

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

PLANNING CONTROL COMMITTEE

15 December 2009

SUPPLEMENTARY INFORMATION

Item:01 FORMER ELTON VALE WORKS, ELTON VALE ROAD, BURY, BL8 2RZ
Application No. 51623
RESIDENTIAL DEVELOPMENT - 16 NO. DWELLINGS

Issues and Analysis - The viability appraisal has been independently assessed. The standard and abnormal costs are reasonable and would produce a gross profit margin of 10.5%. A 10.5% return is marginal and it is a fair assumption that any allocation of affordable housing would render the site undeliverable. The applicant has demonstrated that the provision of affordable units would be unviable in this case and the proposed development would not conflict with Policy H4/1 of the adopted Unitary Development Plan.

Item:02 REMPLOY LTD, ETON HILL ROAD, RADCLIFFE, M26 2XS Application No. 51808

CHANGE OF USE OF INDUSTRIAL UNIT FROM ELECTRICAL AND ELECTRONIC EQUIPMENT RECYCLING (SUI GENERIS) TO VEHICLE REPAIR AND MOT TESTING CENTRE (CLASS B2) USE; ADDITION OF MEZZANINE FLOOR; NEW VEHICULAR ENTRANCE AND ALTERATIONS TO CAR PARK

Amended Plan - A revised plan has been submitted deleting part of the cladding on the Bury Road frontage to restore the shape of the roofline.

Amend condition 2 to read:

This decision relates to drawings numbered dwg no. 3097 05 Rev F, 3097: 07 rev.A, 3097: 17 rev. D, 3097: 18, 3097: 20 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.

Clarification of Details - The applicant has confirmed that the principle reason for re-commissioning the Bury Road access is so that the business has a dedicated entrance into/from the site that they do not need to share with other users/businesses occupying the remaining space within the former Remploy site.

The scheme incorporates one MOT bay. As such the main use of the occupier is to provide repairs to vehicles rather than an MOT testing station.

Item:03 THOMAS FRENCH LTD, JAMES STREET, PIMHOLE, BURY, BL9 7EG
Application No. 51826
DEMOLITION OF EXISTING MILL BUILDING & RESIDENTIAL DEVELOPMENT : 37 AFFORDABLE DWELLINGS

Publicity

A petition in support of the scheme, containing 25 signatures has been received.

The agent has submitted a letter, dated 9 December 2009, in response to the Officer report, which is summarised below together with the Council's response:

1. The site is currently designated as Tier 2 employment site within the Bury Employment Land Review. As an industrial site, proposals for alternative development are subject to the criteria of Policy EC2/2 of the Bury Unitary

Development Plan and SPD14. Our assessment has followed the guidance contained in SPD14 to demonstrate that the site is no longer suitable in land use terms for employment use.

Response

The site has been assessed as part of the Employment Land Review and is appropriate in land use terms for continued employment use. SPD14 is clear in its approach towards proposals involving the loss of employment land. The agent has attempted to demonstrate that the site is unviable in the current economic climate. However, the approach required within SPD14 has not been followed in relation to the marketing of the site and a robust financial appraisal of the retention/redevelopment of the site.

2. The applicant has not needed to look for an occupier as the property had an income producing investment in the form of an existing tenant. However the property has now been vacant for a number of months.

Response

No marketing has taken place since May 2007. The site has only been vacant for a number of months. The marketing approach required within SPD14 has not been followed. Nor has it been proven that there is no demand for the site for employment uses.

3. As outlined in Chapter 5 of the 'Planning Statement' the applicant has demonstrated to the best of their ability that:

1. There is no proven demand from another employer to reoccupy the site;
2. The retention of the site in employment use (either as it stands, following refurbishment or redevelopment to new employment uses) is not a financially viable option;
3. The site is not appropriate or viable for a mixed use development incorporating an element of employment use; and
4. The site is not suitable in land use terms for continued employment use.

An application for employment uses was refused on the basis that:

"The proposed development would be seriously detrimental to the residential amenities currently enjoyed by the occupier(s) of the dwelling houses on James Street, by reason of its position. The proposed development Plan: Policy EC6/1 - Assessing new business, industrial and commercial development
Policy EN1/2 - Townscape and built design

No reference is made in the Notice of Refusal of Planning Permission dated 14 April 2008 to the employment uses being "acceptable in principle".

Response

1. The marketing approach within SPD14 has not been followed and it has not been proven that there is no demand for the site for continued employment use.
2. The applicant's approach of using viability arguments to demonstrate the unsuitability of the site was used in a previous 'Loss of Employment Land Statement' (June 2008) that was submitted to the Council for informal comment during pre-application discussions. In a Council response to the applicant's agent on 13 July 2009, the inappropriateness of this approach was made clear. However, the applicant has failed to take this advice into account.
3. See point 2.
4. The applicant has provided no evidence to suggest that the employment use of the site is inappropriate.

The applicant has drawn attention to an application (49559) for new employment

uses on the site that was refused on the basis that it would be detrimental to the amenity of residents on James Street. The applicant highlights what they perceive to be a contradiction between the wording of the report (which specifies that an employment use is acceptable in principle) and the specific reason for refusal on this previous application (which makes no reference to the site being acceptable in principle). Making such a reference in a reason for refusal would not be the norm.

4. As set out in our 'Loss of Employment Land Statement' (dated 26 June 2009), mixed use development is not a viable option and it was concluded that providing up to 37 affordable dwellings on the Site was the most appropriate solution for bringing this brownfield site back into a use that would benefit the wider community. Paragraphs 5.29 to 5.33 and Plan 'Option D: Redevelopment for Mixed Use' of the Planning Statement submitted as part of the current application again demonstrates that the Site is too small to accommodate a mixed use scheme with an affordable housing element, and that there is no scope for providing alternative land uses to cross-subsidise employment provision. On this basis a mixed use development is not viable.

Response

The applicant specifies that the viability of a mixed use development was set out in their 'Loss of Employment Land Statement' (June 2009). However, the Council's response to this report on 13 July 2009, before the current application was submitted, stated clearly that the report did not contain sufficient detail to support their statements that the site was unviable. Notwithstanding this, the 'Loss of Employment Land Statement' does not form part of the current application.

5. The Site has been identified within the Council's own Strategic Housing Land Availability Assessment (SHLAA) (2009) as a Category 4 'Potential Housing Site'. The Site scores highly on all the sustainability criteria with the expectation of proximity to the metro link as set out in the SHLAA. Affordable housing should be considered appropriate in line with the Strategic Housing Land Availability Assessment (2009).

Response

The site is not allocated for housing. The SHLAA does include the site as a potential housing site because it was submitted by the landowner as being suitable for residential use. The SHLAA identifies the site as having some long term potential but does not allocate the site or state that the principle of residential would be acceptable.

The findings of the SHLAA are heavily caveated to say that the principle of residential development and associated issues (including noise and compatibility with surrounding uses) can only be determined at a detailed planning application. It specifically uses employment sites as an example to demonstrate that applications for residential use will be treated against Planning Policy, including those that seek to protect employment land. Whilst the site would help to deliver much needed affordable housing in the Borough, this in itself would not outweigh the planning policy constraints.

6. The offer of £1 million was made in 2006 on the basis of the income being produced from the tenant at the time. This would have equated to £93,000 per annum.

7. Details of the marketing are included in paragraphs 5.03 to 5.17 and Table 1 of the Planning Statement. A low key but wide ranging marketing strategy was decided upon with Aubrey Lee Commercial Ltd as referenced within the Planning Statement.

It should be acknowledged that extensive press advertising is often detrimental and counter productive as it can devalue a property and if a quick sale is not possible is prohibitively expensive.

Response

Paragraph 3.13 of SPD14 gives a detailed list of marketing methods, which should be followed and evidence of these methods should be included within a supporting statement. The Planning Statement contains no evidence in terms of the details of the marketing particulars, methods of marketing, press adverts that would demonstrate that the marketing took place in a realistic and comprehensive manner.

8. We have provided you with a full break down of costs for the various options of:

- Option A: Subdivision & Refurbishment
- Option B: Redevelopment to Create 5 New Industrial Units
- Option C: New Office Building

It is clear from reviewing the rents of comparable units in the area (see Table 1 'Comparable Properties – September 2009) in the Planning Statement that the costs of all these options are significantly in excess of any reasonable return. The costs of demolition and construction against yields and returns in Pimhole are such as to make the options outlined above unviable.

Response

The viability of a mixed use development was set out in the 'Loss of Employment Land Statement' and in Table 2 of the Planning Statement. However, the Council's response to the 'Loss of Employment Land Statement' on 13 July 2009, made it clear that the report did not contain sufficient detail to support their statements. Notwithstanding this, the 'Loss of Employment Land Statement' does not form part of the application.

9. The Noise Assessment conclusions have informed the design of the scheme and specific regard has been paid to sound insulation of the glazing units and ventilation systems for specific rooms located on the eastern boundary of the Site. Through incorporation of the glazing and ventilation recommendations that were provided with the Noise Assessment it is considered that adequate internal noise levels can be achieved. With regard to the external amenity areas, noise levels are expected to reduce with greater distance from the scrap yards and where screening is afforded by the proposed building envelopes. The architects on the scheme have sought to work with the landscape consultants to produce a scheme that positively responds to the observations in the Noise Assessment through appropriate planting, wall retention and orientation of buildings.

Response

The site is adjacent to established industrial premises and scrap yards. It is likely that noise disturbance will occur to any residents of the proposed dwellings from activities carried out on the adjacent sites, especially if these activities occur late at night or early in the morning. The layout shows no evidence of it being designed to mitigate any adverse impact in terms of noise.

The agent states that the noise levels within external amenity areas would reduce with greater distance from the scrap yards and where screening is provided. However, there are 9 dwellings, that back directly onto the scrap yards and the amenity of the occupiers of these dwellings would be greatly affected by noise disturbance. In addition, no buffer zone has been provided, which further exacerbates the problem.

10. Our client's position is that A One Distribution UK Ltd and their tenants have no right to use the application site for parking or manoeuvring of vehicles. A position

which they have accepted. The internal road system of the scheme has been designed to ensure that it is of adoptable standard and key to achieving this is to ensure that service vehicles can enter and leave the Site in forward motion.

Response

The title documents indicate that the mill buildings to the north of the site do have a right of access over part of the application site. This part of the application site has been recently fenced off by the applicant in the last week. The proposed development would result in HGVs accessing the mill buildings to the north by having to reverse from James Street. This would impact adversely upon traffic flow and pedestrian safety.

Conclusion - The points raised in this late submission have been addressed and are not considered to provide any further information but reiterate the arguments included in the main report. The submission does not support any reversal of the recommendation.

**Item:04 LAND AT JAMES STREET, RADCLIFFE Application No. 51848
OUTLINE RESIDENTIAL DEVELOPMENT - Up to 82 DWELLINGS**

Loss of Employment Land Issue - In addition to the issues discussed within the main report, the Council has undertaken an Employment Land Review as part of the preparations for the Local Development Framework (LDF). This involves a review of all existing employment land and premises, an assessment of the need for new employment land and consideration of whether new employment allocations should be made or existing sites released for alternative uses.

The purpose of the Employment Land Review is to provide an up-to-date, accurate and robust assessment of the quantity and quality of existing employment land in the Borough and to consider the extent to which this land can meet projected future demand for employment land over the LDF period.

The application site was assessed as part of the Employment Land Review and this assessment concluded that the site should not form part of the future supply of employment land on the basis of significant access constraints arising from the gradient of the access routes to the site. On this basis, there is no objection to the loss of the employment use of the site.

Gtr Manchester Archaeological Unit -

There are no objections subject to the inclusion of conditions relating to the assessment of the site for archaeology.

22. No earthworks, clearance or remediation shall be undertaken within the site until a written scheme of investigation to include:

- o Desk based study to determine the scope and extent of archaeological works and investigations required within the site;
- o Timetabling of on-site physical investigations works and implementation (or in relation to a phased approach, which is to be agreed as required) for archaeological excavations; and
- o The submission of a report of findings.

has been submitted to and approved in writing by the Local Planning

Authority. The development shall be implemented in accordance with the approved details unless otherwise agreed in writing.

Reason: to understand, determine and make a record of any significant buried archaeological remains for archive and research purposes pursuant to Planning Policy Guidance Note 16 and Unitary Development Plan Policies EN3/1 - Impact of Development on Archaeological Sites and EN3/2 - Development Affecting Archaeological Sites.

23. Where archaeology is found within the site within the site, the developer shall devise and submit to the Local Planning Authority a scheme of publicity for commemorating the industrial heritage of the site. The details of the commemorative scheme should be agreed in writing with the Local Planning Authority and shall be implemented –

- o Prior to the occupation of the first dwelling on the site.

Reason: to understand, determine and make a record of any significant buried archaeological remains for archive and research purposes pursuant to PPG16 and UDP Policies EN3/1 - Impact of Development on Archaeological Sites and EN3/2 - Development Affecting Archaeological Sites.

Traffic Response - No objection subject to conditions relevant to the outline nature of the proposal.

24. As part of the submission of the layout of the site, details relating to the provision of a residential travel plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall include the agreed measures contained within the approved residential Travel Plan as part of the implementation of the development and the agreed measures shall be in place prior to the occupation of the first dwelling.

Reason - To promote the sustainable transport measures identified within the approved Transport Assessment and pursuant to Planning Policy Guidance Note 13 - Transport.

25. There shall be no direct means of vehicular access between the site and James Street North and Morton Street, unless otherwise agreed in writing with the Local Planning Authority.

Reason - To ensure good highway design in the interests of highway safety pursuant to Unitary Development Plan Policy H2/2 - The Layout of New Residential Development.

26. Provision shall be made within the site to the written satisfaction of the Local Planning Authority to enable vehicles to enter and leave the site in forward gear and 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 Unitary Development Plan Policy H2/2 - The Layout of New Residential Development..

27. Before the development is commenced, details shall be submitted to and approved by the Local Planning Authority to cover measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved details shall be implemented and maintained thereafter during the period of construction unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that the adopted highways are kept free of deposited material from the ground works operations pursuant to Unitary Development Plan Policy HT6/2 - Pedestrian/Vehicular Conflict and H2/2 - The Layout of New Residential Development..

**Item:05 LAND AT JAMES STREET, RADCLIFFE Application No. 51849
REMEDICATION OF LAND IN PREPARATION FOR DEVELOPMENT**

Gtr Manchester Archaeological Unit -

There are no objections subject to the inclusion of conditions relating to the assessment of the site for archaeology.

16. No earthworks, clearance or remediation shall be undertaken within the site until a written scheme of investigation to include:

- o Desk based study to determine the scope and extent of archaeological works and investigations required within the site;
- o Timetabling of on-site physical investigations works and implementation (or in relation to a phased approach, which is to be agreed as required) for archaeological excavations; and
- o The submission of a report of findings.

has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details unless otherwise agreed in writing.

Reason: to understand, determine and make a record of any significant buried archaeological remains for archive and research purposes pursuant to Planning Policy Guidance Note 16 and Unitary Development Plan Policies EN3/1 - Impact of Development on Archaeological Sites and EN3/2 - Development Affecting Archaeological Sites.

17. Where archaeology is found within the site within the site, the developer shall devise and submit to the Local Planning Authority a scheme of publicity for commemorating the industrial heritage of the site. The details of the commemorative scheme should be agreed in writing with the Local Planning Authority and shall be implemented in accordance with programme of implementation relating to the publicity.

Reason: to understand, determine and make a record of any significant buried archaeological remains for archive and research purposes pursuant to PPG16 and UDP Policies EN3/1 - Impact of Development on Archaeological Sites and EN3/2 - Development Affecting Archaeological Sites.

Traffic Section - Confirm that there are no objections to the scheme and suggest the following condition.

18. Before the development is commenced, details shall be submitted to and approved by the Local Planning Authority to cover measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved details shall be implemented and maintained thereafter during the period of remediation unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that the adopted highways are kept free of deposited material

from the ground works operations pursuant to UDP Policy EC6/1 - Assessing New Business, Industrial and Commercial Development.

Item:06 169 BOLTON ROAD, BURY, BL8 2NW Application No. 51863
CHANGE OF USE FROM HAIRDRESSERS (A1) TO HOT FOOD TAKEAWAY (A5)
AT GROUND FLOOR WITH EXTRACTOR FLUE AT REAR

Publicity - The occupiers of 159A have confirmed that they did not object to the application. The original letter received is now an anonymous objection.

Two letters have been received from the occupiers of 1 Fairy Street & Elton Studio supporting the application.

Item:07 LAND ADJACENT 7 WESTLANDS, WHITEFIELD, M45 7HH Application No. 51875
ERECTION OF SINGLE BUILDING CONTAINING 4 NO. FLATS (RESUBMISSION OF PLANNING APPLICATION 51477)

Nothing further to report.

Item:08 LAND TO SOUTH WEST OF QUEENS PLACE, SUMMERSEAT, RAMSBOTTOM, BL9 5PH Application No. 51890
CHANGE OF USE FROM VACANT LAND TO PARKING FOR 11 CARS

Consultations

Traffic Section - No objections, subject to the inclusion of a condition relating to materials.

Condition 3 should be amended to read:

Samples of the materials to be used in the car park shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. The approved details shall be implemented as part of the development.
Reason. In the interests of visual amenity, highway safety and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

Item:09 WESLEY METHODIST PRIMARY SCHOOL, FORTH ROAD, RADCLIFFE, M26 4PX Application No. 51898
RETROSPECTIVE APPLICATION FOR THE SITING OF THREE METAL STORAGE CONTAINERS

Nothing further to report.

Item:10 ALPHA HOSPITAL, BULLER STREET, BURY BL8 2BS Application No. 51946
PROPOSED DEMOLITION OF EXISTING 10 BED LOW SECURE UNIT, GATE LODGE SECURITY ACCESS CONTROL UNIT, TEMPORARY OFFICES, AND THE ERECTION OF NEW LOW SECURE PSYCHIATRIC HOSPITAL UNIT; MEDIUM

SECURE PSYCHIATRIC HOSPITAL UNIT; SECURITY ACCESS CONTROL BUILDING, WITH UNDERGROUND AND SURFACE CAR AND CYCLE PARKING AND ASSOCIATED LANDSCAPING.

Publicity

Two letters of objection have been received from Woos Nab Farm, which have raised the following issues:

- Impact upon trees
- Impact upon highway and pedestrian safety.

The objector has been notified of the Planning Control Committee.

Issues and Analysis

The agent has submitted a revised landscaping plan, which indicates the additional planting to the eastern and southern boundaries of the site. A copy of the landscaping plan and a copy of the plan showing traffic calming measures have been attached to this report.

The agent has confirmed that the staff work on a shift basis and arrive and depart at various times during the day. It is intended to stagger the shifts of the proposed facilities to further reduce the peak volumes of traffic at the site.

Response to objectors - The issues have been addressed in the main report.

Conditions 9 & 14 have been amended to read:

9. Prior to the removal of the trees permitted by this approval, a survey shall be conducted to determine whether the affected trees are utilised by bats or owls and the results submitted to the council. For trees that are being utilised by bats or owls a programme of mitigation shall be submitted to and approved in writing by the Local Planning Authority and all mitigation measures shall be fully implemented prior to the commencement of the works and to remain in situ on the site for an agreed period of time.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan.

14. Notwithstanding the details indicated on JMP plan reference NW90074-001, the development hereby approved shall not be commenced unless and until an agreed scheme of traffic calming measures and a programme for their implementation, including the necessary public consultation have been submitted to and agreed in writing with the Local Planning Authority. The scheme subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority before the development is brought into use, unless otherwise agreed in writing with the Local Planning Authority.

Reason. To ensure good highway design in the interests of road safety pursuant to Policy CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan.

Item:11 SUMMERSEAT LIBERAL CLUB, 2 ROBIN ROAD, SUMMERSEAT, BURY, BL9 5QP Application No. 51948
EXTERNAL ALTERATIONS - ERECTION OF EXTERNAL FLUE, AIR
CONDITIONING UNITS AND REPLACEMENT WINDOWS

Nothing further to report

Item:12 FORMER LIBERAL CLUB, 2 ROBIN ROAD, SUMMERSEAT, BURY BL9
5QP Application No. 51951
1 NO. INTERNALLY ILLUMINATED FASCIA SIGN; 1 NO. 3.4M NON-ILLUMINATED
FREE STANDING SIGN

Nothing further to report.


Agenda Item: 5 - Article 10 Consultation at Heaton Park, Manchester.

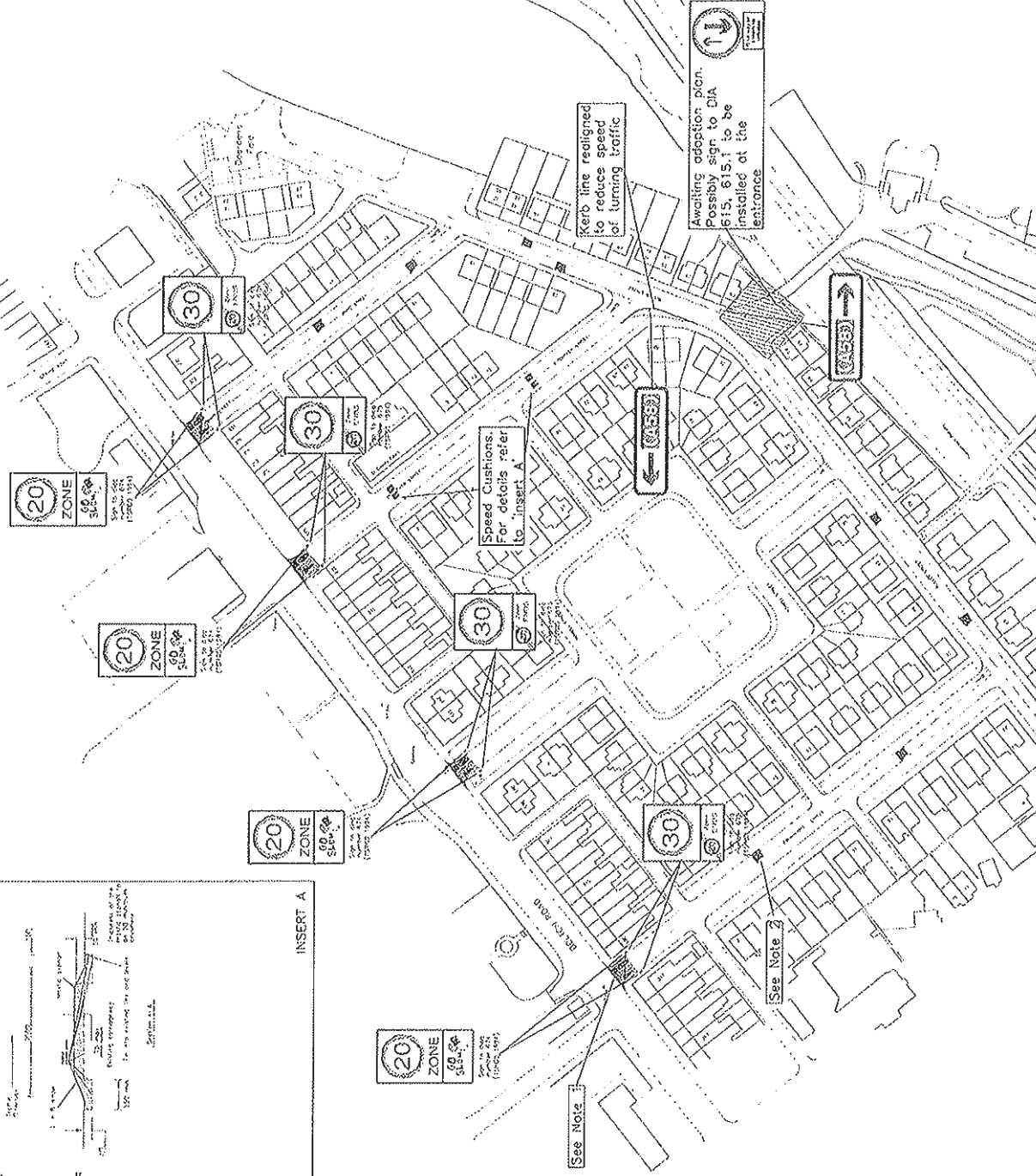
Attached are pages 4 and 5 that were omitted from the printed report.

ITEM NO 107 51946

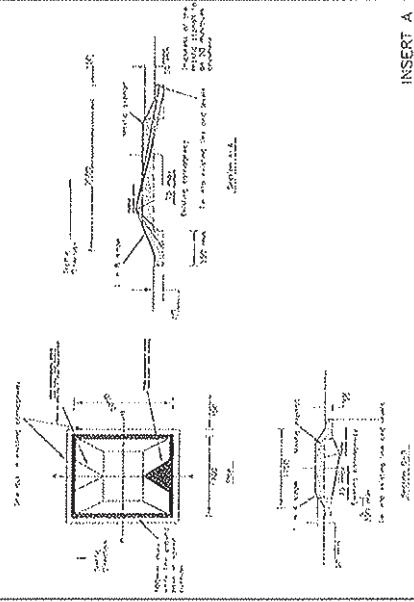
Notes:

- ALL 'SLOW' CARRIAGEWAY MARKINGS (DIA 1024) TO BE LAID ON RED COLOURED SURFACING
- ENTRANCE TO THE ZOMPH ZONE TO BE SHADED IN RED AND MARKED WITH ROAD MARKINGS TO DIA 1065 AS SHOWN

	
BUSINESS DEVELOPMENT ASSOCIATES ALPHA HOSPITAL BURY	
FIGURE 7.1 PROPOSED ZOMPH ZONE	
PROJECT NO: 02/07/09	DATE: NTS
INFORMATION: KY/03024-001	



TYPICAL SPEED CUSHION DETAIL NTS



INSERT A

- Replacement Tree
- Existing Trees to be Retained
- Plantations with 50% SBI
- Plantations with 75% SBI
- Plantations with 90% SBI
- Plantations with 100% SBI
- ALL NEW PLANTATIONS TO BE IN ACCORDANCE WITH BS5820:2008 TREES IN RELATION TO CONSTRUCTION.

SEE TREE SURVEY REPORT

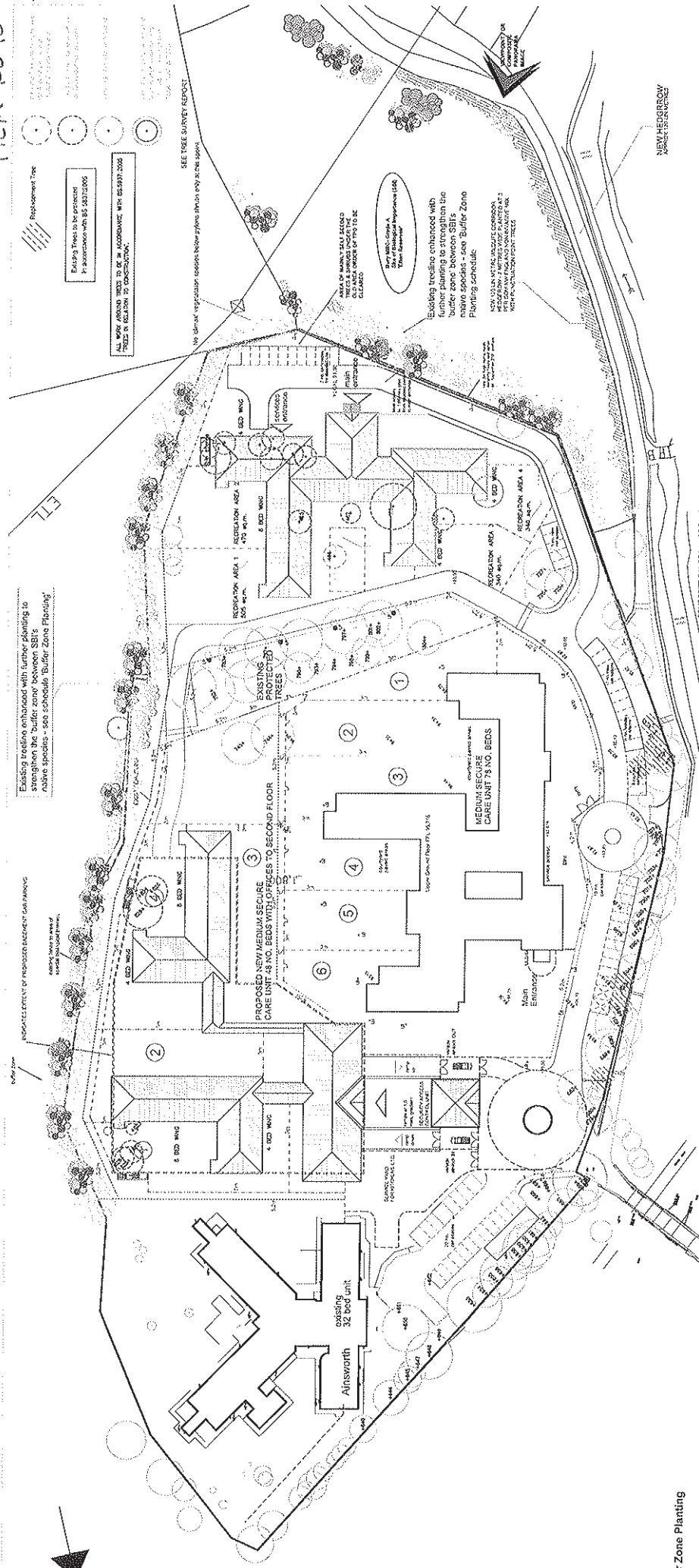
NO GENERAL REPLACEMENT SPECIES BELOW PLANTATION ONLY AT THIS POINT

Existing tree line enhanced with further planting to strengthen the 'buffer zone' between SBIs native species - see schedule 'Buffer Zone Planting'

Existing tree line enhanced with further planting to strengthen the 'buffer zone' between SBIs native species - see 'Buffer Zone Planting' schedule.

NO USE OF NATURAL VEGETATION COMBOS. HEDGEROW 2 APPROVES PLANTING AT 2 METRE INTERVALS WITH PLANTATION POINT TREES.

NEW HEDGEROW PLANTING SCHEDULE



Buffer Zone Planting

The buffering plantings are of native species of 'climate vegetation' shrubs and trees. The use of the Betula pendula trees (Silver Birch) should be planted in a line along the front edge of the zone, at groupings of 3 metre spacings as these are 'pioneer' species and establish most quickly in the harshest conditions with windbreak and shelter to the more longer lived and slower growing (such as the Oak) in the background. The Silver Birch along with the Hawthorn (Crataegus monogyna) which establishes very quickly and will provide an effective screen within the first 2 years of planting.

Buffer Zone Planting Schedule

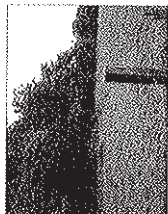
Species	Size	Comments	Mix
165	Acor campestre	25% Sited Sited 75% BR 12-14	
180	Betula pendula	50% 12-14 BEB. 50% 14-15 BR	
180	Crataegus monogyna	BR 11-12 60%	
40	Corylus avellana	BR 11-12 70%	
15	Fraxinus excelsior	BR 8-10	
25	Hamamelis mollis	10% 12-14 BEB.	
25	Hippophae rhamnoides	BR 11-12 60%	
120	Ilex aquifolium	25% 15 BR, 75% 14 BEB.	
25	Malus sylvestris	BR 10-12	
110	Podocarpus neriifolia	BR 12-14	
120	Quercus robur	BR 12-14	
40	Sambucus nigra	BR 8-10	
20	Sambucus nigra	ENS BR 14-18	
55	Viburnum opulus	BR 11-12 60%	

Hedgerow Planting

The main trees that would be lost to development within the site proposal (No 464 - 468 on the tree survey by A.L Smith on 1st July 2008) are in the low category and would be doubtful to be retained in any other development. The majority of trees within this area of the TPO are more of a 'buffer zone' self seeded plantings of questionable quality. The existing vegetation (mainly Hawthorn, Elder, Ash etc) would be lost within the TPO in itself's wall measuring effect on the SBI side of the boundary to the TPO. In itself's wall with replacement species for these proposed to be lost within the TPO and could be of more homogeneous character for this established line (Hawthorn, Oak Holly, Hawthorn, Elder, Ash etc) and would at least total the number replacements required for those lost on the other side of the fence line. Trees would be either planted in groups of 3 metre spacings (mainly Hawthorn, Oak Holly) in addition to a 120 metre hedgerow would be proposed alongside the zone per to Ellen Reservoir and planted in mix set out below suitable for North West England species regions and not including invasive species to ensure the grassland SBI remains as such. A number of 'punctuation point' trees will be in place along the length of this feature.

Hedgerow Planting Schedule

Species	Size	Comments	Mix
3	Acor campestre	Sited Sited	
750	Crataegus monogyna	BR 11-12 60%	
7	Ilex aquifolium	25% 15 BR, 75% 14 BEB.	
2	Malus sylvestris	BR 10-12	
4	Malus sylvestris	BR 12-14	
3	Sorbus domestica	Sited Sited	
7	Rosa canina	BR 11-12 60%	
40	Rosa canina	BR 8-10	
2	Rosa canina	BR 12-14	
2	Sambucus nigra	ENS BR 14-18	
2	Ulmus glabra	ENS BR 14-18	
10	Viburnum opulus	BR 11-12 60%	



PHOTOGRAPHS OF TREE SPECIMENS FOR IDENTIFICATION AND PLANTING SCHEDULE. PHOTOGRAPHS OF TREE SPECIMENS FOR IDENTIFICATION AND PLANTING SCHEDULE.

ALPHA HOSPITAL
BURY SCALE 1:500

PROPOSED SITE LAYOUT AT GROUND LEVEL

scale 1:500 Site area 3.3512 HECTARES (8.277 acres)

JLH
JONES LANGHOLME
ARCHITECTS

Project No: 1300
Client: ALPHAS HOSPITAL
Date: 13/07/2008

Project No: 1300
Client: ALPHAS HOSPITAL
Date: 13/07/2008

Scale: 1:500
Date: 13/07/2008

Project No: 1300
Client: ALPHAS HOSPITAL
Date: 13/07/2008

Mention is made of the noise from the tennis/netball courts or the extreme/cage football pitch which is situated in close proximity to the adjacent houses but it is unclear on what basis this noise has been factored into the noise levels given for the 'similar multi-pitch five a side football centres'. An assumption has been made that the source noise levels for the tennis courts will be 10 dB lower than the football noise levels' but the basis for this assumption is not provided and therefore is questionable and cannot be agreed upon.

The Consultant says in his report that activities that 'It is understood that the proposed 5-a-side and 7-a-side football pitches would be used during the day and until 23:00 hours in the evening on weekdays. and during the daytime only at weekends. Therefore, noise surveys were carried out on a weekday evening and on a Sunday afternoon.' [Para. 3.1 of the report]. However, the Application states that 'activity' is to take place until 23:00.

The noise mitigation to be provided by the acoustic screen is only relevant if there is no direct line of sight between the receiver and the noise source. The barrier will have no effect on shouts/screams/impact noise unless this occurs out of sight behind this barrier. Levels of noise reduction provided by any barrier for this type of noise from sporting activity cannot be provided.

Whilst the L AMAX values for the background/ambient are similar to the ones from the football activity, the psychological impact of both noises will be different - residents will not generally become excited by traffic noise because they know that this noise is generally beyond their control.

It is also recommended that should this application be consented by Manchester that suitable controls are imposed on the lighting system.

Other Comments – One email has been received from the residents asking for the application to be objected to by the Planning Control Committee. The writer has been asked to send his comments direct to Manchester City Council.

Recommendation – The Council have been consistent in applying a 10pm (22.00 hrs) restriction on the use of games pitches within the Prestwich and Whitefield areas. In particular, the case of the Manchester Maccabi CSC application (ref: 51051) located on Bury Old Road in Prestwich should be used as 'best practice' example regarding the operation of such facilities. In this case both the Planning Inspectorate and the Council have considered that 22.00 hrs was the latest that pitches should be illuminated in order to protect the amenities of residents. A recommendation should be made to Manchester City regarding a restriction on the hours of use of the outdoor pitches to 22.00, should they be minded to approve the application.

Consequently it is recommended that no objections be raised to the application and should the application be approved that recommended conditions should be included. In addition that's the comments of the various Teams from within the authority are passed onto Manchester City Council for their consideration.

Recommended Conditions:

- 1 Condition requiring the illumination of the pitches to be turned off after 22.00hrs each night in order to protect the residential amenities of the properties adjacent.
 - 2 Condition required ensuring that a management scheme is in place to manage the peak period parking in order to protect the amenities of the residents on the access road to the development prior to the development commencing and that the scheme has to be implemented during the life of the centre.
 - 3 Condition requiring full noise mitigation measures to be in place prior
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to the bringing into of the use in order to protect the residential amenities of the nearby properties.

Advisory Notes:

1. That further publicity should be given to the application specifically for the residents of Prestwich. They called for a Public Meeting to be held so that the views and opinions of those most affected by the proposal could be heard first hand by either the City Council or the Developer prior to you making a recommendation of the application. To facilitate this, the Local Area Coordinator, Carran O'Grady could arrange such a meeting and she can be contacted on 0161 253 7245, 07733125441 or c.o'grady@bury.gov.uk.
2. That consideration be given to a condition, or planning obligation under Section 106, requiring the facilities to be made available to local community groups free of charge, at none peak periods.

List of Background Papers:- None

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