

**BURY METROPOLITAN BOROUGH COUNCIL**  
**ENVIRONMENT & DEVELOPMENT SERVICES**

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**PLANNING CONTROL COMMITTEE**

**17 June 2008**

**SUPPLEMENTARY INFORMATION**

**Item:01 OLIVES PAPER MILL, TOTTINGTON ROAD, BURY, BL8 1SL Application No. 49667**  
**DEVELOPMENT OF 76 RESIDENTIAL UNITS INCLUDING LANDSCAPING**

**Consultations**

Comments have been received from GMEU. They are concerned about the following issues:

- The narrowness of the open buffer zone next to Kirklees Brook.
- There should be liaison with the Environment Agency concerning the proposals for the brook channel.
- They cannot see how the proposals being put forward could be less disturbing than the Agency's suggested removal of the existing channel.
- Any consent should include a condition to ensure that the construction in this location is carried out in a sensitive manner by ensuring a timed construction methodology.
- They are concerned about the lack of planting detail for the Kirklees Brook corridor on the plans and find the planting specification in the submitted Ecological Report totally inappropriate.
- Agreement on the species mix should be obtained either through a reconsidered scheme or as part of a condition.
- Any re-profiling of the wooded bank needs to be clarified.
- Conditions should be attached to any consent regarding a nearby badger sett, roosting structures to be created for bats, external lighting, protective fencing for habitats, invasive species eradication and the timing of certain works to be outside the bird breeding season.

**Revised Details**

In response to the objection by the Environment Agency, the comments of GMEU and concerns about insufficient, inconsistent and inadequate information revised details have been submitted. Apart from plans these details include also a reviewed and revised Ecological Survey and a Maintenance Schedule for the woodland bank. The main features of the revised details are as follows:

- That the scheme would incorporate a 6m wide landscaped open corridor alongside the Kirklees Brook
- Landscaping details are provided for the corridor and an indication of the intended works for the brook channel with a more natural form than was previously intended, including the removal of the current section of concrete channel and its replacement with a more natural one.
- The revised and additional details have also resolved previous concerns that the proposals as shown included insufficient, inconsistent and inadequate information.

It should be noted that the revisions have not resulted in significant changes to the housing layout with the type and number of units remaining the same and with very little change to their disposition.

**Consultee Responses to the Revisions**

Environment Agency - In response to the revised details the Agency has withdrawn its objection and has recommended that conditions should be attached to any consent requiring prior approval to be obtained for surface water drainage, a scheme for the treatment of the Kirklees Brook corridor, including full details of bed and bankside works, a planting scheme for the stream corridor and a scheme for the long term maintenance and management of the corridor and woodland.

Highways Team - Following to the receipt of the revised details the Highways Team is recommending that any planning permission should include conditions concerning junction white lining at the Tottington access junction, visibility splays to be approved, additional fire precautions at dwellings over 250m from the emergency access, the implementation of the emergency access link, a scheme of traffic calming measures, a specified visibility splay at the bend adjacent to Plot 77, minimum driveway lengths and no direct access between the site and Collinge Street.

GMEU - Responding to the revisions GMEU has made the following main points:

- Concern that apparently there has been no change to the layout to increase the bookside open corridor.
- Welcome the changes to the treatment of the brook channel which will require detailed working.
- The landscaping drawing still includes ecologically inappropriate species.

Commenting on these points, the open corridor provision has been significantly widened on the revised layout to achieve a general width about 6m from the brook channel. This has been recognised by the Environment Agency which has withdrawn its objection that had included a concern about the narrowness of the open corridor on the originally submitted plans. Conditions are being recommended that would require full details of treatment to the brook channel and of the landscaping treatment of the corridor to be submitted and approved prior to any work commencing. The use of these conditions has been recommended by the Environment Agency.

**Recommendation - This is amended to read thus:**

The application is Minded to Approve subject to the completion of the s106 Agreement concerning an Employment Contribution, a Public Artwork Contribution, a Kirklees Trail Contribution, a one-off payment for 20 years maintenance/gradual improvement of land to be transferred to the Council and the provision of an element of affordable housing. However, should the Agreement not be signed within a reasonable time, the delegated authority should be given to the Assistant Director (Planning, Engineering and Transportation Services) to refuse the application.

**Conditions/Reasons**

1. The development must be begun not later than three 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 pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

3. The landscaping scheme hereby approved, including the treatment to the woodland bank, 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 pursuant to Policy EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan..

4. 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 5837:2005 "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 pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

5. No development shall commence until full details of a scheme for the eradication and/or control of Japanese Knotweed (*Fallonica Japonica*, *Rouse Decraene*, *Polygonum Cuspidatum*) is submitted to and approved in writing by the Local Planning Authority. The approved management plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority.

Reason. To ensure that the site is free from Japanese Knotweed pursuant to UDP Policy EN9 - Landscape

6. 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, detailed site investigation and suitable risk assessment shall be 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.

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

7. Following the provisions of Condition 6 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 actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

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

8. 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 any soil or soil forming materials being brought onto site, and;

The approved contamination testing shall then be carried out and validatory evidence (soil descriptions, laboratory certificates photographs etc) submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

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

9. 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.

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

10. No development shall commence unless and until a Preliminary Risk Assessment report to assess the actual/potential ground gas / landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority.

- Where actual/potential ground gas/landfill gas risks have been identified, a detailed site investigation(s), ground gas monitoring and suitable risk assessment(s) shall be submitted to, and approved in writing by the Local Planning Authority;
- Where remediation/protection measures are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason. To alleviate any possible risk associated with the production of landfill gas and ground gas in accordance with the recommendations of the Environment Agency and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.

11. Following the provisions of Condition 10 of this planning permission, where ground gas remediation/protection measures are required, the approved Remediation Strategy must be carried out to the written satisfaction of the Local Planning Authority within approved timescales; and

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

Reason. To alleviate any possible risk associated with the production of landfill gas and ground gas in accordance with the recommendations of the Environment Agency and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.

12. No development shall be undertaken unless and until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation approved by the Local Planning Authority.

Reason. In order to make a record of any buried archaeological remains for archive and research purposes.

13. No development shall take place inclusive unless and until full details of all residential units located further than 250m from the junction of the emergency access with the estate road have been identified and an appropriate scheme for the installation of fire protection measures for each of the dwellings within these plots has been submitted to and approved by the Local Planning Authority. The approved measures shall be installed before each of the dwellings in question is first occupied and shall be maintained in good working order for the duration of each of the dwellings on the plots.

Reason. To ensure compliance with the requirements of the Greater Manchester Fire & Rescue Service, in the interests of fire safety.

14. The development shall be carried out in accordance with the Code for Sustainable Homes standards and shall achieve a rating greater than zero. No development shall take place unless and until an appropriate assessment certificate has been submitted to the Local Planning Authority

Reason: To secure the sustainability principles of the development of the site pursuant to the provisions of PPS1 - Climate Change Supplement (2007) and Policies EN4 - Energy Conservation, EN4/1 - Renewable Energy, EN4/2 - Energy Efficiency of the Bury Unitary Development Plan.

15. No development shall take place unless and until the details of the exterior lighting have been submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall include a programme for its implementation and the lighting provision shall not be carried out other than in accordance with the approved details, including the programme of implementation.

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

16 No development shall be commenced unless and until an assessment of the activity at a badger sett in the vicinity of the site has been submitted to and approved in writing by the Local Planning Authority and an appropriate protection scheme with a Natural England license application secured, if required.

Reason: In order to ensure that an active badger sett is protected from disturbance.

17. No development shall take place unless and until details of the provision of roosting structures for bats have been submitted to and approved by the Local Planning Authority. The details shall incorporate a programme of implementation and the development shall not be carried out other than in accordance with the approved details.

Reason: In order to create opportunities within the development for roosting bats pursuant to policies EN6/3 – Features of Ecological Value and EN6/4 Wildlife Links and Corridors of the bur Unitary Development Plan and PPS9 – Biodiversity and Geological Conservation.

18. No clearance of vegetation, earth moving or works to the structures of Kirklees Brook channel shall take place within the site between 1st March and 31st August inclusive in any year unless otherwise agreed in writing by the Local Planning Authority.

Reason: Birds on the nest are protected and in order to ensure that earth moving or the clearance of structures or vegetation does not occur unless it is proven that birds are not present.

19. No development shall take place unless and until details of protective fencing to all retained habitats and/or sensitive features, including the Kirklees Brook, except for access points to undertake channel works, have been submitted to and approved by the Local Planning Authority. No construction activity, including ground preparation works, shall take place before the approved protective fencing has been erected in place. The protective fencing shall thereafter remain in position for the duration of construction activity.

Reason: In order to protect ecologically sensitive areas pursuant to Policy EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan.

20. No development shall take place until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason: To reduce the increased risk of flooding by the provision of satisfactory means of surface water disposal and pursuant to Policy EN5/1 – New Development and Flood Risk of the Bury Unitary Development Plan and PPS25 - Development and Flood Risk.

21. No development shall take place until a scheme for the treatment of the Kirklees Brook corridor, including full details of the bed and bankside works to Kirklees Brook itself, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. The scheme shall include a timed construction methodology it shall be completed in accordance with the approved plans and particulars.

Reason: To ensure that flood risk is minimised and to protect and enhance the habitat/amenity value of the river corridor both during construction and on completion of the riparian development and pursuant to policies EN5/1 – New Development and Flood Risk, EN6/3 – Features of Ecological Value, EN6/4 – Wildlife Links and Corridors and OL5/3 – Riverside and Canalside Development in Urban Areas of the Bury Unitary Development Plan and PPS25 - Development and Flood Risk.

22. No development approved by this permission shall be commenced until a planting scheme for the Kirklees Brook stream corridor, which should encompass both banks of the stream corridor impacted as part of the riparian scheme, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with a programme for planting and maintenance related to stages of the completion of the development and shall incorporate a planting schedule preferably based on native species.

Reason: To protect, restore or replace the natural features of importance within and adjoining the watercourse in pursuance of policies EN6/3 – Features of Ecological Value and EN6/4 – Wildlife Links and Corridors and OL5/3 – Riverside and Canalside Development in Urban Areas of the Bury Unitary Development Plan.

23. No development approved by this permission shall be commenced until a scheme for the long term maintenance and management of the newly enhanced Kirklees Brook corridor and the woodland area within the site for its ecological, landscape and amenity value has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be completed in accordance with the approved details.

Reason: To protect and conserve the proposed new environmental enhancements along the Kirklees Brook corridor and the retained broadleaved woodland pursuant to Policies EN6/3 – Features of Ecological Value, EN6/4 – Wildlife Links and corridors, OL5/3 – Riverside and Canalside Development in Urban Areas and EN8 Woodland and Trees of the Bury Unitary Development Plan.

24. The development hereby approved shall not be commenced unless and until a scheme of white line works on Tottington Road at the junction of the proposed site access. The development hereby approved shall not be commenced unless and until a scheme of white lining works on Tottington Road at the junction of the proposed site access has been submitted to and agreed in writing with the Local Planning Authority. The scheme subsequently agreed shall be implemented to the written satisfaction of the Local Planning Authority before the development is first occupied.

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

25. The development hereby approved shall not be commenced unless and until full details of visibility splays at all junctions within the development have been submitted to and agreed in writing with the Local Planning Authority. The visibility splays subsequently approved shall be implemented before the development is first occupied and maintained free of obstruction greater than 0.6 metres in height.

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

26. The development hereby approved shall not be first occupied unless and until the emergency access link onto Tottington Road adjacent to Plots 3 & 13-15 indicated on the approved plans has been implemented to the written satisfaction of the Local Planning Authority.

Reason: To ensure compliance with the requirements of the Greater Manchester Fire & Rescue Service, in the interests of road safety.

27. The development hereby approved shall not be first occupied unless and until a scheme of traffic calming on the proposed estate roads and a programme for their implementation has been submitted to and agreed in writing with the Local Planning Authority.

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

28. Notwithstanding the boundary fence details indicated on the approved plans, a forward visibility envelope appropriate for a speed of 20mph shall be implemented at the bend adjacent to Plot 77 before the development is first occupied and subsequently maintained free of obstruction greater than 0.6 metres in height.

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

29. There shall be no direct means of vehicular access between the site and Collinge Street.

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

30. Subject to conditions 3, 13, 20, 21, 22, 23, and 28 the decision relates to drawings numbered AL\_90\_001 Rev B, AL\_90\_002 Rev T, AL\_90\_004 Rev B, M 391-02C, M 391-03C, 011 Rev C, 012 Rev C, 013 Rev C, 014, 015, 016, 017, 018, 019, 020, 041, AA 90 01, AA 90 02, AL\_20\_001 Rev #, AE\_20\_001 Rev #, AE\_20\_011 Rev #, AL\_20\_002 Rev #, AE\_20\_002 Rev #, AE\_20\_003 Rev #, AL\_20\_003 Rev #, AL\_20\_004 Rev #, AE\_20\_004 Rev #, AL\_20\_005 Rev A, AE\_20\_005 Rev #, AL\_20\_006 Rev #, AE\_20\_006 Rev #, AL\_20\_007 Rev #, AE\_20\_007 Rev #, AL\_20\_008 Rev #, AE\_20\_008 Rev #, AL\_20\_009 Rev #, AE\_20\_009 Rev #, AL\_20\_010 Rev #, AE\_20\_010 Rev #, AE\_25\_001 Rev #, AE\_25\_002 Rev #, AE\_25\_003 Rev #, AE\_25\_004 Rev #, 004 Rev A, 005 Rev A, 006 Rev A, 007 Rev A, 008 Rev A, D1343.002, OLIVES: RETAIN: 1, OLIVES: RETAIN: 2, AE\_90\_001 Rev # and the following documents: Design and Access Statement, Ecological



Survey and Assessment (reviewed and revised 16th June 2008), Arboricultural Implication Assessment, Flood Risk Assessment, Transport Assessment, Phase 1 Basic Site Investigation, Maintenance Schedule (M391-WMS) for woodland bank and the development shall not be carried out except in accordance with the drawings and particulars hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory design.

**Item:02 LAND BETWEEN 78 MILE LANE & MILE LANE HEALTH CENTRE, MILE LANE, BURY BL8 2JR Application No. 49805**  
OUTLINE APPLICATION FOR SHELTERED ACCOMMODATION FOR THE ELDERLY COMPRISING OF 14 UNITS INCLUDING WARDEN'S FLAT

**Recommendation - This is to be amended to read thus:**

This application is **Minded to Approve** subject to the completion of the s106 agreement relating to the occupancy of the development for persons aged 55 years or over as special needs housing. The Agreement should be signed and completed within a reasonable time. However, should the agreement not be signed within a reasonable time, the delegated authority should be given to the Assistant Director (Planning, Engineering and Transportation) to refuse the application.

**Consultations**

Drainage - No objections.

A formal response has been received from the Traffic Team.

They confirm that there are no objections but recommend the following two conditions be attached to the granting of any planning permission:

15. 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 occupied and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

16. The turning facilities indicated on the approved plans shall be implemented, to the written satisfaction of the LPA prior to the development hereby approved being occupied, to enable vehicles to enter and leave the site in forward gear. The turning facilities shall subsequently be maintained free of obstruction.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of highway safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

**Additional Issues**

Footpath - There is a paved footpath that crosses the site and whilst it is not a definitive right a way, it may be a right of way through usage. Under the Planning Acts, there is no requirement to advertise proposals that affect a non definitive right of way, only definitive ones as there are separate procedures under Highways Legislation to deal with this matter.

The footpath is paved and may be a well used route. However, the footpath, which leads from the corner of the Co-op and stops at the Health Centre car park, provides

a short cut through private land to Watling Street. Should the health centre decide to fence off their own car park, such as for security reasons, this would render the paved pathway useless. Furthermore, the existing formal route along the adopted highway to Watling Street would not add any significant greater distance to a journey and is a safe and well used recognisable route.

In addition to these matters, the proposed development is for a use and on a site, which as discussed in the main report, is located close to public amenities, health provision and transport facilities. All these are key considerations for any special needs development to comply with the UDP Policy H4/2 - Special Needs Housing. As such, the development is considered to be appropriate in terms of siting and land use and outweighs the retention of the pathway.

Neighbour Notification - An administrative error resulted in letters being sent to objectors on 10 June 2008 incorrectly advising them that the application had been withdrawn. This error was rectified on 12 June 2008 informing **ALL** objecting correspondants that the item was still being considered and was to be presented to the Planning Control Committee on 17 June 2008 for consideration.

**Item:03 211 MIDDLETON ROAD, MANCHESTER, M8 4LR Application No. 49947**  
SINGLE STOREY STORE EXTENSION AT REAR (RETROSPECTIVE)

Nothing further to report.

**Item:04 MOUNTHEATH BUSINESS PARK, OFF GEORGE STREET, PRESTWICH, M25 9WB Application No. 49646**  
OUTLINE APPLICATION FOR THREE FOUR STOREY OFFICE BUILDINGS INCLUDING ACCESS AND SITING

An e-mail has been received from the agent for the application with regard to parking provision at the site. The e-mail states that the issue of car parking could be easily addressed, as there is an existing car park off George Street, which holds 56 cars.

It should be noted that the car park referred to, is located outside of the application site, but close to the northern boundary of the application site. It should be noted that the adjacent hotel, Fairways Lodge, has a right to use the car park outside of normal office hours (ie before 9.00am and after 6.30pm). Also, in order to overcome the issue of parking provision, the application site (red edge) would have to include all the land where the parking spaces would be located.

**Item:05 RAINSOUGH BREW, 49 RAINSOUGH BROW, PRESTWICH, M25 9XW**  
**Application No. 49570**  
DEMOLITION OF PUBLIC HOUSE & ERECTION OF BLOCK OF 14 APARTMENTS

**Recommendation - This is to be amended to read thus:**

The application is Minded to Approve subject to the completion of the s106 Agreement concerning recreation provision. The agreement should be signed and completed within a reasonable time. However, should the Agreement not be signed within a reasonable time, the delegated authority should be given to the Assistant Director (Planning, Engineering and Transportation) to refuse the application.

**Item:06 CHURCH HOUSE, CHURCH GREEN, RADCLIFFE, M26 2QA Application No. 49976**  
CHANGE OF USE OF CHURCH HALL TO OFFICES (USE CLASS B1)

Nothing further to report

**Item:07 ROSE AND CROWN, COCKEY MOOR ROAD, RADCLIFFE, BL8 2HB Application No. 49884**  
EXTENSION AND PERGOLA TO FRONT ELEVATION. NEW ENTRANCE LOBBY; KITCHEN EXTENSION TO SIDE ELEVATION. BIN STORE TO REAR.

Objection withdrawn from No 9 Lowercroft Road which had commented on:

- parking problems
- the existing shelter not shown on existing plans
- there would be an increase in customers
- the proposed pergola would increase noise and disturbance
- concern the application was submitted following a previous withdrawal

However, the objections from No 11 Lowercroft Road as detailed in the report remain.

**Item:08 IRWELL BRIDGE MILL, KENYON STREET, RAMSBOTTOM, BURY BL0 0AB Application No. 49635**  
CONSERVATION AREA CONSENT FOR SELECTIVE AND PARTIAL DEMOLITION, ALTERATION AND EXTENSION OF EXISTING MILL BUILDINGS TO FORM B1 OFFICES, ADDITIONAL NEW ACCESS AND 40 CAR PARKING SPACES (RESUBMISSION OF 48217)

Nothing further to report

**Item:09 IRWELL BRIDGE MILL, KENYON STREET, RAMSBOTTOM, BURY BL0 0AB Application No. 49636**  
PROPOSED SELECTIVE AND PARTIAL DEMOLITION, CONVERSION, ALTERATION AND EXTENSION OF EXISTING MILL BUILDINGS TO PROVIDE B1 OFFICE ACCOMMODATION, ADDITIONAL NEW ACCESS; 40 CAR PARKING SPACES & PROVISION OF FOOTBRIDGE (RESUBMISSION OF 48183)

**It is recommended that this application is Minded to Approve subject to the signing and completion of a Section 106 agreement. Should the agreement not be signed and completed within a reasonable period, it is requested that the application be determined by the Assistant Director of Planning, Engineering and Transportation Services under delegated powers.**

Section 106 - The Section 106 would secure the provision of a footbridge across the River Irwell, which would be installed and made available for use prior to 25% of the total office space hereby approved being occupied.