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AGENDA FOR

PLANNING CONTROL COMMITTEE



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To: All Members of Planning Control Committee

Councillors : G Staples-Jones (Chair), C Boles,
D Duncalfe, U Farooq, M Hayes, D Hill, B Ibrahim, D Quinn,
J Roith, M Rubinstein and M Walsh

Dear Member/Colleague

Planning Control Committee

You are invited to attend a meeting of the Planning Control Committee which will be held as follows:-

Date:	Tuesday, 1 September 2026
Place:	Council Chamber, Bury Town Hall
Time:	7.00 pm
Briefing Facilities:	If Opposition Members and Co-opted Members require briefing on any particular item on the Agenda, the appropriate Director/Senior Officer originating the related report should be contacted.

AGENDA

4 PLANNING APPLICATIONS *(Pages 3 - 10)*

Reports attached.

BURY COUNCIL
DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

01 September 2026

SUPPLEMENTARY INFORMATION

Item:01 Land adjacent to 62 Springside Road, Bury, BL9 5JQ Application No. 72542

Application for reserved matters (appearance, landscaping, layout and scale) following outline approval (68815) for 12 no. dwellings and all details required to discharge the following conditions from application 68815: 6 (Drainage Strategy), 7 (Boundary Treatment), 9 (Amphibians Avoidance Measures), 11 (Hedgehogs and Other Mammals Avoidance Measures), 16 (Highways Aspects) and 18 (Travel Plan Strategy)

Extension of Time - Yes 04.09.2026

Recommended Highways Conditions:

Amendments to Proposed Conditions

Condition numbers have been amended, as conditions have both been removed and added. A summary of the conditions removed and added is below:

Condition 5 has been removed as disturbance from construction would be temporary and would be covered by the Environmental Protection Act in terms of working hours.

Conditions 7 (BEMP) and 10 (turning facilities) removed as they were duplicates of pre commencement conditions already on the parent outline application 68815. Condition surrounding sprinkler system also removed as on parent outline application 68815.

Condition 8 (now relating to materials) amended as below:

No development comprising the erection of any external walls shall take place until details of the materials to be used in the construction of the external surfaces of the development, including the roof have been submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

Condition 9 (now relating to levels) amended to:

No development approved by this permission, other than site clearance, site set up and mains drainage shall be commenced until details of the existing and proposed 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 the development is subject to minimum risk of flooding in accordance with Policy F7 - Ensuring Development is Safe from Flooding of the National Planning Policy Framework (August 2026).

12. The visibility splays indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use and subsequently 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 Bury Unitary Development Plan Policies EN1/2 and HT6/1 and Places for Everyone Joint Development Plan Document Policy JP-C8.

13. The turning facilities indicated on the approved plans shall be provided before the development is first occupied and the areas used for the manoeuvring of vehicles 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 Bury Unitary Development Plan Policies EN1/2 and HT6/1 and Places for Everyone Joint Development Plan Document Policy JP-C8.

14. The car parking indicated on the approved plans shall be surfaced and made available for use to the written satisfaction of the Local Planning Authority prior to each dwelling to which it relates being occupied and thereafter maintained at all times.

Reason. To ensure adequate off-street car parking provision in the interests of road safety, pursuant to Bury Unitary Development Plan Policies EN1/2 and HT6/1 and Places for Everyone Joint Development Plan Document Policy JP-C8.

15. Bin storage arrangements shall be provided within the curtilage of each dwelling in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

Reason. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling, pursuant to Bury Unitary Development Plan Policies EN1/2 and HT6/1 and Places for Everyone Joint Development Plan Document Policy JP-C8.

The proposed conditions now relate to the below (summarised):

Condition 1: Commencement Condition

Condition 2: Approved Drawings

Condition 3: Condition 4 of parent outline application 68815 carried forward

Condition 4: Reasonable Avoidance Measures

Condition 5: Trees to be retained

Condition 6: No works to trees or hedges at certain times of year

Condition 7: Recreation Provision S106

Condition 8: Materials

Condition 9: Floor Levels

Condition 10: M4(2) Building Regs

Condition 11: Permitted Development Restrictions

Conditions 12-15: Highways Recommendations, noted above

Pre-commencement condition agreement received from the applicant on 27.08.2026.

Further Objection Comment:

One further objection has been raised detailing the below concerns:

- At the entrance to Bridleway 155BUR, the proposed kerb arrangement restricts access by creating a rigid and narrower kerbed entrance rather than retaining the existing tapered throat and delineated arrangement. The proposed design also omits a retaining edge between the proposed pavement and the bridleway grass verge.
- *(Officer Comment - Highways Engineers were sent the above comment and made comment that matters of such fine detail including the tactile paved crossing position will be resolved as part of the detailed S38 agreement/S50 licence technical approvals. The S106 on the parent outline application ensures that the road and its junction is done to adoptable standards. As this is required and thus will require s38 and s50 licence, all of the finer details will be resolved via highway approvals - not planning.)*
- The location of the proposed crossing point conflicts with numerous existing underground service covers, including water and drainage infrastructure. A minor realignment of the crossing location and associated kerb details is therefore necessary.
 - *(Officer Comment - it is not considered that introducing a pedestrian crossing outside the bridleway would impact underground service covers.)*
- The proposed arrangement would prevent parking outside 89 and 91 Springside Road.
 - *(Officer Comment - this may reduce on street parking by approximately 1 space, given existing driveways and dropped kerbs serving these properties. This is not a reason in itself to compromise highway safety.)*
- In addition, the proposed raised swept kerb and resurfacing proposals for this section of road conflict with the location of existing drainage gullies. The road drainage arrangements therefore require further refinement, and I request that the swept kerb be replaced with a broken white line identifying the verge line of Springside Road.
 - *(Officer Comment - this is a finer details matter likely to be reviewed at S38/S50 stage)*
- Existing BT and Virgin Media digital infrastructure runs across the existing road entrance to the development and through the proposed construction area. Appropriate consideration and mitigation measures are required prior to the commencement of construction to protect the resilience of this infrastructure and maintain service provision to local businesses and properties that rely upon these digital services. The proposed regrading and highway work to the existing lane into the development may also impact or conflict with the existing digital infrastructure and utilities. In addition, existing digital cabinet and duct infrastructure within the fields will require appropriate mitigation measures to protect it and its services, from the development and associated construction work.
 - *(Officer Comment - an informative has been acknowledged.)*
- Requests Condition 5 is also linked to Outline Planning Approval 68815, Condition 19 (CTMP) with appropriate consideration given to the start and finish times of Springside County Primary School.
 - *(Officer Comment - Previous conditions imposed on outline planning approval 68815 cannot be amended at reserved matters stage. Condition 5 (originally a working hours condition) has also been removed as discussed above.)*

- Relevant conditions should also require unhindered access to be maintained to Bridleway 155BUR, including access for emergency service vehicles, and to PROW/Public Footpath 160BUR throughout the construction period.
- *(Officer Comment - informatives have been acknowledged surrounding this point, conditions could not be enforced.)*

Item:02 Former Ambulance Station, Cemetery Road, Ramsbottom, Bury, BL0 9PU
Application No. 73410

Demolition of former Ramsbottom Ambulance Station and erection of 3 no. dwellings with associated parking, private gardens and landscaping

Extension of Time - No

Statutory/Non-Statutory Consultations

Traffic Section - Conditions requested in relation to the submission of works to the highway, restrictions to ensure that the approved driveways are not widened, submission of a construction traffic management plan, implementation of car parking and bin storage.

Pre-start Conditions - Applicant has agreed with Traffic Section pre-start conditions

Conditions

Conditions 13, 14, 15 and 16 updated to reference Policy N3: Trees in new development of the National Planning Policy Framework (August 2026) within the reason for the condition.

Condition 5 reason updated to state: in accordance with the aims of Policy P2 - Ground Conditions of Section 17 of the National Planning Policy Framework (August 2026).

Condition 19 - removed as this is a duplicate of Condition 16

Conditions 19 - 23 added following the receipt of the recommendation from Traffic. Conditions read as follows:

19. Notwithstanding the details shown indicatively on the approved plans, no development shall commence unless and until full details of the following have been submitted to the Local Planning Authority to a scope and specification to be agreed on a topographical survey of the site and adjacent adopted highways:

1. Reconstruction of the Cemetery Road footway abutting the site, incorporating the formation of the shared footway crossing serving Plots 1 & 2, reinstatement of the redundant vehicular access to the former Ramsbottom Ambulance Station to adjacent footway levels/form the single footway crossing to Plot 3, demarcation of the limits of the adopted highway and all necessary works to tie the extension of the footway into the pedestrian access and gate to Ramsbottom Cemetery.
2. Relocation/replacement of the affected street lighting column and ancillary CCTV equipment in a position and to a specification to be agreed with the Highway Authority.
3. Provision of adequate levels of visibility at the both the junctions with Cemetery Road and at the back edge of the footway in accordance with the standards in Manual for Streets.

4. Measures and scheme of works to ensure that surface water is not discharged from the hardstandings/driveways to Plots 1 - 3 onto the adjacent adopted highways.
5. All associated highway remedial/accommodation works required as a result of the proposed development and any statutory undertakers connections to the site.

The details subsequently approved shall be implemented to an agreed programme with all highway works completed prior to the development hereby approved being brought into use.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure the intervisibility of the users of the site and the adjacent adopted highways, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Bury Unitary Development Plan Policy EN1/2 - Townscape and Built Design, Places for Everyone Joint Development Plan Policies JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development and JP-P1 - Sustainable Places and Policy TR4: Street design, access and parking of the of the National Planning Policy Framework (August 2026).

20. There shall be no direct means of vehicular access between the new dwellings and Cemetery Road other than the shared footway crossing to Plots 1 & 2 and single footway crossing to Plot 3 indicated on the approved plans.

Reason. To ensure good highway design in the interests of road safety and to maintain adequate levels of on-street parking on Cemetery Road pursuant to Bury Unitary Development Plan Policy EN1/2 - Townscape and Built Design, Places for Everyone Joint Development Plan Policies JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development and JP-P1 - Sustainable Places and Policy TR4: Street design, access and parking of the of the National Planning Policy Framework (August 2026).

21. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:

1. Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site.
2. Access route for all vehicles to the site from the Key Route Network.
3. Access point(s) for construction traffic from Cemetery Road and all temporary works and phasing of the development required to facilitate access for ground works/construction vehicles.
4. If proposed, details of site hoarding/gate positions clear of required visibility splays onto the adjacent adopted highway.
5. The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway.
6. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Cemetery Road.
7. Confirmation of hours of operation and number of vehicle movements.
8. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres.
9. Parking on site or on land within the applicant's control of operatives' and

construction vehicles, together with storage on site of construction materials.

10. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented prior to the development hereby approved being brought into use.

Reason. Information not submitted at application stage. To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policy EN1/2 - Townscape and Built Design, Places for Everyone Joint Development Plan Policies JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development and JP-P1 - Sustainable Places and Policy TR4: Street design, access and parking of the of the National Planning Policy Framework (August 2026).

22. The car parking and driveway arrangements indicated on the approved plans shall be surfaced and made available for use to the written satisfaction of the Local Planning Authority prior to the each dwelling to which it relates being occupied and thereafter maintained at all times.

Reason. To ensure adequate off-street car parking and to allow adequate space to maintain a vehicles clear of the highway in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan and Policy TR2: Local parking standards of the of the National Planning Policy Framework (August 2026).

23. Bin storage arrangements shall be provided within the curtilage of each plot in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

Reason. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling pursuant to Bury Unitary Development Plan Policy EN1/2 - Townscape and Built Design, Places for Everyone Joint Development Plan Policies JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development and JP-P1 - Sustainable Places and Policy TR4: Street design, access and parking of the of the National Planning Policy Framework (August 2026).

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