

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

**PLANNING CONTROL COMMITTEE**

**18 October 2011**

**SUPPLEMENTARY INFORMATION**

**Item:01 Irwell Street Metals, Kenyon Street, Ramsbottom, Bury, BL0 0AB**  
**Application No. 54247**

Portal frame extension to enclose current operations undertaken in service yard;  
Retrospective application for retaining wall and drainage and land stabilisation works

Nothing further to report.

**Item:02 Site of Former Claremont Old People's Home, Park View Road,**  
**Prestwich, M25 1FA Application No. 54299**

Erection of extra care accommodation for the elderly (62 units in total) landscaping & car parking.

**Amend Condition 3 to read -**

3. The premises to which this approval relates shall be used for an extra care facility (Class C2 - Residential Institutions) and for no other purpose (including any other purpose in C2 - Residential Institutions of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation and in consideration of the likely traffic flows to and from the site in relation to the extant uses in the vicinity of the site pursuant to policies CF1/3, CF1/4 and HT2/4 of the Bury Unitary Development Plan.

**Conditions - The following additional conditions are proposed -**

22. No development shall commence unless and until a detailed set of proposals for drainage has been submitted to and approved in writing by the Local Planning Authority. The drainage proposals shall show that the site is to be drained on a separate system of drainage with connections to surface water and combined sewers in Bury New Road and Park View Road. Surface water drainage shall be limited to the existing flow from the site to prevent surcharge of the public sewerage system downstream of the proposed development. The approved drainage systems shall be made available for use prior to the use hereby approved commencing

Reason - To reduce the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal pursuant to PPS 25 - New Development and Flood Risk and H2/2 - The Layout of New Residential Development.

23. No development approved by this permission shall be commenced until details of the existing and proposed floor levels have been submitted and approved by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved details.

Reason To ensure that there would be no undue risk to protected trees and pursuant to H2/2 - The Layout of New Residential Development.

24. The development hereby approved shall include an element of public art that would be sufficient to be in accordance with Bury Unitary Development Plan Policy EN1/6 - Public Art and the associated Development Control Policy Guidance Note 4 Per Cent for Public Art.

Reason - To ensure that the development would contribute to satisfying the need for public art pursuant Bury Unitary Development Plan Policy EN1/6 - Public Art and the associated Development Control Policy Guidance Note 4 Per Cent for Public Art.

**Item:03 Land between 78 Mile Lane and Mile Lane Health Centre, Bury, BL8 2JR Application No. 54303**

Application to extend the time limit for implementation of planning permission 49805 for outline sheltered accommodation for the elderly comprising of 14 units including wardens flat

**Amendment** - The Inquiry into the footpath commenced on the 13th October 2011 and not the 14th October 2011 as described within the report.

**Item:04 Various locations along boundary of Eruv from Heaton Park to Rainsough, Prestwich, Manchester, M25 9SW Application No. 54353**  
31 Locations: 6-8m high poles, 1.2m high poles, gating enclosures, 1.2m high fencing and associated works

**Publicity** - E-mail in support received from Councillor Quinn with the following comments:

- The Eruv would enhance family life on the Jewish Sabbath for that community, especially for young mothers, the old and disabled people;
- Believe the disturbance would be minimal for the residents of the Sedgley Ward.

Letter from Eruv Committee

The Planning Officers are also aware that a letter has been sent to all Planning Control Committee Members from the Manchester Eruv Committee.

**Item:05 Land at 27 Pot Green, Ramsbottom, Bury, BL0 9RG Application No. 54367**

Listed Building Consent: Conversion of barn (Building A) and outbuilding (Building B) to one dwelling with link inbetween; Construction of new dwelling (Building D) with alterations to existing garage (Building C) to add first floor for use as home office; New two storey garage to no. 27 Pot Green (resubmission)

This application has been withdrawn.

**Item:06 Land at 27 Pot Green, Ramsbottom, Bury, BL0 9RG Application No. 54368**

Conversion of barn (Building A) and outbuilding (Building B) to one dwelling with link inbetween; Construction of new dwelling (Building D) with alterations to existing garage (Building C) to add first floor for use as home office (resubmission)

This application has been withdrawn.

**Item:07 Greenhill Primary School, Mile Lane, Bury, BL8 2JE Application No. 54394**

New Covered Play Area to existing Infant play area adjacent to Main School entrance (Resubmission of 53598)

Nothing further to report.

**Item:08 Co-operative Food Store, 78 Mile Lane, Bury, BL8 2JR Application No. 54451**

Installation of two outdoor refrigeration plant units within the rear yard

**Environmental Health (Pollution Control)** - Recommend a condition following the acoustic assessment report.

**The following condition is proposed -**

3. Noise from or associated with the proposed refrigeration units hereby permitted shall not increase the prevailing ambient noise levels as measured at the boundary of the site at a point closest to the nearest residential properties.

Reason. To safeguard the amenities of the occupiers of nearby residential properties pursuant to Policy EN7/2 - Noise Pollution of the Bury Unitary Development Plan.

**Item:09 Co-operative Food Store, 184 Walmersley Road, Bury, BL9 6LL Application No. 54452**

Installation of a refrigeration plant to the rear

**Environmental Health (Pollution Control)** - Recommend a condition following the acoustic assessment report.

**The following condition is proposed -**

3. Noise from or associated with the proposed refrigeration units hereby permitted shall not increase the prevailing ambient noise levels as measured at the boundary of the site at a point closest to the nearest residential properties.

Reason. To safeguard the amenities of the occupiers of nearby residential properties pursuant to Policy EN7/2 - Noise Pollution of the Bury Unitary Development Plan.