

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

15 September 2009

SUPPLEMENTARY INFORMATION

Item:01 LAND ADJACENT TO THE ROCK AND ST JOHNS GARDENS BURY (THE ROCK DEVELOPMENT SCHEME) Application No. 51247
AMENDED SCHEME RELATING TO BLOCK B (APPROVED UNDER 48384) FOR MIXED USE DEVELOPMENT COMPRISING RETAIL 6126 M2 RETAIL FLOOR SPACE; 295 RESIDENTIAL APARTMENTS (CLASS C3); ASSOCIATED SERVICING AND ACCESS ARRANGEMENTS; AMENDED ELEVATIONS

Retail Floor space Clarification

Following clarification of floorspace relating to the retail development, the approved retail floorspace for Block B was 5754sqm. The current application seeks to increase this to 6126sqm, representing an uplift of 372sqm total. This includes infilled colonnades and reconfigured internal floorspaces. No issues that arise from this uplift and due considerations of these retail issues described within the main report, still stand.

Affordable Housing - Detailed work is still being undertaken to determine whether there is any variance upon the provisions currently agreed. The indications are that there is no change to the overage provisions but any agreement needs to reflect the changes made by this proposal.

Amend conditions:

3. The development shall not be carried out otherwise than in accordance within Grimley Report dated 17 April 2009 and BDP Design and Access Statement dated 17 February 2009 hereby approved and the accompanying composite schedule of floorspace and as set out below unless otherwise agreed in writing by the Local Planning Authority.

Block B Retail (Classes A1-A5) 6,126m² maximum

Reason For the avoidance of doubt and to ensure that floorspace figures are not exceeded pursuant to PPS6 - Town Centres.

5. Notwithstanding Condition 4, no more than 4,762m² of Class A3, A4 or A5 floorspace shall be formed at any time within the buildings hereby permitted without the prior written consent of the Local Planning Authority.

Reason For the avoidance of doubt and to ensure that floor space figures are not exceeded pursuant to PPS6 - Town Centres.

Item:02 BURRS COUNTRY PARK, WOODHILL ROAD, BL8 1DA Application No. 51368

1.CONSTRUCTION OF A RAILWAY HALT ON THE EAST LANCASHIRE RAILWAY WITH PEDESTRIAN/DISABLED ACCESS RAMP, VEHICULAR MAINTENANCE ACCESS RAMP TO TRACK LEVEL WITH ASSOCIATED EARTHWORKS, LIGHTING, CCTV SYSTEM, FENCING AND LANDSCAPING.

2.CHANGE OF USE OF OPEN LAND TO A 20 PITCH CARAVAN AND 4 TENT CARAVAN SITE WITH ASSOCIATED ACCESS ROAD, MAINTENANCE TRACK, SERVICE POINT, BOLLARD LIGHTING, ELECTRIC CARAVAN HOOK-UPS AND FENCING.

3.CONSTRUCTION OF A FOOTPATH DIVERSION ROUTE FOR PUBLIC FOOTPATH NO. 158 WITH ASSOCIATED EARTHWORKS, STEPS, DRAINAGE, FENCING AND LANDSCAPING

Nothing further to report.

Item:03 LONGFIELD SHOPPING CENTRE/CAR PARK & ADJOINING LAND BURY NEW ROAD, RECTORY LANE & FAIRFAX ROAD, PRESTWICH, M25 1AY

Application No. 51465

OUTLINE - DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF A TOWN CENTRE MIXED USE DEVELOPMENT COMPRISING USES WITH FLOOR AREAS UP TO: FOOD RETAIL 6,040M², NON FOOD RETAIL 2,218M², RESTAURANT 385M², LIBRARY 1,287M², OFFICES 3,360M², RESIDENTIAL 36 UNITS, HOTEL 70 BED, NEW LONGFIELD SUITE ENTRANCE 540M², PLANT AREAS 421M², PARKING SPACES 384 AND HIGHWAY INFRASTRUCTURE WORKS AND EXTENSION OF RECTORY LANE

Consultations and Conditions

Hours of servicing to be added into the condition and the reason for the condition needs to be amended.

Amend condition 9:

9. On or before submission of the first reserved matters application a strategy for car park management strategy shall be submitted to the Local Planning Authority. In the event of a phased development, before each phase of the development is commenced, a scheme for car parking management of the car park for that phase shall be submitted to and approved by the Local Planning Authority. The scheme shall include details on: cycle and motor cycle parking, signage and road marking; internal circulation; allocation of spaces; pedestrian routes; and hours of operation including servicing hours. The approved car park management strategy shall be implemented as part of the implementation of the development, either in phases or as a whole and be retained in operation thereafter unless and until the development is completed or as otherwise agreed in writing by the Local Planning Authority.

Reason To ensure adequate and safe public parking provision pursuant to UDP Policy HT2/4 - Car Parking and New Development and HT6/2 - Pedestrian/Vehicular Conflict.

Greater Manchester Archaeological Unit- have responded to the application. They have no objections to the proposals but suggest 3 conditions to require further investigative work following demolition and appropriate publicity of the findings.

Amend Condition:

18. No development or demolition works shall commence unless and until a scheme for a programme of historic building assessment and recording in the proposal area has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall include methodologies, phasing details and a programme of timing for report production. The scheme shall be implemented in accordance with the approved details unless otherwise agreed in writing.

Reason - To assess and record the historic fabric and buried archaeological remains for archive, research and presentation purposes pursuant to PPG16 – Archaeology and Planning and UDP Policies EN3/1 – Impact of Development on Archaeological Sites.

Attach two additional Archaeology conditions:

36. Following demolition and before the commencement of the development the developer shall carry out a programme of archaeological excavation work. This shall be undertaken in accordance with a written scheme of investigation, and to include a watching brief, which has been submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing with the Local Planning Authority.

Reason - To assess and record the historic fabric and buried archaeological remains

for archive, research and presentation purposes, pursuant to PPG16 – Archaeology and Planning and UDP Policies EN3/1 – Impact of Development on Archaeological Sites.

37. A scheme of information panels to depict the industrial and community heritage of the site, as revealed through the historic documentary sources, the buildings and buried archaeological evidence, shall be submitted to and approved by the Local Planning Authority. The submitted scheme shall include a timed sequence of implementation and in any event the depicted information panels shall be erected on site prior to the development hereby approved being occupied unless otherwise agreed in writing with the Local Planning Authority.

Reason - To commemorate and present the heritage of the site for the benefit of the people of the local community, pursuant to PPG16 – Archaeology and Planning and UDP Policies EN3/1 – Impact of Development on Archaeological Sites.

Environmental Health Pollution Control - No objections in principle. They request that condition 26 is amended, which is detailed below.

Amend Condition:

26. Details relating to and the provision for the loading and unloading of vehicles and the parking of cars/vans for servicing that visit the site including the proposed hours relating to delivery times, shall be submitted to and approved in writing by the Local Planning Authority. The approved provisions shall be made available for use within the curtilage of the site before the site is operational, shall enable vehicles to enter and leave the site in forward gear, be subsequently be maintained free of obstruction whilst it serves the development and no servicing shall take place outside the approved servicing hours.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of highway safety pursuant to UDP Policy HT2/4 - Car Parking, New Development and S2/1 - All New Retail Proposals: Assessment Criteria and EN7/2 - Noise Pollution.

Sustainability

The proposals are seeking to ensure that they achieve the best standards that the development can in terms of reducing Carbon Emissions. This could include the provision of a district heating provision. To facilitate this, condition 33 needs to be amended to read:

33. The development shall be carried out in accordance with BREEAM (Building Research Establishment, Environmental Assessment Methodology) sustainability standards and/or the North West Sustainability Checklist for Developments. This should achieve a rating of very good/good practice and deploy low and zero carbon technologies (LZC's) to reduce carbon emissions arising from the total predicted energy requirements by 10% unless otherwise agreed in writing with the Local Planning Authority. No development shall be carried out unless and until an appropriate assessment (carbon budget / energy statement) and BREEAM / NW Sustainability Checklist accreditation has been submitted to the Local Planning Authority and has been approved and the development shall not be carried out other than in accordance with the approved assessment.

Reason - To meet the requirements of PPS1 (Climate Change Supplement, 2007) and RSS for the North West - Policies DP9, EM18 and SPD 16 (Design and Layout of New Development).

Ecological Issues - A further bat emergence survey has been carried out for the site. The Greater Manchester Ecology Unit have no objections to the findings and reports. No evidence was found and potential for bats is considered to be low. It is suggested that an informative be placed on the grant of any planning permission to inform the

developer on the need to take care during demolition operations that if bats are found then appropriate licences be obtained for the work. Additionally, should demolition not be carried out until beyond Summer 2010, a further survey will be required. This should be controlled through a planning condition. Please see below for details of the condition.

Attach Condition:

38. In the event of demolition not being carried out beyond summer 2010, then prior to any demolition works, the site shall be re-surveyed for bats and a report submitted to the Local Planning Authority to provide an update of potential or actual usage of the site by bats. No demolition shall be carried out until the report has been approved in writing by the Local Planning Authority. Should bats be found occupying or foraging within the site, then a scheme of mitigation shall be included within the report and the detailed steps and measures shall be subject to approval by the Local Planning Authority and the approved mitigation measures shall be implemented in accordance with the mitigation scheme, unless otherwise approved in writing by the Local Planning Authority.

Reason - To ensure that the development takes due steps and diligence to determine the impact of the development upon bats and pursuant to PPS9 - Biodiversity and Geological Conservation.

Item:04 1 PARK TERRACE, WHITEFIELD, M45 7HQ Application No. 51555
PROPOSED 2 NEW SEMI-DETACHED DWELLINGS WITH PARKING

Nothing further to report.

Item:05 407 BOLTON ROAD WEST, RAMSBOTTOM, BL0 9RN Application No. 51557
CHANGE OF USE UPSTAIRS FROM CLASS (A1) RETAIL TO CLASS A3 (CAFE)

Nothing further to report.

Item:06 HUNTLEY BROOK POST OFFICE, 214 BELL LANE, BURY, BL9 6HS
Application No. 51577
INSTALLATION OF ATM TO FRONT AND ASSOCIATED WORKS

Publicity – amendment - 2 letters of objection have been received from the occupiers of 216 and 218 Bell Lane (not 214 and 218 as stated in the report).

Item:07 BOLTON ROAD WEST PLAYING FIELD, RAMSBOTTOM, BURY
Application No. 51578
INSTALLATION OF A SKATEPARK ADJACENT EXISTING MULTI USE GAMES AREA

Comments on representations.

Loss of the existing skate board park - The land used by the existing skate board park is required for other purposes associated with adjacent leisure centre.

Item:08 46 WALMERSLEY ROAD, BURY, BL9 6DP Application No. 51580
CHANGE OF USE FROM CAFE (A3) TO HOT FOOD TAKEAWAY (A5).

Nothing further to report.

- Item:09 SENATOR HOUSE, 7-11 BURY ROAD, RADCLIFFE, M26 2UG Application No. 51590**
HAND CAR WASH AND VALET FACILITY(RETROSPECTIVE)

Nothing further to report.

- Item:10 4 HIGHER CROFT, WHITEFIELD, M45 7LY Application No. 51603**
DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF DETACHED TWO STOREY DWELLING (OUTLINE)

Revised Plan - A revised plan has been submitted indicating proposed floor levels and as such the following conditions have been amended.

Amended Condition No.3

This decision relates to revised drawing numbered RDS:07:290:02:SP/A and the proposed footprint and siting of the new dwelling 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.

Amended Condition No.10

The proposed ridge height shall be no higher than 8800mm above the proposed ground floor finished floor level indicated on the approved plan RDS:07:290:02:SP/A.
Reason: To secure the satisfactory development of the site and the assimilation of the new buildings into the locality pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

- Item:11 HEATON PARK CP SCHOOL, CUCKOO LANE, WHITEFIELD, M45 6TE**
Application No. 51622
EXTENSION AND REFURBISHMENT OF SCHOOL TO PROVIDE NEW CHILDREN'S CENTRE

Further information has been received to clarify the parking arrangements:

Development Control Policy Guidance Note 11 - Car Parking in Bury, specifies there is a maximum requirement of 23 spaces + 1 disabled parking space for this site.

There are a total of 26 existing parking spaces, excluding disabled parking. It is therefore proposed to allocate 2 of these spaces for use by the children's centre staff and to designate the remaining space as a second disabled parking bay.

The proposal would comply with DCPG Note 11.