

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

20 September 2011

SUPPLEMENTARY INFORMATION

Item:01 46-48 Bury Old Road, Prestwich, Manchester, M25 0ER Application No. 54066

Demolition of 2 no. detached dwellings. Construction of building comprising of 8 no. apartments with associated underground parking, and landscaping.

Consultees

Traffic Section - No objections, subject to inclusion of conditions relating to width of access, car parking, arrangements for visitors to the site and highway improvements.

Trees - A survey has been carried out of the trees that are to remain on the site and they are all towards the end of their life and therefore, not worthy of a Tree Preservation Order. Given that the landscape scheme has compensatory planting it is not considered necessary to protect the trees via a Tree Preservation Order.

Conditions.

Plan numbers have been amended in Condition 2 and 11 to reflect the correct plans and conditions 11 - 17 have been amended with 1 additional comment following comments from the Traffic Section:

2. This decision relates to drawings numbered 1343 E(100), 1343 E(200), 1343 E(201), 1343 E(202), 1343 E(203), 1343 E(300), 1343 E(900), 1343 P(110)A, 1343 P(111), 1343 P(112); 1343 P(113); 1343 P(114), 1343 P(210), 1343 P(211), 1343 P(212), 1343 P(213), 1343 P(310), 1343 P(410), 1742_01 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.

11. Notwithstanding the details indicated on the submitted plans, no development shall commence unless or until a scheme of footway improvements at the junction of Castle Hill Road with Bury Old Road and along the Bury Old Road site boundary incorporating the reinstatement of the redundant footway crossings to form a 2.0 metre wide footway have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the dwellings hereby approved and made available for use, unless otherwise agreed in writing with the Local Planning Authority.

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

12. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being first occupied and thereafter maintained at all times, unless otherwise agreed in writing with the Local Planning Authority.

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 and SPD11.

13. No development shall commence unless or until full details of an intercom system to provide access for visitors to the car park has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full before the dwellings are 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 and SPD11.

14. Notwithstanding the details indicated on the submitted plans, the access to the car park shall be a minimum of 5.5 metres in width.

Reason. To ensure good highway design in the interests of road safety pursuant to Policy H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

15. No development shall commence unless and until full details of the boundary treatments incorporating foundations that do not encroach under the adjacent adopted highway and replacement streetlighting column have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented as part of the approved development.

Reason. In the interests of good highway design pursuant to Policy H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

16. No development shall commence unless and until a scheme of visibility improvements at the junction of the site access with Castle Hill Road have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the dwellings hereby approved and maintained free of obstruction above the height of 0.6 metres.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to Policy H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

17. No development shall commence unless and until details demonstrating the number of visitor parking spaces to be provided within the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details relating to visitor parking and the approved provision shall remain within the site whilst the spaces serve the development hereby approved.

Reason. To ensure the development makes provision for on-site visitor parking pursuant to Policy H2/2 - The Layout of New Residential Development and Supplementary Planning Document 11 - Parking Standards in Bury.

18. The Developer, within one week of the commencement of development shall ensure that there is provision to be made for the parking on site of operatives' and construction vehicles together with storage on site of construction materials. The provision shall be retained and used for the intended purpose for the duration of the construction period and that area shall not be used for any other purposes other than the parking of vehicles and storage of construction materials respectively.

Reason. To ensure adequate off street car parking provision for the duration of the construction period in the interests of road safety pursuant to Policy H2/1 - The Form of New Residential Development and Policy H2/2 - The Layout of News Residential Development of the Bury Unitary Development Plan.

Item:02 Eton Business Park, Eton Hill Road, Radcliffe, Manchester, M26 2XS
Application No. 54131
Erection of 194 no. self-storage container units stacked in 2 storeys

Conditions

Conditions 6 and 8 have been amended to read as follows:

6. All work and other activity shall be confined to the following hours:-
0700 hrs to 1800 hrs, Monday to Fridays
0800 hrs to 1700 hrs, Saturdays,
1000 hrs to 1700 hrs, Sundays & Bank Holidays.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies S2/6 – Food and Drink, EC4/1 – Small Businesses, EC6/1 – Assessing New Business, Industrial and Commercial Development and H3/1 – Assessing Non-Conforming Uses of the Bury Unitary Development Plan.

8. No development shall commence until full details of a scheme for the eradication and/or control of Japanese Knotweed (*Fallonia Japonica*, *Rouse Decraene*, *Polygonum Cuspidatum*) and Himalayan Balsam (*Impatiens Glandulifera*) 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. Only the approved scheme shall be implemented to the written satisfaction of the Local Planning Authority.

Reason. To ensure that the site is free from Japanese Knotweed and Himalayan Balsam pursuant to Policy EN9 - Landscape of the Bury Unitary Development Plan.

Item:03 Land at James Street/Johnson Street, Radcliffe, Manchester Application No. 54148

Residential development - 90 dwellings including associated roads, footways and open space

Planning Obligations - Section 106 update - The Draft Section 106 Agreement includes a provision, whereby it is envisaged that in the event that all of the dwellings comprising the development are sold or otherwise transferred by the Owner/Developer for more than the anticipated aggregate gross development value, the Owner/Developer would pay the Council a monetary sum equivalent to 50% of any such uplift for the purposes of providing Affordable Housing within the Borough. In this way, the Council is compensated for the reduction in the number of units of affordable housing on the site as part of the development.

The Council may need to reconsider its position on the matter should there be a departure from this agreement in principle as the drafting progresses. (The Development Control Manager will revert to the Planning Control Committee in such circumstances to update and explain the position, should the Committee require this).

The Recreation Provision Contribution is to be provided in 2 instalments of £47,136.50 to be paid upon substantial completion of the 10th dwelling and the 45th dwelling respectfully.

The Section 106 is being compiled and a substantial draft is being prepared for consideration by the Developer's solicitor.

Consultations

A consultation response has been received from the Greater Manchester Fire and Rescue Authority - Matters to consider are the provisions as detailed in Section 6.7 of the "Manual for Streets" to ensure the Fire Service access is not compromised.

There should be provision of water hydrants as specified in Approved Document B

2006 para 15.7b.

The applicant should contact the Fire and Rescue Authority for current guidance and advice. These are a matter for Building Regulations to consider.

Condition 13 amended to read:

The development hereby approved shall be carried out in accordance with the recommendations in the Crime Impact Statement, dated 30th June 2011, with reference to section 6, Physical Security and section 7, Landscaping, to secure by design standards unless otherwise agreed in writing with the Local Planning Authority.

Reason. To reduce the potential for crime and its prevention pursuant to Policy EN1/5 - Crime Prevention of the Bury Unitary Development Plan.

Item:04 Unit 2, Sedgley Gardens, George Street, Prestwich, Manchester, M25 9LW Application No. 54214

Variation of condition no. 4 of planning permission 53823 to change the opening hours from 0730 - 2200 hours Monday to Friday and 1100 - 1600 hours Sundays and bank holidays to 0730 - 2400 hours Monday to Sunday inclusive and bank holidays

Nothing further to report.

Item:05 Water Tower, Land off Bradshaw Road, Affetside, BL8 3QT Application No. 54249

Conversion of water storage tower to form 8 bed bunkhouse accommodation (Resubmission of 54026).

For clarification, the height of the surrounding land is 3 metres higher than the site.

Conditions

Conditions 6 and 8 have been amended to read as follows:

6. The use hereby approved shall not be commenced unless and until the proposed lay-by on Bradshaw Road indicatively shown on the approved plans has been implemented to an agreed specification and to the written satisfaction of the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

Reason. To ensure good highway design in the interests of highway safety pursuant to Policy EN1/2 - Townscape and Built Design and Policy OL1/4 - Conversion and Re-use of Buildings in the Green Belt of the Bury Unitary Development Plan.

8. The development hereby approved shall not be used as a dwelling or dwellings.

Reason. The site is within the Green Belt and to ensure that the development remains in use in connection with the purposes of Green Belt Policy contained within PPG2 - Green Belts and pursuant to Unitary Development Plan Policy OL1/1/4 - Conversion and Re-Use of Buildings in the Green Belt.

Item:06 2 Beechfield Avenue, Radcliffe, Manchester, M26 1FN Application No. 54253

Single storey rear extension and alterations to change the use to two maisonettes

Additional Condition.

No development shall take place unless and until a scheme to soundproof the floor between the maisonettes and the wall to the stairway to the first floor maisonette has been submitted to and approved by the Local Planning Authority. The levels of acoustic insulation to be provided shall be, as a minimum, those deemed to be acceptable and specified as standards of construction in current Building Regulations. Such works that form the approved scheme shall be completed before the development is brought into use.

Reason: In the interests of residential amenity pursuant to UDP Policies H2/1 The Form of New Residential Development and EN7/2 Noise Pollution.

Item:07 45 and 47 Church Street West, Radcliffe, Manchester, M26 2SP
Application No. 54326
Change of use of first floor and second floor extension to form three flats

Nothing further to report.