land there is an overriding issue in terms of the need for the development to facilitate a major and key scheme that would contribute substantially towards the regeneration of Whitefield District Centre. This overriding issue is also applicable to Policy RT1/1 but a compensatory contribution to recreational provision would be made by the developers. The development would be acceptable in terms of its design and layout and in terms of highway considerations.

There are no other material considerations that outweigh this finding.

**Recommendation:** Minded to Approve

### **Conditions/ Reasons**

1. The development must be begun not later than five years beginning with the date of this permission.  
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. Samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.  
Reason. In the interests of visual amenity and to ensure a satisfactory development.
3. No development shall take place unless and until the details of the existing levels and the finished floor levels of the dwellings have been submitted to and approved by the Local Planning Authority, The dwellings shall not be constructed otherwise than in accordance with the approved details of the finished floor levels.  
Reason - To secure the satisfactory development of the site and for the avoidance of doubt.
4. No development shall take place unless and until details of the boundary treatment to each dwelling have been submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in

accordance with the approved details.

Reason - To secure the satisfactory development of the site and in the interests of visual amenity.

5. The development hereby approved shall not be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the written satisfaction of the Local Planning Authority.

Reason. To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health.

6. A minimum hardstanding of 5.5m measured from the highway boundary shall be provided to the written satisfaction of the Local Planning Authority and shall thereafter be maintained.

Reason. To allow adequate space to maintain a vehicle clear of the highway in the interests of road safety.

7. This decision relates to drawings numbered PL-04, PL-05, PL-06, PL-07, PL-08 and 47 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.

For further information on the application please contact **Jan Brejwo** on **0161 253 5324**

**Location:** 2 RINGLEY PARK, WHITEFIELD, M45 7NT

**Proposal:** RESIDENTIAL DEVELOPMENT - DEMOLITION OF EXISTING DWELLING -  
ERECTION OF 4 NO. DWELLINGS (RESERVED MATTERS APPLICATION)

**Application Ref:** 43404

**App Type:** Reserved matters

**Statutory Expiry Date:** 05 December 2004

**Recommendation:** Approve with Conditions

### **Description**

The site comprises the grounds of a large detached property adjacent to Stand Golf course and a small development of large detached properties. A number of trees on the site are covered by a Tree Preservation Order.

The proposal is for the approval of house types following the granting of an outline permission in March of this year for the demolition of the existing property on the site and the erection of 4 new detached dwellings. The application covers the design, external appearance and landscaping of the scheme which are those matters of detail not covered by the relevant outline consent.

### **Relevant Planning History**

Outline permission was granted in March 2004 for four detached properties on the site. ref: 41707

### **Publicity**

No comments received to date

### **Consultations**

Highways - No objections.

Cleansing - Comments awaited.

Landscape Practice - Comments awaited.

GMP Architectural Liaison - No objections.

### **Unitary Development Plan and Policies**

H2/1 The Form of New Residential Development

H2/2 The Layout of New Residential Development

### **Issues and Analysis**

Trees - The outline scheme approved involved the removal of 3 trees that were included in the TPO that were now not worthy of retention. The reserved matters scheme includes additional tree planting as part of the landscape scheme that will enhance the site and substitute trees for those that are to be lost. The positions of the properties are such that they should not have a detrimental impact of the trees that remain.

Design - The proposed detached houses are brick built with pitched roofs of a traditional style. They all have integral double garages with separate gated access. The floor areas of the properties are similar to those shown on the indicative layout plans and as such are acceptable.

## **Summary of reasons for Recommendation**

Permission should be granted having regard to the policies and proposals listed above and the reason(s) for granting permissions can be summarised as follows;-

The reserved matters application is in accord with the original outline consent and the landscape scheme and house types conform with current Council Policies and best practice. Additionally, having studied the submitted documents, assessed the proposed development on site and taken into account any and all representations and consultation responses, it is considered that the proposed development is acceptable because it would not cause demonstrable harm to interests of acknowledged importance.

There are no other material considerations that outweigh this finding.

**Recommendation:** Approve with Conditions

### **Conditions/ Reasons**

1. The development shall be commenced by 9th March 2009.  
Reason. Required to be imposed by Section 91 of the Town & Country Planning Act 1991.
2. Samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.  
Reason. In the interests of visual amenity and to ensure a satisfactory development.
3. This decision relates to the drawings received on 11th October 2004 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.
4. No trees, unless indicated otherwise on the approved plans, shall be felled, lopped or topped before or during the construction period without the previous written consent of the Local Planning Authority.  
Reason. To avoid the loss of trees which are of amenity value to the area.
5. The development hereby approved shall not commence unless and until a scheme of protection for all trees to be retained on site in accordance with BS 5837:1991 "Trees in Relation to Construction" has been submitted to and agreed in writing by the Local Planning Authority. The development shall not commence unless and until the measures required by that scheme have been implemented, to the written satisfaction of the Local Planning Authority and all measures required by the scheme shall continue until the development has been completed.  
Reason. To avoid the loss of trees which are of amenity value to the area.
6. The landscaping scheme hereby approved shall be implemented to the written satisfaction of the Local Planning Authority not later than 12 months from the date the building(s) is first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted to the written satisfaction of the Local Planning Authority.  
Reason. To secure the satisfactory development of the site and in the interests of visual amenity.

For further information on the application please contact **John Cummins** on **0161 253 6089**



**Location:** PIKE FOLD GOLF CLUB, HILLS LANE, UNSWORTH, WHITEFIELD, BL9 8QP

**Proposal:** EXTENSION OF EXISTING 9 HOLE GOLF COURSE TO CREATE 18 HOLE GOLF COURSE

**Application Ref:** 43276

**App Type:** Full

**Statutory Expiry Date:** 25 October 2004

**Recommendation:** Approve with Conditions

### **Description**

Planning permission ref. 31819/96 for the creation of a 9 hole golf course together with two storey side extension and improvements to the club house, conversion of an open sided single storey store into a two bedroom dwellinghouse, changing rooms and social function facilities and creation of a car parking area on land off Pole Lane, Unsworth, Bury, was granted, subject to conditions, on 27th June 1996. Following completion of the approved works, the site is being used as a 9 hole golf course. Access to the golf course is gained via Pole Lane, off Parr Lane, Bury.

This application seeks to extend the existing 9 hole golf course to form an 18 hole golf course by incorporating approximately 35 hectares of the adjoining farmland to the north east. The application site has a softly undulating topography with some steeper slopes in the northern and southern areas. There are several ponds, wetland areas, hedgerows, trees etc present on the site. Castle Brook separates the application site from the existing golf course area.

The proposed layout for the golf course includes the formation of several fairways, greens, tees, bunkers, ponds and wetland areas. These works would involve regrading and reshaping of the site which would result in materials moving from elevated parts to shallow or flatter parts of the site. It is proposed that the existing topography would be used positively to develop various features of the golf course. The scheme also includes the creation as well as retention of various ponds, wetland of wildlife and ecological significance.

A proposed landscape scheme aims to enhance the existing landscape setting of the site by introducing new indigenous planting, providing an environment for the establishment of wildlife communities and protecting existing wildlife in Castle Brook and ponds located within the site.

### **Relevant Planning History**

No relevant planning history.

### **Publicity**

The application was advertised in a local newspaper and notices placed on the site. In addition, all the relevant residents of Pole Lane, Hills Lane and other adjacent streets and farmhouses were consulted about the proposed development. However only two letters, one from the residents of Unsworth Moss Farm and other from Simister & Prestwich Bridleways Association, raising comments about the proposal have been received. The comments made by the residents of Unsworth Moss Farm are:

1. Proposed Green 12 be moved 20 metres in a south westerly direction. This will prevent golf balls entering the field and causing damage to silage and haymaking machinery and danger to machine operator's safety.
2. Proposed Green 5 be moved 40 metres in a south westerly direction. This will prevent golf balls entering a barn which enjoys the benefit of planning permission for it to be converted into a dwellinghouse.
3. No tree planting adjacent to Moss Side buildings take place.
4. Two new ponds are proposed on the southerly boundary adjacent to Castle Brook drainage ditch. The ditch requires periodic cleaning out and for this reason, a strip of land no less than 6m between the ditch and pond, is needed for this purpose.

The comments made by Simister & Prestwich Bridleways Association are:

Until recently, the footpath alongside the M66 and golf course was accessible for horse riding. This provided a safe off road route for horse riding. We suggest that a planning condition be attached to provide a bridle route along this footpath.

### **Consultations**

Borough Engineer - No objection

Environmental Health - No comments

Landscape Practice - The proposals as submitted fulfill the policy requirements with respect to landscape issues and will serve to enhance the quality of an otherwise deteriorating agricultural environment.

Transco - No comments other than to say that Transco does not have a pipeline in the vicinity and that the advisory information supplied by them should be passed onto the applicant.

GM Ecology Unit -

1. The application site supports a population of great crested newts in four of the ponds on the site. In addition, the submitted Ecological Report has noted a number of other species of ecological value. All the existing ponds are to be retained within the proposal and no amphibian terrestrial habitat will be lost to hard development.
2. The permanent fencing north of pond 18 should be taken up to join the fencing along the south side of the track. Consideration should also be given to including more of the hedgerow features within the trapping out area.
3. The low lying area to the south of proposed fairway 13 and other similar areas along the brook should be retained and managed as marsh areas.
4. Additional ponds could be constructed between fairways 11 and 12.
5. Green 13 be moved so that earthmoving does not impact on the brook.
6. The ponds on the application site provide relatively dense cover for snipe and teal, which are secretive species. It is recommended that not all ponds are restored, in particular, pond 10 and one of either ponds 13 or 14 are left with dense cover.

Environment Agency - Objects to the proposed development on the grounds that the proposal, with its intensively managed fairways, greens, tees and practice range within close proximity to Castle Brook or sited within low lying floodplain areas, fails to protect the existing ecology or improve the environmental quality of the site. In order to overcome this objection, the Agency suggests that all fairways, greens and tees in close proximity to the watercourse, be located outside low lying floodplain/wet areas or a minimum of 6 to 8m from the bank top of the brook. The Agency therefore requests that the submitted plans be amended to address its concerns.

United Utilities - Response awaited

GM Archaeology Unit - Response awaited

## **Unitary Development Plan and Policies**

NC	Nature Conservation
OL1/5	Mineral Extraction and Other Dev in the Green Belt
OL6/1	New Uses and Development of the Countryside
EN9/1	Special Landscape Areas
EN6/3	Features of Ecological Value
RT3/2	Additional Provision for Recreation in the Countryside

## **Issues and Analysis**

Need - The applicants feel that the existing nine hole golf course is inadequate to complete full rounds of golf which are always played over eighteen holes. As a consequence, the existing golf course is less attractive/interesting to golfers. They believe that the facility can be improved and enhanced by providing additional nine holes within the extended golf course.

Green Belt - No buildings are proposed in the application. The extension of the golf course, by the very nature of the proposed facilities, would maintain the open character of the green belt and help enhance outdoor and recreation facilities in the area. The proposal is therefore acceptable in terms of the green belt policies.

Landscape - The proposed layout for the golf course extension and landscape treatment appear to complement the existing topography and rural character of the area. The site will be regraded and no significant earthmovement is envisaged. Additional tree and planting species are proposed to enhance the visual character of the area.

Ecology - As part of the pre-application discussions, various protected species surveys have been carried out satisfactorily and submitted as part of the application. The main findings of the survey was that several ponds had breeding population of great crested newts and bats and two national biodiversity target species present on the site. In order to protect the existing wildlife on the site, the proposal includes the retention and maintenance of all existing features of ecological significance including ponds, wetland areas etc. In addition, new ponds and wetland areas have been proposed to enhance existing wildlife of the site.

With regard to the comments made by the Environment Agency, it should be pointed out that although additional information is required and part of the proposal need amending to incorporate necessary changes suggested by the Agency, however, it is considered that this can be secured by imposing appropriate conditions restricting commencement of the works prior to the submission and approval of the revised details and plans.

The applicant has agreed to amend the proposals to incorporate most of the suggestions made by the residents of Unsworth Moss Farm. The applicant points out that Green 5 can not be moved as it would not cause risk to any body's safety. With regard to the Simister & Prestwich Bridleways Association's request for the provision of a bridleway, the applicants feel that this is not acceptable as it would require the removal of the ball-stop fences at an "astronomical expense". In any case, since the land affected by the footpath does not form part of the application site, it is not considered appropriate to impose a condition requiring the provision of a bridleroute in this respect.

## **Summary of reasons for Recommendation**

Permission should be granted having regard to the policies and proposals listed above and the reason(s) for granting permissions can be summarised as follows;-

*It is considered that the proposed development would enhance the outdoor recreational facilities in the area and would not cause demonstrable harm to interests of acknowledged importance.*

There are no other material considerations that outweigh this finding.

**Recommendation:** Approve with Conditions

**Conditions/ Reasons**

1. The development must be begun not later than five years beginning with the date of this permission.  
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. The development hereby permitted shall be carried out fully in accordance with the details as shown on the submitted plans no. C9, E7, E10, E11, E14, E15, GM-48-1683 (Revised C), GM-48-1652, GM-48-1770 and supporting statements including The Landscape Appraisal, Golf Course Design Proposals and Landscape Strategy, Pike Fold Golf Course Extension Ecological Survey, Ecological Repots (Water Voles and Great Crested Newts), Annex 1 -Method Statement for DEFRA Licence Application, Archaeological Desk-Based Assessment, Pike Fold Golf Course Geophysical Survey Report and letters dated 27th August, 6th and 21st October 2004, forming part of the planning application no. 43276 received on 31 August 2004. Any changes to the approved plans, timetable, proposals or method statements shall be agreed in writing with the Local Planning Authority prior to implementation.  
Reason. For the avoidance of doubt and to protect a European Protected Species.
3. No trees, unless indicated otherwise on the approved plans, shall be felled, lopped or topped before or during the construction period without the previous written consent of the Local Planning Authority.  
Reason. To avoid the loss of trees which are of amenity value to the area.
4. No development shall take place until detailed proposals for landscape development and management have been submitted to and approved in writing by the Local Planning Authority. Proposal shall include:
  - a) amendments to the species planting mix shown on drawing GM-48-1770.
  - b) the identification and specification of areas of 'rough'.
  - c) a habitat enhancement scheme for skylark, reed bunting lapwing, snipe and teal.
  - d) a maintenance specification and programme for the complete course to include rough, fairways, greens, tees, hedgerows, plantations and ponds.Reason. To protect a European protected species and biodiversity target species.
5. No earthworks or removal of hedgerows shall be carried out on site between the 1st March and 31st July inclusive in any year, unless otherwise approved in writing by the Local Planning Authority.  
Reason. Protection of Nesting Birds, Wildlife and Countryside Act 1981.
6. No development shall take place until full details of pond creation/restoration have been submitted to and approved by the Local Planning Authority.  
Reason. Protection of a European Protected Species.
7. No development shall take place until a plan illustrating any proposed drainage works is submitted to and approved by the Local planning Authority. Such a plan shall avoid draining into known great crested newt breeding ponds and include measures to filter out fertilizers and pesticides prior to entering any waterbody or water course.  
Reason. Protection of a European protected species, reducing pollution.
8. No development shall take place within 6m of Castle Brook until a detailed scheme for the proposed works is submitted to and approved in writing by the Local

Planning Authority in consultation with the Environment Agency.

Reason. To protect the stream valley and flood defence.

9. Before the development is commenced and during the course of construction period, temporary protective metal fencing shall be erected along Castle Brook. Details of the type of protective fencing to be used shall be submitted and approved by the Local Planning Authority before it is erected.  
Reason: To protect the Castle Brook corridor and prevent debris and construction material from encroaching into this area.
10. No vehicles or machinery shall approach within 6m of Castle Brook except at approved crossing points. Details of such crossing points and protective measures to avoid vehicles accidentally entering into the stream corridor shall be submitted to and approved in writing by the Local Planning Authority.  
Reason. To protect the stream valley.

For further information on the application please contact **M. Sadiq** on **0161 253 5285**

