

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

25 July 2006

SUPPLEMENTARY INFORMATION

Item:01 **PRESTWICH HEYS F C, SANDGATE ROAD, WHITEFIELD, M25 5WG**
Application No. 46044
RETROSPECTIVE APPLICATION FOR TEMPORARY DEVELOPMENTS
INCLUDING CAR PARK, PORTABLE CONTRACTORS OFFICE UNITS AND
HOLDING COMPOUND

No further comments.

Item:02 **444 BURY OLD ROAD, PRESTWICH, M25 1PQ** **Application No. 46394**
ENLARGEMENT OF EXISTING FRONT DORMER TO 2ND FLOOR

No further comments.

Item:03 **PRESTWICH MUSLIM CENTRE, 52 BURY OLD ROAD, PRESTWICH, M25**
0ER **Application No. 46455**
PRIOR APPROVAL APPLICATION FOR TELECOMMUNICATIONS INSTALLATION
COMPRISING OF A TIMBER EFFECT TELEGRAPH POLE STYLE MONOPOLE TO
ACCOMMODATE 3 NO. ANTENNAS WITHIN A GRP SHROUD (OVERALL HEIGHT
15M) WITH ASSOCIATED RADIO EQUIPMENT HOUSING AND ANCILLARY
DEVELOPMENT

No further comments.

Item:04 **111 BURY OLD ROAD, PRESTWICH, M25 0EQ** **Application No. 46463**
CHANGE OF USE FROM RESIDENTIAL TO DENTAL SURGERY

No further comments.

Item:05 **205 BURY OLD ROAD, PRESTWICH M25 1JF** **Application No. 46484**
TWO STOREY REAR EXTENSION

No further comments.

Item:06 **14 RADCLIFFE NEW ROAD, WHITEFIELD, M45 7GY** **Application No.**
46248
INTERNALLY ILLUMINATED SHOP SIGNS (Retention)

No further comments.

Item:07 **146 PARK LANE, WHITEFIELD, M45 7PX** **Application No. 46524**
CHANGE OF USE OF REAR PART OF GROUND FLOOR TO A CASUAL CAFE

FOR APPROXIMATELY 15 PERSONS (RESUBMISSION)

One email of support has been received welcoming the application as it will enhance the work done by the charity.

Item:08 8 MARLE CROFT, WHITEFIELD, M45 7NB Application No. 46541
TWO STOREY SIDE AND REAR EXTENSION; NEW ROOF AND LOFT
CONVERSION INCORPORATING DORMER WINDOWS (RESUBMISSION)

Councillor Redstone has requested that this application be brought to committee.

**Item:09 PILSWORTH RESERVOIR (FISHERIES), PILSWORTH CLOUGH, OFF
MOSS HALL ROAD, BURY Application No. 46426**
CONSTRUCTION OF NEW BANKING, TWO ISLANDS & CREATION OF FISHING
PLATFORMS (RESUBMISSION)

Comments have been received from the Greater Manchester Ecology Unit, These include concerns about the details of the habitat creation works and the timing of the operations and appropriate conditions are suggested. It is considered that the GMEU's concerns are covered adequately by the recommended conditions 3, 8, 9 and 11 (as in printed report).

The first listed condition has not been numbered. This should become condition 1 with the other conditions renumbered accordingly.

**Item:10 LAND ADJ PILSWORTH WAY AND ROACH BANK ROAD, PILSWORTH,
BURY Application No. 46489**
CONSTRUCTION OF A COMMERCIAL BUILDING WITH ASSOCIATED CAR
PARKING, ACCESS AND LANDSCAPING TO ACCOMMODATE ACTIVITIES
FALLING WITHIN CLASSES B1 (BUSINESS) AND B2 (GENERAL INDUSTRY)
PLUS STAFF FACILITIES

The Highways Agency has responded directing that any permission should include a condition requiring specified improvements junction 3 of the M66 motorway. This is the same wording as condition 5 but with an additional sentence.

Add the following sentence to condition 5:

No development shall be brought into its intended use, unless and until the highway improvements, in accordance with the above, have been implemented to the satisfaction of the Local Planning authority in consultation with the Highway Authorities.

Add conditions:

17. No development shall take place unless and until details of the vehicle wash and sub-station have been submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out other than in accordance with the approved details.

Reason: For the avoidance of doubt and in the interests of visual amenity.

18. No development shall take place unless and until Pilsworth Way has been adopted as a public highway for its full extent up to the boundary of the site.

Reason: To ensure that adequate access, including emergency access would be available to future development served by roads

19. The visibility splays and forward visibility envelope indicated on the submitted plans shall be implemented to the written satisfaction of the Local Planning Authority before the access roads are 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.

20 The turning facilities indicated on the approved plans shall be provided before the development is brought into use and shall subsequently be maintained free of obstruction at all times.

Reason: To minimise the standing and turning movements of vehicles on the highway in the interests of road safety.

21 The car parking indicated on the approved plans 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 brought into use.

Reason: To ensure adequate off-street car parking provision in the interest of road safety.

22 The development hereby approved shall not be first occupied unless and until the physical measures detailed in the submitted framework Travel Plan (e.g. covered and secure cycle parking for 20 cycles and provision of changing facilities and lockers) have been implemented to the written satisfaction of the Local Planning Authority. The measures to be implemented post occupation shall be done so in accordance with the framework Travel Plan unless otherwise agreed in writing with the Local Planning Authority. The occupier will provide the Local Planning Authority with contact details of the member of staff designated as the Travel Co-ordinator, action plan as stated in the framework Travel Plan. The full Travel Plan will then be reviewed every 12 months as stated in the framework Travel Plan.

Reason: In order to deliver sustainable transport objectives in accordance with PPG13- Transport.

**Item:11 UNIT 15, CROFT INDUSTRIAL ESTATE, HOLLINS VALE, BURY, BL9 8QG
Application No. 46540**

RETROSPECTIVE APPLICATION FOR CHANGE OF USE TO CAR SALES AND STORAGE WITH NEW PALLADIN SECURITY FENCING TO 2.5M.

There are no highway objections.