

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

22 May 2007

SUPPLEMENTARY INFORMATION

Item:01 TWO TUBS INN, 19 THE WYLDE, BURY, BL9 0LA Application No. 47715
PROPOSED SMOKING CANOPY CONSISTING OF 4 UMBRELLAS

GM Police Architectural Liaison Unit - no objections to the proposal.

Item:02 FIRST CHOICE CATERERS PREMISES AND LAND FORMERLY NOS. 4, 6 AND 8 COOK STREET, BURY, BL9 0RP Application No. 47825
CHANGE OF USE FROM INDUSTRIAL (CLASS B2) TO WAREHOUSE (CLASS B8)
AND
CONSTRUCTION OF CAR PARK

A further letter has been received from the Al Masood Superstore on 134 Rochdale Road. This refers to the refusal in October 2005 of planning permission for a change of use of their industrial building in Back Heywood Street to a community centre (ref. 45169). They state that for consistency the Council ought to refuse the application. However, if it is approved then their own proposal at Back Heywood Street ought to be reconsidered and permission granted.

Commenting on the objection the proposal for the building in Back Heywood Street was for a completely different type of use with much different detailed site circumstances. The refusal of the application was for the reasons that insufficient information was provided for the proposal to be properly assessed and that the development would not be accessible to the mobility impaired. There are no close parallels between the two cases.

Item:03 BURY MBC ENERGY SHOWHOUSE, ACORN HOUSE, 150 WILLOW STREET, BURY, BL9 7PS Application No. 47872
INSTALLATION OF ONE WIND TURBINE ON SOUTH ELEVATION

Nothing further to report.

Item:04 MOTORWAY FILLING STATION, ROCHDALE ROAD, BURY, BL9 7DB
Application No. 47920
REDEVELOPMENT OF SERVICE STATION

Revised drawings; Consultation Responses and Conditions:

Revised drawings have been received to improve the levels of glazing in the building revised drawings . The revised elevations are attached.

Condition 2 should therefore be amended to incorporate these details and read:
"This decision relates to drawings numbered 3903: 01, 03 rev. E, 04 rev. F, 05 and the development shall not be carried out except in accordance with the drawings hereby approved."

The amended site plan indicates an acoustic fence located along the bottom of the

embankment to the HGV pumps.

Condition 4 should be amended to read: *"Prior to the commencement of the development, including any site preparation works, the acoustic fence to be located on the westerly boundary of the site, shall be erected prior to the shop building subject to this application, being occupied. The fence shall remain in situ in perpetuity with the purpose of sound amelioration upon the neighbouring residential property."*

Environmental Health have responded to the proposals and have no objections to the scheme subject to the attachment of conditions to deal with site remediation and to deal with the lighting. Conditions 5 to 9 should read:

"5. Prior to the development hereby approved commencing:

- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;*
- Where actual/potential contamination and/or ground gas risks have been identified, a detailed site investigation and suitable risk assessment shall be carried out, submitted to and approved in writing by the Local Planning Authority;*
- Where remediation is required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.*

6. Following the provisions of Condition 5 of this planning permission, where remediation is required, the approved remediation strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the conclusions and actions taken at each stage of the works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority within agreed timescales.

7. Any soil or soil forming materials brought to site for use in soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site, and; The approved contamination testing shall then be carried out and validatory evidence (laboratory certificates etc) submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site.

8. All instances of contamination encountered during the development works which do not form part of an approved Remediation Strategy shall be reported to the Local Planning Authority (LPA) immediately and the following shall be carried out where appropriate:

- Any further investigation, risk assessment, remedial and / or protective works shall be carried out to agreed timescales and be approved by the LPA in writing;*

A Site Verification Report detailing the conclusions and actions taken at each stage of the works including validation works shall be submitted to, and approved in writing by, the LPA prior to the development being brought into use.

9. The direction, fixing and colour of the external lighting for the lighting columns shall be submitted to and approved in writing by the Local Planning Authority. The

approved details only shall be implemented.

Reason. To avoid undue distraction to traffic in the interests of road safety, and to protect the amenity of adjoining occupiers pursuant to policies EN1/9 - Advertisements of the Bury Unitary Development Plan."

Greater Manchester Police have responded to the proposals. They do not support the provision of ATM machines on garage sites per se. However, with appropriate controls, they will support such proposals to ensure that users of machines are safe. To this end, a planning condition should be imposed to secure additional details. *"Condition 10 Prior to the commencement of development, including any demolition or site preparation works, details relating to CCTV coverage fields, protective ATM bollards, safety zone markings to the ATM and fencing to secure the rear of the shop building shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the shop hereby approved being occupied."*

HGV Pumps

Written proof has been supplied confirming that the pumps are lawful as they were installed in 2001. As the pumps have been in existence in excess of four years, they are now immune from enforcement action.

Item:05 RICHARD CORT, 701 MANCHESTER ROAD, BURY, BL9 9US Application No. 47661

PRE-FABRICATED GARAGE FOR CAR WASHING AND VALETING (RETROSPECTIVE APPLICATION)

A second letter has been received from 23A Leyton Drive. This is in response to a notification about the receipt of drainage details relating to the garage and expresses continuing concern about the drainage system at Richard Court and as to whether it has been checked as being adequate. The occupiers refer to the previous drainage problems affecting the gable end of their house next to the boundary with Richard Court and they want to ensure that the problem is not made any worse by water not being disposed of properly and just draining into the ground.

The garage, they point out, has been described by the applicants as a domestic garage but it has been built for commercial and industrial purposes.

They feel that the planting of conifers as suggested by the applicants, would make matters worse as these would become overgrown and overshadow their garden completely. The embankment next to the garage is not a grass bank as shown on the plans and no proper landscaping was carried out and the only plants growing there are weeds.

A site visit has revealed that a drainage system has been installed taking drainage from the forecourt of the garage where cars are normally washed via a gully, sump and pipe down to the lower level of the adjacent open car storage area where it goes into a second sump that also takes surface water from the car storage area. It is then pumped up to an interceptor before being piped to the main drainage system. There is a second gully internally within the garage. This takes surplus water from cars to be valeted through the bottom of the garage walls. Some of this water flows out onto the surface of the embankment on the northerly side of the garage where it soaks onto the ground as it is not piped away.

A site visit to 23A Leyton Drive showed evidence that ground of the narrow space at the side of this house between the gable wall and the fence with Richard Court is damp. The occupier indicated that this area was dry prior to the development of the car storage area but after that development took place the flooding took place next to their gable wall due to water collecting and ponding at the car storage area and then spreading to their land. Since the drainage work has occurred the situation has improved with no further flooding but the land within their boundary fence is still very damp.

The planning permission ref. 41887 relating to the car display compound included the following condition:

"5. Prior to commencement of development full details of surfacing materials and method of surface water drainage within the proposed compound shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented in full before the compound is brought into use Reason - To ensure adequate disposal of surface water"

It is evident that the condition has not been discharged and the matter will be raised with the applicants as an enforcement issue.

Although significantly set back from Leyton Drive, the garage is elevated and in terms of the pebbledash finish it is discordant visually in relation to the brick built houses on this road. In regard to this issue an appropriately designed element of landscape screening would help mitigate the visual impact and it is recommended that the following condition should be added:

5. A landscaping scheme shall be submitted in writing to the Local Planning Authority within one month of the date of this consent. This shall be for the planting of shrubs or small trees on the slope on the northerly side of the garage. Following the approval in writing of the scheme the approved landscaping work shall be completed by 1st December 2007. Any trees or shrubs removed, dying or becoming severely damaged or 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: In order to protect the visual amenities of the area.

**Item:06 CO-OP STORE, 19-21 HOLCOMBE BROOK PRECINCT, RAMSBOTTOM
BL0 9JH Application No. 47840
INSTALLATION OF 24 HOUR ATM CASH MACHINE IN EXISTING SHOP FRONT**

Nothing further to report.

**Item:07 7 HIGHER SUMMERSEAT, SUMMERSEAT, BL0 9UG Application No.
47893
DEMOLITION OF EXISTING DWELLING AND ERECTION OF A REPLACEMENT
DWELLING**

A second letter has been received from the occupiers of No. 13 Heath Avenue, which

has raised the following issues:

- A concern relating to the proposed rendered appearance of the rear elevation
- The impact of the proposal upon residential amenity, specifically loss of light.
- The impact of the proposal upon the existing trees in the curtilage

The applicant has submitted a revised plan containing additional details in relation to the windows in the proposed dwelling and the materials for the proposed dwelling. The proposed dwelling is to be constructed from natural stone on the front and gable elevation and would be rendered on the rear elevation with a natural slate roof. It is considered that the proposed rendered finish to the rear elevation would not be detrimental to the character of the conservation area as the rear elevation would not be prominent within the street scene. It is proposed to secure the use of natural stone, natural slate to the front and gable elevations and render to the rear elevation via a condition. Following a discussion with the agent, it has been agreed that all frames would be side hung with timber casements. The revised plan showing this detail is broadly acceptable. Therefore, in order to secure the correct style of frame is used within the proposed dwelling, a condition should be imposed requiring a sample frame to be provided for written approval. The Conservation Officer has no objections to the scheme, subject to the inclusion of relevant conditions. Therefore, it is considered that the proposal would not detract from the character of the conservation area and is in accordance with Policies EN1/1, EN1/2 and EN2/2 of the adopted Unitary Development Plan.

The applicant has submitted revised plans, indicating a turning head within the curtilage of the proposed dwelling. The highways section has no objections to the proposal, subject to conditional control. The proposed turning head would result in a car being able to enter and leave in a forward gear and would improve highway safety. Therefore, the proposed development is in accordance with HT2/4 of the adopted Unitary Development Plan.

Conditions 2 & 3 should be amended and additional conditions should be imposed in relation to materials, window frames and highways issues:

2. This decision relates to drawings numbered 1A and 2D and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to policies of the Bury Unitary Development Plan listed below.

3. The front and side elevations (including window and door surrounds) shall be constructed in natural sandstone to match the existing terraced row of properties in colour, texture, block size and coursing. A sample panel of the stonework and mortar shall be erected on site for inspection and approval in writing by the Local Planning Authority before work commences. Thereafter, the development shall be carried out in accordance with the approved details.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

11. The development hereby approved shall not be first occupied unless and until the boundary wall alterations indicated on the approved plan [DWG No. 2 Rev D] have been implemented to a maximum height of 0.9m, to the written satisfaction of the Local Planning Authority.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety.

12. The turning facilities indicated on the approved plan [DWG No. 2 Rev D] 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 road safety.

13. Notwithstanding the approved plans, a sample frame of a side hung timber casement shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development. Thereafter the development shall be constructed in accordance with the approved details.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

Item:08 456 - 462 BURY OLD ROAD, PRESTWICH, M25 1NL Application No. 47753
DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF NEW RETAIL UNIT (USE CLASS A1)

Six further letters of objection have been received from the following properties: 10 Muirfield Close; 207, 211 Heywood Road; 45 Simister Green; 6 Holyrood Road and have raised the following issues:

- The impact of the working hours on residential amenity
- The impact of the proposal upon the parking arrangements and highway safety
- The impact of the proposal upon the rear access road in terms of deliveries
- The modern design is not in keeping with the surrounding properties
- The application contains insufficient information to enable the extent of the proposal to be properly assessed, in terms of the specific use of the building.

A second letter has been received from Ivan Lewis MP, requesting that all the concerns of the objectors are taken into account before a decision is made.

The highways team has no objections to the proposal.

The applicant has submitted a revised plan, indicating that the pillars at either side of the glazed section will be built from brick and has provided some additional information in relation to the rationale behind the design.

Condition 2 should be amended to read:

This decision relates to drawings numbered 2233/010, 2233/001, 2233/003 C, 2233-110 B, 2233-101 B and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to policies of the Bury Unitary Development Plan listed below.

Item:09 462 BURY OLD ROAD, PRESTWICH, M25 1NL Application No. 47767

CHANGE OF USE OF FORMER TANNING SALON INTO TWO UNITS, ONE USE CLASS A1 AND ONE USE CLASS A5

Two letters have been received from the occupiers of 205 Heywood Road & a second letter from 454 Bury Old Road. The issues raised have been covered by the officer report

Highways Team - No objections, subject to the inclusion of conditions relating to the parking layout.

Drainage Team - No objections

The applicant has submitted a revised plan, detailing changes to the parking area at the front of the property. The proposed parking layout would result in the provision of three spaces at the front of the property, including one disabled parking space. It is considered that the proposed layout is an improvement on the existing parking at the front of the property and it should be noted that the highways team has no objections to the proposal. Therefore, it is considered that the proposal would not be detrimental to highway safety and is in accordance with Policy HT2/4 of the adopted Unitary Development Plan.

Condition 2 should be amended and additional conditions should be imposed in relation to the parking layout:

2. This decision relates to drawings numbered 2243-010, 2243-101 A, 2243-110, 2243-120 and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to policies of the Bury Unitary Development Plan listed below.

6. The development hereby approved shall not be brought into use unless and until the highway improvement works, car parking alterations and provision of bollards to prevent vehicle encroachment indicated on the approved plan reference 2243-101 Revision A have been implemented to the written satisfaction of the Local Planning Authority.

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

7. The car parking indicated on approved plan reference 2243-101 Revision A shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

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

Item:10 257-259 BURY NEW ROAD, PRESTWICH, M25 9PB Application No. 47616

DEMOLITION OF EXISTING SINGLE STOREY RETAIL UNITS (2 NO) AND ERECTION OF 2 RETAIL UNITS (A1) WITH OFFICES (B1) AT FIRST FLOOR AND PARKING AT BASEMENT LEVEL AT REAR

Nothing further to report.

Item:11 257-259 BURY NEW ROAD, PRESTWICH Application No. 47875
CONSERVATION AREA CONSENT FOR DEMOLITION OF EXISTING SINGLE STOREY SHOP UNITS

Error - The information under the report sub-heading Relevant Planning History should be in the Publicity section of the report. The information within the Publicity should be within the History section.

Item:12 OUR LADY OF GRACE RC PRIMARY SCHOOL, HIGHFIELD ROAD, PRESTWICH, M25 3AS Application No. 47977
NEW AFTER SCHOOL CLUB BUILDING

Environmental Health - No objection subject to following condition.

If during any works on site, contamination is suspected or found, or contamination is caused, the Local Planning Authority shall be notified immediately. Where required, a suitable risk assessment shall be carried out and/or any remedial action shall be carried out in accordance to an agreed process and within agreed timescales to the approval of the Local Planning Authority.

Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.

Item:13 75 MOSS SHAW WAY, RADCLIFFE, M26 3NR Application No. 47489
TWO STOREY EXTENSION AT SIDE/REAR; SINGLE STOREY EXTENSION AT FRONT; SINGLE STOREY EXTENSION AT REAR

Nothing further to report.

Item:14 LAND AT SHEEP HEY FARM, LEACHES ROAD, SHUTTLEWORTH, RAMSBOTTOM, BL0 0ND Application No. 47771
TIPPING OF INERT WASTE (CLAY AND SUBSOIL ONLY) (RESUBMISSION)

Additional Correspondence

A letter of support has been received from Lancashire Rural Features, rural business advisors. They fully support the proposals as the scheme would enable the two spilt fields to be joined and become a single mowable agricultural field.

They state that the Green Belt would not be affected and full re-instatement would ensure the openness remains. Furthermore, the proposals would provide a diversification activity for the holding and thus maintain the viability of the farm.

Councillor Y Wright has passed on comments for the proposals. She wishes to draw the Committee's attention to the single track access to the tipping site and she is concerned about highway safety for pedestrians as there is no defined foot way along the access route.

The agent has sent in a further response to a detailed objection from 8 Sheep Hey Farm who contends the mathematics of the loads and volumes of material required to tip. The agent states:

- The volume of the hole is the volume of the hole and this can't be increased from 2,500 cubic metres to 3,300 cubic meters it is and will remain 2,500 cubic metres.
- The weight of a cubic meter of soil will vary depending on the amount of air and water that it contains, however the agent has always worked on an average of 1.4 tonnes per cubic meter, which appears to be an accepted average.
- The agent disagrees with 8 Sheep Hey Farm's figure of 1.8 tonnes per cubic meter and that the objector cannot substantiate this figure.
- The total weight to be $2,500 \times 1.4 = 3,500$ tonnes of material.
- A 32 tonne wagon will have a payload of 20 tonnes slightly more if the wagon has an aluminum body.
- At 20 tonnes per load the number of vehicles will be 175 and assuming 24 working days per month this would give rise to less than 2.5 vehicles attending site each day.

Item:15 LAND ADJACENT TO 171 PEEL BROW, RAMSBOTTOM, BL0 0AY
Application No. 47831
ONE DETACHED DWELLING (REVISED SCHEME)

The application relates to a change of house type on land adjacent to 171 Peel Brow, Ramsbottom. The main difference between the proposed dwelling and the dwelling which has consent is the addition of a first floor extension above the proposed garage.

The applicant has submitted revised plans and the neighbouring residents have been re-consulted.

The revised plans indicate that the window nearest that of the habitable room in No. 1 Cheshire Court would be a bathroom window and therefore would reduce the impact in terms of loss of privacy upon the neighbouring residents. The proposed development is considered to be appropriate in terms of height, form and scale. Therefore, it is considered that the proposal is in accordance with DCPGN6 and Policy EN1/2 of the adopted Unitary Development Plan.

Condition 2 should be amended to read:

This decision relates to drawings numbered 1101-01A, 1011-02A, 1011-02(1)A, 1011-03B, 1011-04B , 1011-05B, 1011-06B, 1011-07A, 1011-08B and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to policies of the Bury Unitary Development Plan listed below.

Item:16 CO-OP STORE , FOURWAYS, LONGSIGHT ROAD, HOLCOMBE BROOK,
RAMSBOTTOM BL0 9SH Application No. 47853
EXTERNALLY ILLUMINATED SHOP FASCIA SIGNS AND WINDOW VINYL TO
FRONT AND /POSTER FRAME TO SIDE

Nothing further to report.

Item:17 46 MOORSIDE ROAD, TOTTINGTON, BL8 3HP Application No. 47251
INSTALLATION OF WIND TURBINE ON NORTH WEST GABLE

Nothing further to report.

Item:18 PLOT 1, LAND AT HIGH STREET, WALSHAW, BURY Application No. 47969
FIVE BEDROOM DETACHED DWELLING - AMENDED HOUSE TYPE OF PREVIOUS APPROVAL REF 40312/03

Drainage Team - No objections

Condition 4 added:

Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site, and;

The approved contamination testing shall then be carried out and validatory evidence (laboratory certificates etc) submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site.

Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.

5 further letters of objection received from residents at: 10 Bentley Hall Road, 40, 42, 43, High Street, and an e-mail (no address). The comments have been covered in the main report.

One further objection from a resident who also owns an office in the business centre greatly concerned about effect on their privacy to the office which could lead to loss of clients.

Although there are large windows on the rear elevation of this building, there would a separation distance of 11.4m from the proposed side gable to No 1. There are no habitable room windows in the proposed elevation which would directly face the building and the additional accommodation is considered to be acceptable.

Comments received from Councillor Wright are that this site is now overdeveloped and is concerned that allowing an extra bedroom could then impact on the need for extra parking space and could also set a precedent for the other applications on this site.

Item:19 LAND BETWEEN STANLEY STREET AND ELMS ROAD, WHITEFIELD
Application No. 47941
RETENTION STRUCTURES TO APPROVED CAR PARK LAYOUT REF:42914

A supplementary statement has been received on behalf of the applicants. This clarifies further the need for a retaining structure in lieu of keeping the existing embankment as follows:

- Since permission was granted for the store clarification of levels and falls across the site has determined that the proposed levels, as defined in the application (between 1m and 2m), are marginally less than those previously indicated but remain within the range of +1.5m to +2.2m above existing ground levels.
- The details for the main permission ref. 42914 did not include an engineered retention of the car parking area to the easterly boundaries on the assumption that the existing embankment/ground levels could simply be regraded in accordance with the proposed levels. However, a full appraisal of the situation has determined that an engineering ground retention solution is needed to the Stanley Street, Stanley Close and Elms Road boundaries.
- The details approved as part of permission ref. 42914 indicate that the existing trees to the southerly boundary with Stanley Street and those on the easterly boundary with Stanley Close would be retained. However, with the need to construct the engineered retention structure in close proximity to the trees, it has become evident that some trees would need to be removed plus the crown reduction of others to facilitate the work.
- The proposed actions regarding the trees were further reinforced by an independent pre-development tree survey that confirmed that the existing trees on this boundary, mainly Manchester Poplars, are in poor condition to the extent that it recommended the removal of 12 of the 17 trees.

A letter has been received from the occupier of 2 Stanley Street who states that she is writing in behalf of the residents of Stanley Street. She expresses a concern about the proposed walkway between the corner of Stanley Street and the car park. Over the past few months, she states, the locality has been subject to youth crime and antisocial behaviour. Residents feel that the walkway is unnecessary and could contribute to the problem. The residents, she states, are very pleased with the plans, apart from this minor point. They eagerly await for the work to start. They fully support the development and hope the Council can provide support in the matter of trying to reduce crime and anti-social behaviour in the area.

The occupier of 2 Stanley Street has also e-mailed the applicants on behalf of the residents their concern about the walkway. Consequently we have received confirmation that the developer is willing to delete the walkway from the scheme. The walkway is a short cut through to the main access road to the store car parking area but, if not available, the route to the same point at the store access road would be via Stanley Road and would be increased for the residents by about 65m.

GMP Architectural Liaison have commented on the application. They have recommended that there should be a lockable barrier installed at the entrances of the car park to prevent unauthorized access out-of-hours, that there should be adequate and uniform lighting of the car park and that any vegetation should be controlled to prevent it from exceeding 1m in height and, in the case of trees, foliage kept to above 2m above ground level to prevent places of concealment and to enable natural surveillance of parked vehicles.

In response to the GMP comments the details of the car park do include lockable barriers at the entrance and exit points. The planning permission for the store is

subject to a condition that requires the developer to obtain written consent to lighting and CCTV coverage. Regarding limiting the height of foliage there are concerns about the ability to enforce such a requirement.

The Highways Team has recommended the following condition that needs to be added:

5. The development hereby approved shall not be commenced unless and until the procedures identified in the Council's 'Requirements of the Engineering Manager in Respect of Planning Applications - Structural Aspects of Developer's Proposals' have been completed to the written satisfaction of the Local Planning Authority.

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

Add the following condition:

6. This decision relates to drawings numbered A(90)_27, 05 Rev A, 03 Rev C, 02 Rev C, A(90)_26, A(90)_25 and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to policies of the Bury Unitary Development Plan listed below.