

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

PLANNING CONTROL COMMITTEE

19 January 2010

SUPPLEMENTARY INFORMATION

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

Publicity

Three letters have been received from the occupiers of 7 Birkdale Drive, 287 Ainsworth Road, which have raised the following issues:

- Impact of the proposal on the surrounding wildlife.
- Impact of the proposal upon pedestrians.
- Impact of construction traffic upon the locality.
- There is subsidence in the locality.

The objectors have been notified of the Planning Control Committee.

Response to objectors - The site is located within an area where mining activity has taken place. An informative has been attached, which identifies the possible hazards and states that it is the applicant's responsibility to take account of these hazards in relation to the application site and the surrounding area. The impact of the proposal upon the surrounding wildlife, pedestrians and construction traffic have been addressed within the original report.

Item:02 REMPLOY LTD, ETON HILL ROAD, RADCLIFFE, MANCHESTER M26 2XS
Application No. 51914
REFURBISHMENT AND ALTERATIONS TO EXTERNAL ELEVATIONS OF EXISTING BUILDING INCLUDING RE CLADDING FACADES, THE INSTALLATION OF ROLLER SHUTTER DOORS AND WINDOW OPENINGS FOLLOWING SUBDIVISION OF BUILDING TO INDUSTRIAL UNITS FOR USE CLASSES B1(BUSINESS), B2 (GENERAL INDUSTRY) AND B8 (STORAGE AND DISTRIBUTION); PARTIAL DEMOLITION OF EXISTING BUILDING;

Nothing further to report.

Item:03 PROSPECT HOUSE, 229 WHALLEY ROAD, SHUTTLEWORTH, RAMSBOTTOM, BL0 0ED **Application No. 51919**
RENEWAL OF PLANNING PERMISSION REF. 45116 FOR CONVERSION TO 12 NO. TWO BEDROOM FLATS AND 2 NO. 3 BEDROOM FLATS

Nothing further to report.

Item:04 DIL SE RESTAURANT, 207 BURY AND BOLTON ROAD, RADCLIFFE, M26 4JY **Application No. 51934**
DEMOLITION OF RESTAURANT AND ERECTION OF 15 DWELLINGS (RESUBMISSION)

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to turning head, parking, boundary treatments and visibility splays.

Therefore, the following conditions should be added:

12. Notwithstanding the turning head details and access & parking arrangements

indicated on the approved plans, the development hereby approved shall not be commenced unless and until full details of the provision of adequate turning facilities within the curtilage of the site to enable refuse collection vehicles to enter and leave the site in forward gear have been submitted to and approved in writing by the Local Planning Authority. The arrangements subsequently approved shall be fully implemented prior to first occupation of the dwellings and shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

13. Notwithstanding the details indicated on the approved plans, the development hereby approved shall not be commenced unless and until full details of the boundary treatments to Bury & Bolton Road, Watling Street and Hurst Green Close have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented as part of the development.

Reason. In the interests of visual amenity and to ensure the intervisibility of the users of the site and the adjacent highway in the interests of road safety pursuant to Policies EN1/2 - Townscape & Built Design and Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

14. The development hereby approved shall not be first occupied unless and until the access improvement works, including the reinstatement of the redundant accesses onto Watling Street, indicated on the approved plans have been implemented to an agreed specification and to the written satisfaction of the Local Planning Authority.

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

15. Visibility splays measuring 4.5 metres by 70 metres shall be provided at the junction of the site access with Watling Street to the written satisfaction of the Local Planning Authority before the development is first occupied and shall subsequently be maintained free of obstruction above the height of 0.6m.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

16. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the dwellings hereby approved being occupied.

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.

17. 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 Policy H2/2 - The Layout of New Residential Development.

Item:05 WINDLEY WORKS, WOLSEY STREET, RADCLIFFE, MANCHESTER M26 3BB Application No. 51964
CHANGE OF USE FROM INDUSTRIAL (B1, B2 & B8) TO MARTIAL ARTS ACADEMY (D2)

Consultations.

Environmental Health - Pollution Control. Further comments have been received stating that they have no objections subject to a condition requiring the windows facing the residential properties nearby to be closed during classes.

Condition 6 has been added to the recommendation to read:

All windows and external doors to the rooms or areas in which the activities are taking place shall be kept closed for the duration of the activities.

Reason. To safeguard the residential amenities of the nearby properties and to accord with Unitary Development Plan Policy 7/2 - Noise Pollution and PPS 23 - Planning and Pollution Control.

Item:06 131 RANDALE DRIVE, UNSWORTH, BURY, BL9 8NE Application No. 51973
CHANGE OF USE FROM ESTATE AGENTS OFFICE (CLASS A2) TO HOT FOOD TAKEAWAY (CLASS A5); INSTALLATION OF EXTERNAL FLUE AT SIDE

Nothing further to report.

Item:07 55-57 WALMERSLEY ROAD, BURY, BL9 5AE Application No. 51990
CHANGE OF GROUND FLOOR FROM OFFICES (CLASS B1) TO HOT FOOD TAKEAWAY (CLASS A5); INSTALLATION OF EXTRACTION FLUE AT REAR

Consultation response received from the Traffic Section - no objection.

Relevant Planning History

46457 - 59 Walmersley Road - Change of use from retail (Class A1) to hot food takeaway (Class A5) at ground floor with residential above - Approved 8/9/2006

Item:08 1-3 MARKET PLACE, BURY, BL9 0LD Application No. 52013
CHANGE OF USE FROM RETAIL (CLASS A1) TO BOOKMAKERS (CLASS A2 - FINANCIAL AND PROFESSIONAL SERVICES); INSTALLATION OF NEW SHOP FRONT, AIR CONDITIONING UNITS AND SATELLITE DISH TO THE REAR

Nothing further to report.

Item:09 PRESTWICH HIGH SCHOOL, HEYS ROAD, PRESTWICH, M25 1JZ Application No. 52040
INSTALLATION OF MODULAR BUILDING CONTAINING TWO CLASSROOMS

Nothing further to report.

Item:10 HOOLEY BRIDGE SERVICE STATION, 609-621 ROCHDALE OLD ROAD,

BURY, BL9 7TL Application No. 52063

2 X INTERNALLY ILLUMINATED FASCIA SIGNS; 1 X EXTERNALLY ILLUMINATED WALL SIGN; 1 X INTERNALLY ILLUMINATED PROJECTING SIGN; 1 X NON-ILLUMINATED PROJECTING SIGN (ALL RETROSPECTIVE)

Consultations

Traffic Section - recommend an additional condition as follows:-

2. The luminance of the projecting sign and fascia signs shall not exceed 800 cd/m² each.

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