

AGENDA FOR

PLANNING CONTROL COMMITTEE

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To: All Members of Planning Control Committee

Councillors : T Cummings, S Haroon, C Preston (Chair),
R Skillen, J Harris, I Schofield, Y Wright, M D'Albert,
S Nuttall, M Hayes, K Thomas, G McGill and J Walker

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, 4 September 2018
Place:	Peel Room, 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. The Head of Development Management will brief the Committee on any changes to be made to the Planning Applications since the publication of the Agenda. This information will be circulated to Members and made available to the public on the Council's website on the day of the meeting.
Notes:	Food will be available from 5.00 pm (Lancaster Room). Pre-meeting briefing/virtual site visits at 6.00 pm (Lancaster Room). Details of site visits/member training will be circulated separately to Members and Officers.

The Agenda and reports for the meeting are attached.

The Agenda and reports are available on the Council's Website at www.bury.gov.uk.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. H. Kenyon', with a long horizontal flourish extending to the right. The signature is written on a light-colored, slightly textured background.

Stephen Kenyon CPFA
Interim Executive Director of Resource and Regulation

AGENDA

1 APOLOGIES FOR ABSENCE

2 DECLARATIONS OF INTEREST

Members of the Planning Control Committee are asked to consider whether they have an interest in any of the matters on the Agenda and, if so, to formally declare that interest.

3 MINUTES OF THE MEETING HELD ON 31 JULY 2018 *(Pages 1 - 4)*

4 PLANNING APPLICATIONS *(Pages 5 - 36)*

a SUPPLEMENTARY AGENDA *(Pages 37 - 38)*

5 DELEGATED DECISIONS *(Pages 39 - 52)*

A report from the Head of Development Management on recent delegated planning decisions since the last meeting of the Planning Control Committee.

6 PLANNING APPEALS *(Pages 53 - 62)*

A report from the Head of Development Management on recent planning appeal decisions since the last meeting of the Planning Control Committee.

7 SITES OF BIOLOGICAL IMPORTANCE *(Pages 63 - 70)*

A report from Assistant Director (Localities) is attached.

8 URGENT BUSINESS

Any other business which by reason of special circumstances the Chair agrees may be considered as a matter of urgency.

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Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 31st July, 2018

Present: Councillor C Preston (In the Chair)
Councillors A Cummings, M D'Albert, J Harris, M
Hayes, S Nuttall, I Schofield, K Thomas, J
Walker and Y Wright

Public attendance: There were 13 members of the public were in attendance

Apologies for absence: Councillors Haroon and Skillen

PCC.01 DECLARATIONS OF INTEREST

Councillor Thomas declared a predetermination in respect of planning application 62867. Councillor Thomas had spoken at several community meetings in relation to this development.

PCC.02 MINUTES

Delegated decision:

That the Minutes of the meeting held on 19th June, 2018 be approved as a correct record and signed by the Chair.

PCC.03 PLANNING APPLICATIONS

A report from the Development Manager was submitted in relation to the applications for planning permission. Supplementary information was also submitted in relation to planning applications

The Committee heard representations from applicants and/or objectors in respect of the applications submitted. This was limited to three minutes for each speaker.

Prior to the Committee meeting, a site visit took place in respect of planning application 62867.

Delegated decisions:

1. That the Committee **Approve** the following applications in accordance with the reasons put forward by the Head of Development Management in the report and supplementary information submitted and subject to the conditions included:-

62132 10 Vernon Road, Tottington – North Manor Ward

Change of use from shop (Class A1) to café (Class A3); New shop front and installation of flue at rear

62607 15 Bridge Street, Ramsbottom, Ramsbottom & Tottington – Ramsbottom Ward

Conversion of first floor and second floor roof space of former bank to 2 apartments, including first floor rear extension and roof terrace on front elevation and erection of bin store to Garden Street elevation

62777 626 Manchester Road, Bury – Bury East – Redvales Ward

Removal/Variation of condition no.4 (implementation of traffic regulation order) of planning permission 61687

62780 Tottington Motor Co, Market Street, Tottington – Ramsbottom & Tottington – Tottington Ward

Variation of condition 2 (approved plans) of planning permission 60264 to revise the store building to provide an enclosed goods access, a basement and revisions to elevations; amendments to layout including forecourt levels, fuel pumps and car parking

62835 Land off Roach Bank Road, Bury – Whitefield & Unsworth – Unsworth Ward

External lighting scheme and baffling

Note: Councillor Harris proposed an alternative motion, to add an additional condition - to Approve with Conditions the application but for a temporary six month period only. The alternative motion was seconded by Councillor D'Albert and the Committee voted unanimously in favour of the alternative motion.

62860 20 Hillstone Close, Tottington – North Manor Ward

First floor extension at rear, new rear dormer and balcony structure with glazed balustrade at rear; Pitched roof over existing integral garage at front

62867 Kay Street Bridge, Summerseat, Ramsbottom – North Manor Ward

Widening works on the upstream side of Kay Street Bridge, Summerseat to provide a segregated single garageway and pedestrian footway (Bridge Extension)

Note: Cllr Thomas left the meeting room while this application was under consideration having declared a predetermination.

62914 48 Parksway, Prestwich, Manchester – Prestwich – Sedgley

Erection of 1 no. dwellinghouse with basement and detached garage

2. That the Committee be **Minded to Approve** the following application in accordance with the reasons put forward by the Head of Development Management in the report and supplementary information submitted and subject to the conditions included:

60418 Land at Bury Road/York Street, Radcliffe, Manchester – Radcliffe East Ward

Variations of conditions 20,27,28,29 & 35 of approved planning application 56744 relating to: 20 & 35 surface water drainage scheme, 27 – samples of materials, 28 – lifetime homes, 29 – footpath and cycle route to vary the timing of submission for implementation

3. That the following application be **Deferred:-**

62715 31 Quarlton Drive, Tottington – North Manor Ward

Demolition of existing dwelling house and erection of replacement dwelling house with detached garage

Note: During the debate and prior to the consideration of the application, Councillor Preston proposed to defer the application for a site visit. This proposal was seconded by Councillor Thomas. The Committee voted unanimously in favour of the proposal to defer for a site visit.

PCC.04 DELEGATED DECISIONS

A report from the Head of Development Manager was submitted listing all recent Planning application decisions made by Officers using delegated powers.

Delegated decision:

That the report be noted.

PCC.05 PLANNING APPEALS

A report from the Head of Development Management was submitted listing all recent Planning Appeal decisions since the last meeting of the Planning Control Committee.

Delegated decision:

That the report be noted.

**CHAIR
COUNCILLOR C Preston**

(Note: The meeting started at 7.00 pm and ended at 8.15 pm)

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Title	Planning Applications
To:	Planning Control Committee
On:	04 September 2018
By:	Development Manager
Status:	For Publication

Executive Summary

The attached reports present members with a description of various planning applications, the results of consultations, relevant policies, site history and issues involved.

My recommendations in each case are given in the attached reports.

This report has the following implications

Township Forum/ Ward: Identified in each case.

Policy: Identified in each case.

Resources: Not generally applicable.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:
The elimination of discrimination, harassment and victimisation;
The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;
The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, I have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based

upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the Planning Control Committee shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Development Manager

Background Documents

1. The planning application forms and plans submitted therewith.
2. Certificates relating to the ownership.
3. Letters and Documents from objectors or other interested parties.
4. Responses from Consultees.

FOR FURTHER INFORMATION ON THE CONTENTS OF EACH REPORT PLEASE CONTACT INDIVIDUAL CASE OFFICERS IDENTIFIED IN EACH CASE.

01	Township Forum - Ward:	Radcliffe - East	App No.	62830
	Location:	Eton Business Park, Eton Hill Road, Radcliffe, Manchester, M26 2US		
	Proposal:	1.Phase 01 Extension to existing car, motorhome and caravan sales area, incorporating new security fencing, re-positioning of entrance gate. It will involve making good of the existing hard-standing, and the installation of new lighting and CCTV. 2.Phase 02 Create an additional open storage compound accessible from the existing business park only. This will include a new hard-standing area with security fencing, lighting, and CCTV.		
	Recommendation:	Approve with Conditions	Site Visit:	N
<hr/>				
02	Township Forum - Ward:	Radcliffe - East	App No.	62864
	Location:	Pioneer Mills, Milltown Street, Radcliffe, Manchester, M26 9WN		
	Proposal:	Small-scale gas-fired standby electricity generation plant and ancillary infrastructure		
	Recommendation:	Approve with Conditions	Site Visit:	N
<hr/>				

Ward: Radcliffe - East

Item 01

Applicant: Hamilton Heath Estates Ltd

Location: Eton Business Park, Eton Hill Road, Radcliffe, Manchester, M26 2US

Proposal: 1.Phase 01 Extension to existing car, motorhome and caravan sales area, incorporating new security fencing, re-positioning of entrance gate. It will involve making good of the existing hard-standing, and the installation of new lighting and CCTV.
2.Phase 02 Create an additional open storage compound accessible from the existing business park only. This will include a new hard-standing area with security fencing, lighting, and CCTV.

Application Ref: 62830/Full

Target Date: 04/09/2018

Recommendation: Approve with Conditions

Description

The site forms part of an Employment Generating Area and is located close to the junction of Bury Road and Eton Hill Road. The site consists of a hard standing, with trees and vegetation on the perimeter. There is a low brick wall along the boundary with Bury Road and 2 metre high palisade fencing to all other boundaries. Access to the site is from the existing vehicular access off Eton Hill Road, which serves the existing vehicle sales business.

There is open grazing land to the north of the site and Hutchinson's Goit forms the boundary to the east. To the south and south east are industrial buildings and residential dwellings to the west across Bury Road.

The proposal involves extending the caravan and car sales area of the adjacent business (Tottington Motor Company) onto the western/ Bury Road section of the site (approx 0.23ha) and creating an additional vehicular storage area (approx 0.1ha) on the eastern section. A small single storey sales cabin with a footprint 9.5m by 4.3m would be positioned on the south side of the new display area. The site would be bounded by a new 2m high, green paladin mesh fence. Along the Bury Road frontage the new fence would be set back behind a landscaped strip comprising a grassed area with tree and hedge planting. Further landscaping would be implemented along the northern boundary where it abuts the open ground and river valley. The proposal also involves the positioning of nine 5m high lighting poles around the perimeter of the site.

In terms of history, in 2017, permission was granted for the erection of 18 industrial units with parking on the site. Planning permission was granted in March 2016 for the provision of 18 dwellings and this consent has not been implemented to date, but is still extant. Prior to this in 2011, approval was given for 194 two storey, commercial storage containers.

Relevant Planning History

60673 - Erection of 18 no.small industrial units for Class B1 (Business), Class B2 (general industry) and Class B8 (storage and distribution) with associated car parking and service yard - Approved 01/03/2017

58324 - Residential development of 18 dwellings at land adjacent to Eton Business Park, Bury Road, Radcliffe. Approved with conditions - 18/03/2016.

54131 - Erection of 194 self-storage container units stacked in 2 storeys at Eton Business Park, Eton Hill Road, Radcliffe. Approved with conditions - 21/09/2011.

Publicity

The following 57 neighbours were notified by letter dated 12/07/18.

259-291(odd) Bury Road, 2 and 4 Warth Road and units 1-39 Eton Business Park.

Objections have been received from 279, 281 and 283 Bury Road.

- Gross intrusion on open views.
- Additional car/van storage is going to encourage more crime in the area.
- Increased lighting would affect wildlife.
- Increased traffic and parking would increase along Bury Road.
- The proposed new entrance would make a busy road even worse at peak times. We were assured that this entrance would not be used for further development.
- We were assured that any new development would be hidden by fast growing shrubbery however judging by the placement of cameras and lighting this will caused another issue.
- Noise levels will increase and air pollution/fumes will also affect health.
- Working 'unsociable hours would increase.

The objectors have been notified of the Planning Control Committee.

Consultations

Traffic Section - No objection.

Drainage Section - No objection.

Unitary Development Plan and Policies

EC2/1	Employment Generating Areas
EC4	Small and Growing Businesses
EC6/1	New Business, Industrial and Commercial
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN1/5	Crime Prevention
EN5/1	New Development and Flood Risk
EN7/1	Atmospheric Pollution
EN8/2	Woodland and Tree Planting
S4/4	Car Showrooms, Car Sales Areas and Petrol Filling Stns
SPD14	Employment Land and Premises
NPPF	National Planning Policy Framework
EN7/2	Noise Pollution
EN7/5	Waste Water Management

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Principle - The proposed development is located within the Eton Hill Road Employment Generating Area (EGA) and Policy EC2/1 is relevant.

Policy EC2/1 states that the Council will only allow development for business (B1), general industrial (B2) and warehousing (B8). Other uses will only be permitted where they constitute limited development or do not substantially detract from an area's value as an Employment Generating Area.

The site has been vacant for a number of years, having previously been a depot. The additional caravan/car sales/display and storage area, in relation to the wider Employment

Generating Area, is considered relatively small and, in helping to maintain the viability of the existing business, would not detract from the primary function of the EGA. As such, the proposed development would be acceptable and in accordance with the NPPF and UDP Policy EC2/1 Employment Generating Areas.

Design and layout - The proposal does not involve any permanent buildings other than a small single storey sales cabin. The new boundary fencing would be the green paladin type that is used on many sites close to residential properties and the proposed landscaping scheme which would be provided along the Bury Road and northern boundaries would screen the site to an acceptable degree. The caravans, motorhomes and other vehicles on display or stored on the site would therefore not be particularly prominent when viewed from Bury Road through the boundary planting. It is considered that the proposed development would not be incongruous within the streetscene and would be in accordance with Policies EN1/2 and EC6/1 of the Bury Unitary Development Plan.

Impact upon residential amenity - There would be approximately 25 metres between the site and existing dwellings across Bury Road. Given the proposed opening hours, boundary screening and the fact that there are no noisy activities on the site and light from the lighting columns would be directed into the site only, there would be no serious impact on the residential amenity of neighbouring properties. In the light of previous approvals for industrial units and two storey self-storage units on the site, the current proposal would have significantly less impact. The proposal is acceptable in terms of residential amenity and complies with the NPPF and UDP Policies EC4/1 Small Businesses, EN7/1 Atmospheric Pollution and EN7/2 Noise Pollution.

Ecology - A previous ecology survey and assessment of the site in 2017, submitted with the previous proposal for industrial units on the site, found the site to be of generally low ecological value, which supports common habitats and species. As such there are no objections on ecological grounds, subject to the inclusion of conditions relating to invasive species and nesting birds. The proposed development would not cause harm to any protected species and would be in accordance with Policies EN6 and EN6/3 of the Bury Unitary Development Plan and the NPPF.

Highways issues - The proposal to utilise the existing access onto Bury Road would be acceptable in principle. The original plan indicated new gates at the back of the footway which was not workable. Revised plans now indicate gates set back into the site to allow vehicles to pull off, clear of the highway and this is a more acceptable option in terms of highway safety.

The Traffic Section has no objections to the proposal, subject to the inclusion of conditions relating to access alterations at Eton Hill Road, a construction traffic management plan, measures to prevent mud from passing onto the highway, turning facilities, car parking and means of vehicular access. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies EN1/2 and EC6/1 of the Bury Unitary Development Plan.

Parking - The proposed display and storage areas would be an extension of the existing business and parking would be within the existing site to the south. In this instance, the existing level of parking provision is acceptable and would be in accordance with UDP Policy HT2/4 and SPD11 in relation to parking.

Drainage/Flood Risk - A drainage assessment was submitted with the application. The western part of the site appears to drain into a United Utilities surface water drain along the northern boundary. The refurbished hardstanding would be arranged to allow the site to be free draining. United Utilities confirm that an overflow from the soakaways can be connected to the surface water drain to allow for extreme events and drainage failure. It is considered appropriate to attach a condition requiring a full drainage scheme to be submitted prior to commencement of development.

Objections - Although one cannot secure a 'view' as such, the proposal with relatively low level vehicle/caravan display/storage, twinned with landscape/screening, would not be particularly intrusive when viewed from Bury Road.

It is not considered that the proposal would necessarily lead to an increase in crime. The site would be secure with security lighting and CCTV. The lighting would cover only the site and should not spread into surrounding areas.

The access point onto Bury Road would not change. The proposed access arrangements into the new display area from the existing site are acceptable and do not raise any highway safety issues. In terms of parking, customers would use the existing parking areas within the wider site. It is not considered that there would be excessive on street parking along Bury Road.

It is not considered that noise and pollution levels would increase significantly and working in 'unsociable hours' would be controlled by a suitable 'working hours' conditions.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered 01, 02/C, 03 and 04/B 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 the policies of the Bury Unitary Development Plan listed.
3. The entrance gates alterations indicated on approved plan reference 3504 04 Revision B shall be implemented prior to the use hereby approved commencing and thereafter maintained in the approved positions at all times.
Reason. To ensure good highway design and the ability to maintain vehicles entering the site clear of the adopted highway pursuant to UDP Policy EC4/1 Small Businesses.
4. The turning facilities between the proposed re-positioned gates and Bury Road indicated on approved plan 04/B shall be provided prior to the use hereby approved commencing 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 highway safety pursuant to UDP Policy EC4/1 Small Businesses and HT2/4 Car Parking and New Development.
5. Prior to commencement of development, details of the single storey sales office shall be submitted to and approved in writing by the Local planning Authority.

Reason. Insufficient information has been supplied and in the interests of visual amenity pursuant to UDP Policy EN1/2 Townscape and Built Design.

6. The proposed security lighting shall not be permanently on outside opening hours but operate on a 'motion sensitive' basis only. The lighting units shall be positioned to avoid shining directly into nearby residential properties, and thereafter maintained as such.

Reason. To protect residential amenity pursuant to UDP Policies EC4/1 Small Businesses and EN7/1 Atmospheric Pollution.

7. All work, deliveries and other activity shall be confined to the following times:-
0800 hrs to 1830 hrs, Monday to Friday
0830 hrs to 16.30 hrs Saturday
1000 hrs to 1600 hrs Sunday

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EC4/1 Small Businesses, EC6/1 Assessing New Business, Industrial and Commercial Development and EN7/2 Noise Pollution.

8. No development shall commence unless and until:-

- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
- Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
- Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework.

9. Following the provisions of Condition 8 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework.

10. No development shall commence until full details of a scheme for the eradication and/or control of Japanese Knotweed (*Fallonica 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.

Reason. The scheme does not provide full details of the actual extent of Japanese Knotweed and Himalayan Balsam in the interest of UDP Policy EN9 Landscape and pursuant to National Planning Policy Framework

11. No removal of or works to any trees, shrubs or brambles shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a

competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority prior to undertaking any works.

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 and National Planning Policy Framework.

12. The landscaping scheme indicated in drwg No.5775.01 (Trevor Bridge) (with additional tree planting indicated in revised plan 04/B) shall be implemented within the first planting season or not later than 12 months from the commencement of the proposed use, whichever is sooner; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

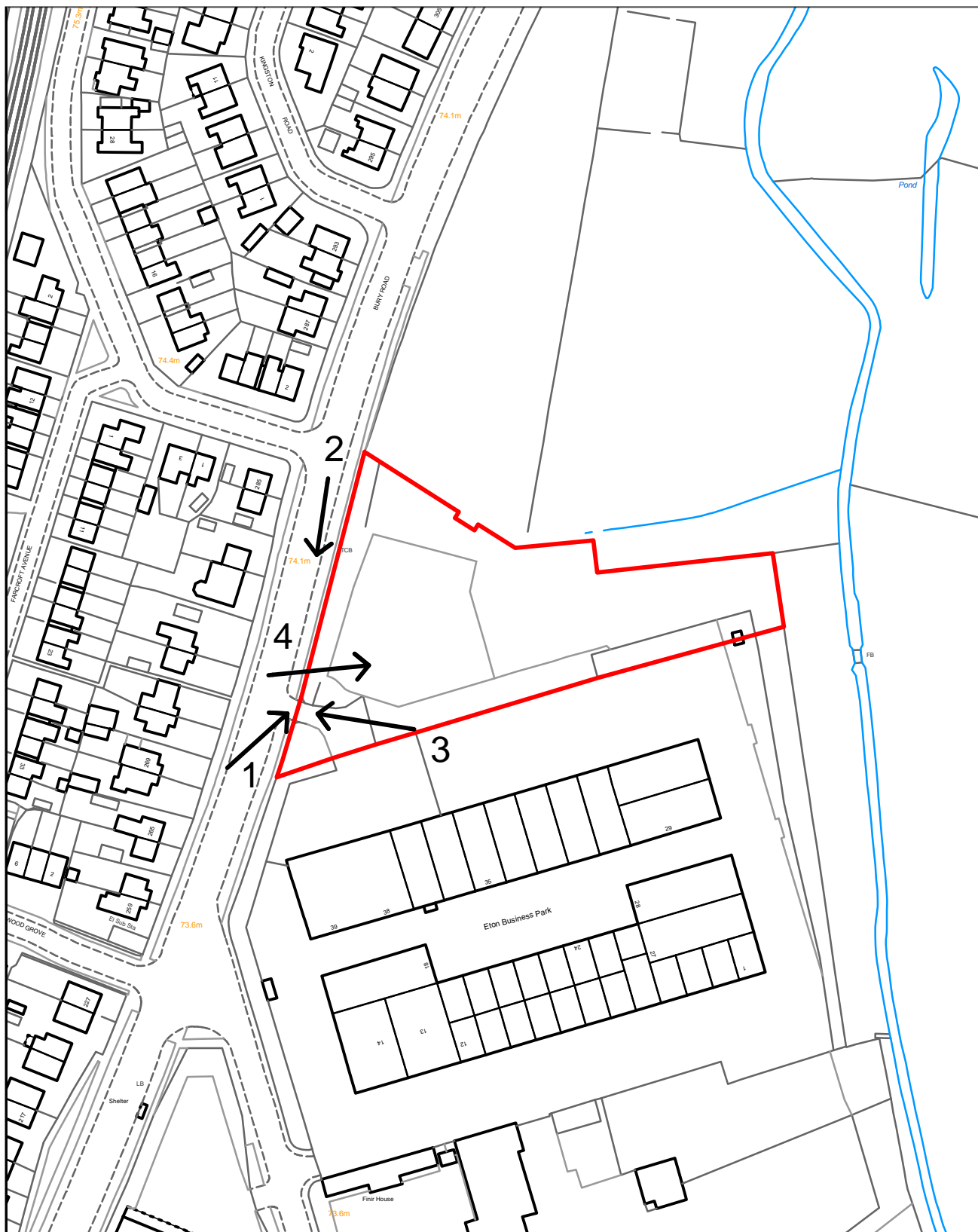
Reason. The application does not contain details of landscaping and to secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN1/2 Townscape and Built Design and EN1/3 Landscape Provision of the Bury Unitary Development Plan.

13. No development shall commence unless and until surface water drainage proposals have been submitted to and approved in writing by the Local Planning Authority. The scheme should be in accordance with the submitted Surface Water Sustainable Drainage Assessment and must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided. The approved scheme only shall be implemented prior to first occupation and thereafter maintained.

Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to the NPPF and Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management.

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 62830

**ADDRESS: Eton Business Park
Eton Hill Road**

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

Photo 1



Photo 2

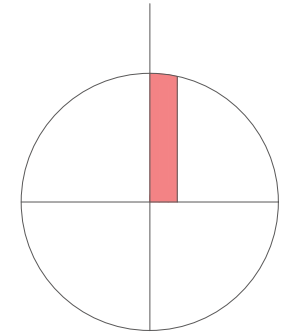


Photo 3



Photo 4





planning

Hamilton Heath Estates
Proposed New Compounds
Land at Eton Business Park
Eton Hill Road
Radcliffe

Site Location Plan

work to figured dimensions

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contract no

3504 03

drawn by

Ordnance Survey

drawing no

date

May 2018

revision

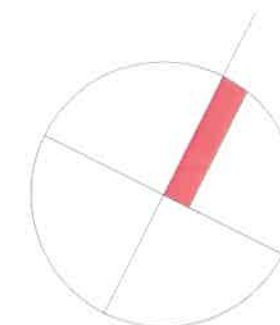
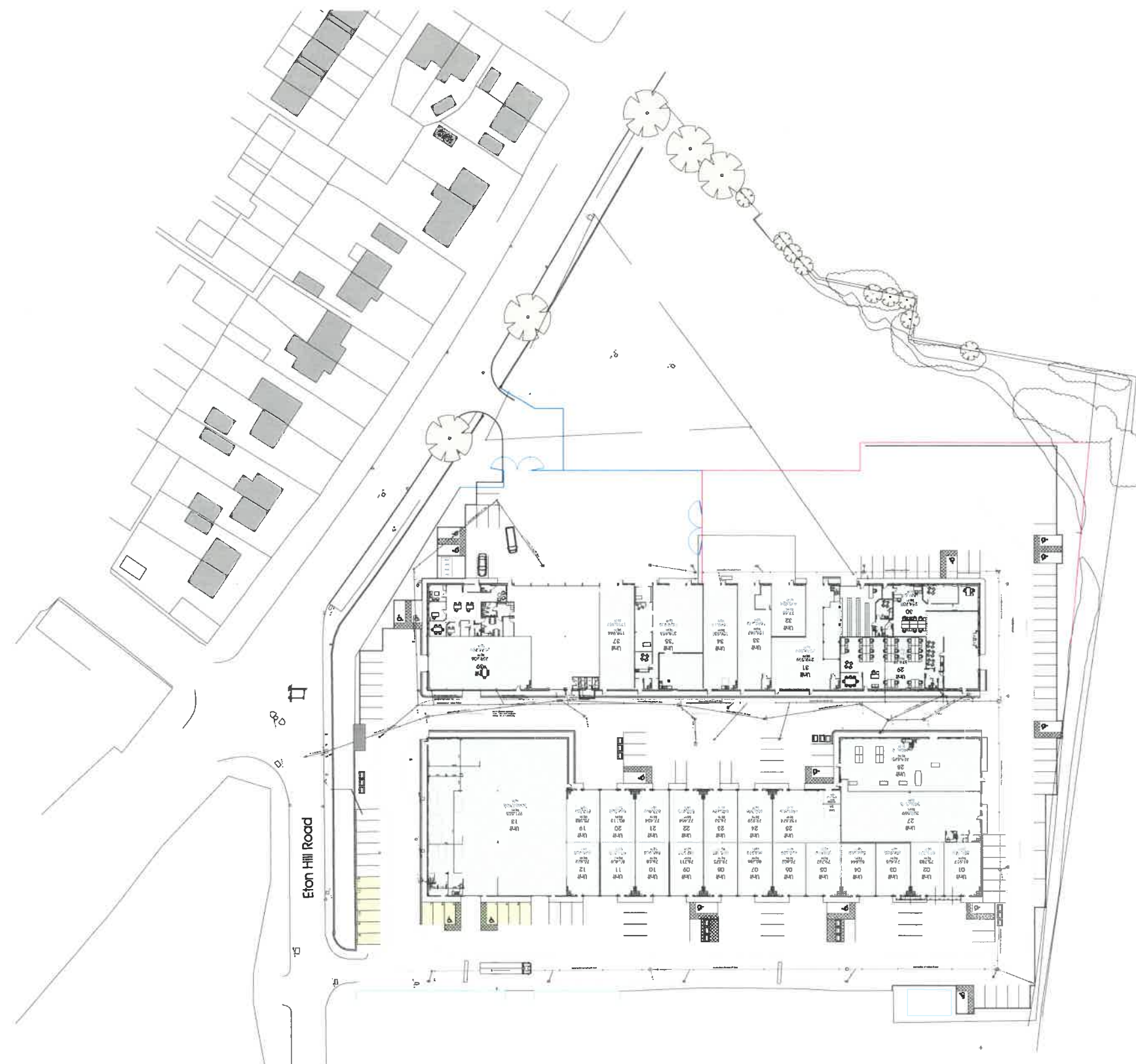
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CJPARTNERSHIP
ENVIRONMENTAL ARCHITECTS





Hamilton Heath Estates
New Yard Areas
Land at Eton Business Park
Eton Hill Road
Radcliffe

Site Layout as Existing

work to figured dimensions

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Page 17

contract no

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date

March 2018

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planning

Revisions:
A.

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Castleton Rochdale OL11 2PG

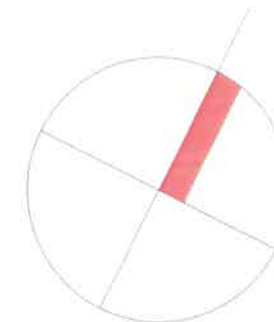
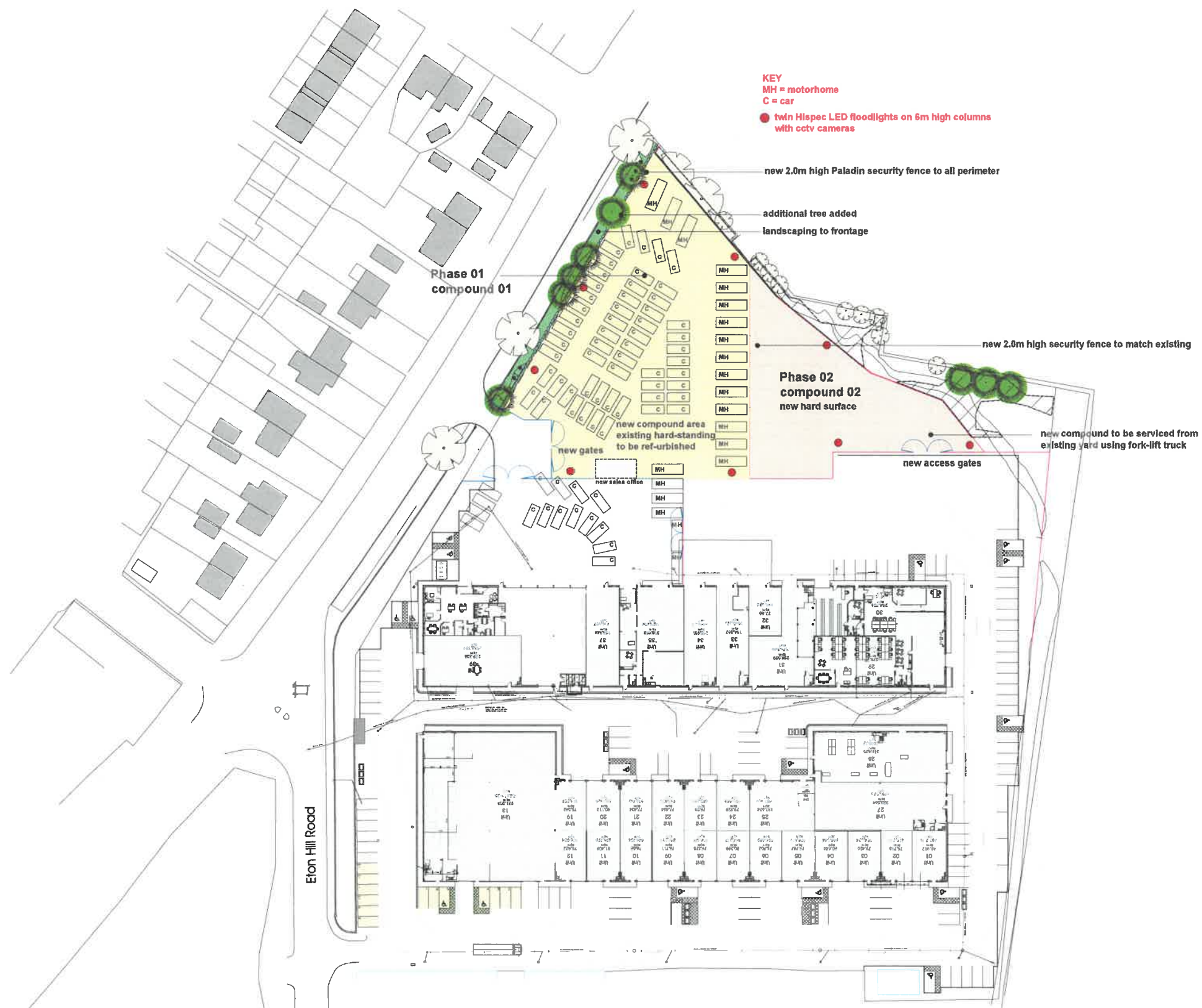
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info@cjpartnership.com

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CJPARTNERSHIP
ENVIRONMENTAL ARCHITECTS





new 2.0m high Paladin fence

Hamilton Heath Estates
 New Yard Areas
 Land at Eton Business Park
 Eton Hill Road
 Radcliffe

Proposed Layout SK01

work to figured dimensions

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March 2018

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Page 18

planning

Revisions:
 A. Compound 01 internal layout, servicing details for compound 02, and external lighting details added. PDC, July 2015
 B. Fencing specification to perimeter changed from palisade to paladin, and additional tree added to Bury Road frontage. PDC, August 2015
 C. Existing entrance arrangement retained, additional gates and position of proposed sales office added. PDC, August 2015

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CJPARTNERSHIP
 ENVIRONMENTAL ARCHITECTS



Ward: Radcliffe - East

Item 02

Applicant: UK Power Reserve Ltd

Location: Pioneer Mills, Milltown Street, Radcliffe, Manchester, M26 9WN

Proposal: Small-scale gas-fired standby electricity generation plant and ancillary infrastructure

Application Ref: 62864/Full

Target Date: 25/07/2018

Recommendation: Approve with Conditions

This application is being presented to Planning Control Committee as Councillor Preston has called the application in, following confirmation from the chair.

Description

The application relates to a site adjacent to Pioneer Mill, at the end of Milltown Street, on the south/west side of the River Irwell. The main site area, measuring approximately 0.3ha is vacant and comprised of a hardstanding that has been subject to fly tipping. It is within a Employment Generating Area with the River Irwell to the east and well treed land to the south. Running along the western bank of the River Irwell to the south of the site is Sailors Brow/Springwater Park SBI (grade C). The main Pioneer Mill is immediately to the north and to the east is a brick built warehouse/workshop. The nearest residential properties are 170m away to the south and 250m to the east on Irwell Street. Access is from Milltown Street and along the front of the mill.

The proposed electricity generating station would comprise siting 14 containerised gas fired engines on the 0.3ha site with a separate ancillary buildings including a control room, switch room, store, metering station and transformer compound. Each of the containers housing the generators and the ancillary works would have a footprint 12m by 3m and a maximum height of 8m. All structures would have a concrete base with a permeable gravelled surface surrounding. It is the intention to utilise the existing access via Milltown Street and introduce a landscape strip comprising native trees and shrubs along the riverbank. The site would be bounded by a green paladin style mesh fence.

The vast majority of the site is open but there are small groups of trees along the eastern/riverbank and southern boundaries. The trees are of mixed quality with many in poor condition. About 30 trees have been identified for removal. It is intended to replace those trees that would be lost with replacements around the boundary.

The following documents have been submitted in support of the application:

- Arboricultural Impact Assessment,
- Ecological Assessment
- Flood Risk assessment,
- Noise Impact Assessment
- Air Quality Assessment
- Groundsure Screening Report (Coal)
- Landscape Impact Appraisal,
- Planning Statement

Background - The electricity produced would contribute to a government programme to fulfill demand for energy during peak electricity periods (National Grid Balancing Services mechanism). Most electricity in the UK is generated by a few large power stations connected to the national network and is known as 'Baseload' electricity. However this centralised system, whilst continuous and consistent, is not particularly responsive to localised peaks in demand. A secondary system, known as 'Peak load', is therefore required to cover increased demand at certain times of the day, usually in the early evening. demand can also vary seasonally. The peak load supply can be more easily be provided by smaller scale generating plants that can be more easily turned on and off, such as the one proposed.

The need to increase electricity generating capacity also comes about due to increasing demand for electricity and reduced generation in the short term as a consequences of switching from coal fired power stations to alternative forms of low carbon energy generation. In general the National Grid seeks to maintain a 20% margin of spare capacity. In recent years this has fallen to around 11%.

Relevant Planning History

Pre-application Enquiry 02126/E - Small scale Electricity generating station - Enquiry completed.

Publicity

The following neighbours were notified by letter dated 04/06/18.

All commercial Units at Pioneer Mill, Falcon Mill, Milltown Street, Refrigeration Spares, Phoenix Electroplating, Star Auto Salvage, Greenberg Ltd, West and Senior, 43 Milltown Street, 19, 19a, 21, 21a and b, 23 New Road, Indigo Planning.

One comment from the occupier of unit 37a Pioneer Mill seeking clarification as to the exact siting of the plant.

All representees have been notified of the Planning Control Committee.

Consultations

Traffic Section - No objection.

Environmental Health - No objection.

GM Fire and Rescue Service - No comment to date.

GM Ecology Unit - No objection.

Environment Agency - No objection subject to conditions and flood mitigation measures.

Cadent Gas Ltd (formerly National Grid) - No objection.

United Utilities - No objection.

Electricity North West Ltd - No objection.

Unitary Development Plan and Policies

EN6/4	Wildlife Links and Corridors
EC4/1	Small Businesses
EC2/2	Employment Land and Premises
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN5/1	New Development and Flood Risk
EN7/1	Atmospheric Pollution
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN1/11	Public Utility Infrastructure
EN6/3	Features of Ecological Value
EN7/3	Water Pollution
EN8	Woodland and Trees
EN9	Landscape
EN10/1	Derelict Land
EN10/2	Riverside and Canalside Improvement in Urban Areas

HT2/4	Car Parking and New Development
NPPF	National Planning Policy Framework
SPD2	DC Policy Guidance Note 2: Wildlife Links & Corridors
SPD14	Employment Land and Premises

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Policies - EC2/1 Employment Generating Areas. In the defined Employment Generating Areas, as identified on the Proposals Map, the Council will only allow development for the uses specified (Business (B1), General Industrial (B2), Warehousing (B8) and Leisure and Tourism Uses) Other uses will only be permitted where they constitute limited development or do not substantially detract from an area's value as an Employment Generating Area. The site falls into the Radcliffe East EGA.

EC3/1 Measures to Improve Industrial Areas. The Council will be especially concerned with improving older industrial areas and premises, and will encourage and, where appropriate, implement measures to:

- a) improve the condition and appearance of buildings;
- b) improve access, servicing and car parking arrangements;
- c) bring into use derelict and vacant land;
- d) facilitate the re-use of vacant buildings and floorspace;
- e) improve the visual appearance and environment of the area;
- f) promote the introduction of new industrial development;
- g) promote good standards of design in all developments.

EN1/1 Visual Amenity. Development will not be permitted where proposals would have a detrimental effect on:

- a) public views of prominent or important buildings, especially those in areas of architectural or historic interest;
- b) the visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Areas or the river valleys.

EN1/2 Townscape and Built Design. The Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. Factors to be considered when assessing proposals will include:

- a) the external appearance and design of the proposal in relation to its height, scale, density and layout;
- b) the relationship of the proposal to the surrounding area;
- c) the choice and use of materials;
- d) access and other design features for the mobility impaired;
- e) the design and appearance of access, parking and service provision;
- f) landscaping, including the use of natural landscape features, and open space provision;
- g) the use of lighting.

EN1/11 Public Utility Infrastructure. The development of operational facilities for public utility provision will be permitted where this is necessary to implement the development objectives of this Plan or to meet relevant statutory obligations and environmental standards, and is consistent with other policies and proposals of the Plan.

EN5/1 New Development and Flood Risk. The Council will not permit new development, including the raising of land and the intensification of development, where such development would be at risk from flooding, would be likely to increase the risk of flooding elsewhere, or would adversely affect river flood defences. When assessing proposals against this policy, the following criteria will apply:

- a) the impact on the floodplain;
- b) the increase in surface water run-off as a result of the proposal;
- c) the impact on fluvial flood defences;
- d) the incorporation of mitigating works.

EN6/3 Features of Ecological Value. The effect of land use changes on existing features of ecological or wildlife value will be taken into account when assessing development proposals. Any proposal should seek to retain such features and incorporate them into the development.

EN6/4 Wildlife Links and Corridors. The Council will seek to consolidate and, where appropriate, strengthen wildlife links and corridors, and will not permit development which would adversely affect identified areas. In particular, the Council will seek to ensure that new development within or adjacent to identified links or corridors contributes to their effectiveness through the design, landscaping and siting of development proposals and mitigation works, where appropriate.

EN7/1 Atmospheric Pollution. In seeking to limit atmospheric pollution the Council will not permit development which:

- a) would result in unacceptable levels of atmospheric pollution; and/or
- b) is not compatible with the achievement of the Council's long term air quality standards.

EN7/2 Noise Pollution. In seeking to limit noise pollution the Council will not permit:

- a) development which could lead to an unacceptable noise nuisance to nearby occupiers and/or amenity users;
- b) development close to a permanent source of noise.

EN7/3 Water Pollution. The Council will not permit development which would have an unacceptable adverse effect in terms of pollution upon the water quality of the Borough's water courses and other water features.

EN8 Woodland and Trees. The Council will support the retention of trees, woods, copses and hedgerows and encourage natural regeneration and new and replacement tree planting throughout the Borough.

EN9 Landscape. The Council will seek to protect, conserve and improve the landscape quality of the Borough, and will encourage the enhancement of landscapes, where appropriate.

EN10/1 Derelict Land. The Council will encourage the reclamation and beneficial use of derelict land by the public and private sectors, including the redevelopment of derelict sites in accordance with the Council's programme for derelict land reclamation.

EN10/2 Riverside and Canalside Improvement in Urban Areas. When considering new proposals for development adjoining and adjacent to rivers and canals in the urban area, the Council will, where appropriate, require schemes to include improvements to waterside areas, including tree planting, provision of waterside walks and the refurbishment or clearance of redundant buildings and other structures.

HT2/4 Car Parking and New Development. The Council will require all applications for development to make adequate provision for their car parking and servicing requirements in accordance with the Council's car parking standards.

Use. The site is within an existing Employment Generating Area where industrial uses are

acceptable. Although the electricity generating station falls within a sui generis use, given the nature of the proposal and the fact that it needs to be located away from residential areas, this would not be inappropriate within the EGA and would not raise any serious land use issues. In terms of the principle, the proposal complies with the NPPF and the UDP.

Visual amenity. The site has been subject to fly-tipping and currently has very poor amenity value. Immediately south of the main mill building and to the east of a smaller second industrial building, it is well screened from the west/ Milltown Street. The site is also screened from the south by heavy planting and a rise in land levels. Views from across the River Irwell would also be limited by existing planting along the riverbank and by additional planting along the site's boundary with the river. The site is not within the Green Belt which extends east from the River Irwell.

The proposal affords an opportunity for the site to be cleared of rubbish and brought back into productive use with new landscaping along the riverbank.

In terms of the structures themselves, they would be relatively modest in scale, set against adjacent buildings, and finished in a matt green with the stacks and radiators/pipework in a silver/grey, would not appear so incongruous within the immediate landscape. The boundary fencing would be the paladin mesh type which, coloured green, would be acceptable in this location. In terms of visual amenity the proposal is considered to be acceptable and complies with UDP Policy EN1/2 Townscape and Built Design.

For information, at the end of this report is a photo of a completed scheme on Martens Road Irlam, Salford. The application (16/68487) proposed 9 generators of similar size and was approved subject to conditions by Salford Council in August 2016.

Residential Amenity - A revised Noise Impact Report (PDA Acoustics Ltd, dated 8th August 2018) has been submitted in support of the application. The summary of the report indicates that although there would be 14 gas powered engines that may be required to operate at anytime within a 24hour period, they would only operate at certain times when the National Grid requires reserve power. Historically this would likely be the late afternoon/early evening period. The noise assessment indicates that with proposed attenuation measures (sound insulated containers), the noise egress from the development would be below the typical measures background noise levels by between -2dB and -12dB during the day and night time periods respectively. All other noise sensitive dwellings would experience lower noise levels due to increased distance attenuation and shielding from the surrounding buildings.

An air quality assessment (Isopleth Ltd, May 2018) has also been submitted with the application. It concludes that during the construction phase the development poses a negligible risk for dust at receptor locations and ecological sites. In terms of traffic, it is not predicted that emissions would be significant either during construction or operational phases.

With regard to the generators themselves, air quality modelling was undertaken on a 'worse case' basis. It is concluded that all impacts, human and ecological, are predicted to be acceptable in relation to the Air Quality Directive.

As such the proposal is considered to be acceptable in relation to residential amenity and complies with the NPPF and UDP Policy EN7/1 Atmospheric Pollution and EN7/2 Noise Pollution.

Environmental Impact/ Ecology. In terms of an Environmental Impact Assessment (EIA), the proposal would fall into Schedule 2 development (Industrial installation for the production of electricity). However as the site is less than 0.5ha, does not constitute a 'sensitive' area and does not raise significant environmental issues, it is not deemed as requiring an EIA.

An ecological assessment (The Environment Partnership, May 2018), was submitted with the application and conclusions are as follows:

- A desk based assessment and a Phase 1 habitat survey were undertaken.
- The site is comprised of bare ground with areas tipped refuse and scattered trees.
- Some tree removal is required on the east side of the site.
- Pollution control measures are required to minimise potential impact on the SBI to the south.
- No protective plant species recorded but evidence of invasive species found.
- Surveys of nearby ponds required to determine any presence of Great Crested Newts and if appropriate mitigation measures put in place.
- Reasonable Avoidance Measures Method Statement (RAMMS) recommended for construction phase.
- Selected tree removal will not impact on roosting bats.
- Nesting bird checks and site clearance restrictions recommended.
- Bat and bird boxes installed.
- Water Vole Survey recommended.

The Environment Agency and the Greater Manchester Ecology Unit (GMEU) do not object to the proposal on ecological grounds. GMEU suggests that, following recent surveys, there is no evidence of Great Crested Newts in the immediate vicinity. A RAMMS method statement is however recommended given the opportunities for toads/amphibians to be resting within the rubble/refuse on the site. This would be a condition of any approval. Other conditions would require Japanese knotweed/hogweed clearance, measures to protect the River Bank/SBI during construction and a landscaping scheme along the riverbank.

Given the mitigation measures and suggested conditions, the proposal is considered to be acceptable and complies with the NPPF and UDP Policies relating to ecology and the environment.

Flood Risk - A flood risk assessment was submitted with the application (Amber Planning, May 2018). The report concludes that the development is considered appropriate within Flood Zone 3a. A surface water drainage scheme would include on site attenuation storage and controlled discharge which would ensure floor risk is suitably mitigated. Water quality treatment measures are proposed to ensure only clean water is discharged from the facility. Any drainage works would be subject to agreement with Bury Council and the Environment Agency through an appropriate planning condition should approval be given.

Traffic - Other than during the construction phase, there would be no significant traffic generated by the proposal. As such it is considered appropriate to require a Construction Traffic Management Plan to be submitted prior to commencement of development.

There would be two parking spaces within the site for visitors/maintenance staff and this is considered to be acceptable and compliant with UDP Policy and guidance.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

2. This decision relates to drawings numbered 18019.103/1b and 102/1b 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 the policies of the Bury Unitary Development Plan listed.

3. No development shall commence unless and until:-

- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
- Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
- Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

4. Following the provisions of Condition 3 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

5. The rating level (LAeq,T) from the power generating proposals associated with the development, when operating simultaneously, shall not exceed the background noise level (LA90,T) at any time when measured at the boundary of the nearest noise sensitive premises. Noise measurements and assessments shall be carried out according to BS4142:2014 "Methods for rating and assessing industrial and commercial sound". 'T' refers to any 1 hour period between 07.00hrs and 23.00hrs and any 15 minute period between 23.00hrs and 07.00hrs.

Reason. To safeguard the amenity of occupants of the nearest residential properties in accordance with the NPPF and UDP Policy EN7/2 Noise Pollution.

6. Notwithstanding the details indicated in the submitted Transport Statement, 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:

- Hours of operation and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
- Parking on site of operatives' and construction vehicles together with storage on site of construction materials;
- 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 plan shall be adhered to throughout the construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials.

Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to the NPPF and UDP Policy H4 New Development.

7. The access/turning facilities indicated on approved plan reference 18019.102 Revision 1b shall be provided before the development is brought into use 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 the NPPF and UDP Policy H4 New Development.
8. The car parking indicated on approved plan reference 18019.102 Revision 1b shall be surfaced and made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to the NPPF and UDP Policy H2/4 Car Parking and New Development.
9. The boundary security fence shall be a green mesh paladin type and thereafter maintained as such.
Reason - To secure the satisfactory development of the site and in the interests of the visual amenities of the area pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
10. The development shall not commence unless and until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include;
 - measures to protect all retained trees, required by BS 5837:2012 "Trees in relation to design, demolition and construction",
 - details of all tree removal works,
 - measures to encourage bird and bat nesting.All measures shall remain in situ until the development has been completed.
Reason. To avoid damage to or loss of trees which are of landscape value to the area pursuant to the NPPF and UDP Policies EN1/3 Landscape Provision and EN8/2 Woodland and Tree Planting.
11. A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include a schedule of native tree and shrub planting and maintenance scheme. The approved scheme shall thereafter be implemented not later than 12 months from the date the proposal is first commenced or within the first available tree planting season wherever is sooner; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to the NPPF and Policies EN1/3 Landscape Provision and EN8/2 Woodland and Tree Planting of the Bury Unitary Development Plan.
12. No development shall commence until full details of a scheme for the eradication

and/or control of Japanese Knotweed, Giant Hogweed and Himalayan Balsam 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.

Reason. The scheme does not provide full details of the actual extent of Japanese Knotweed and Himalayan Balsam in the interest of UDP Policy EN9 Landscape and pursuant to National Planning Policy Framework.

13. All site clearance shall be undertaken on the basis of a 'Reasonable Avoidance Measures Method Statement' (RAMMS) for amphibians.

Reason. In order to protect any amphibians pursuant to the NPPF and UDP Policy EN6/4 Wildlife Links and Corridors.

14. The development shall not be brought into use unless and until the flood mitigation measures detailed in the Flood Risk Assessment (Amber Planning), May 2018 have been fully implemented.

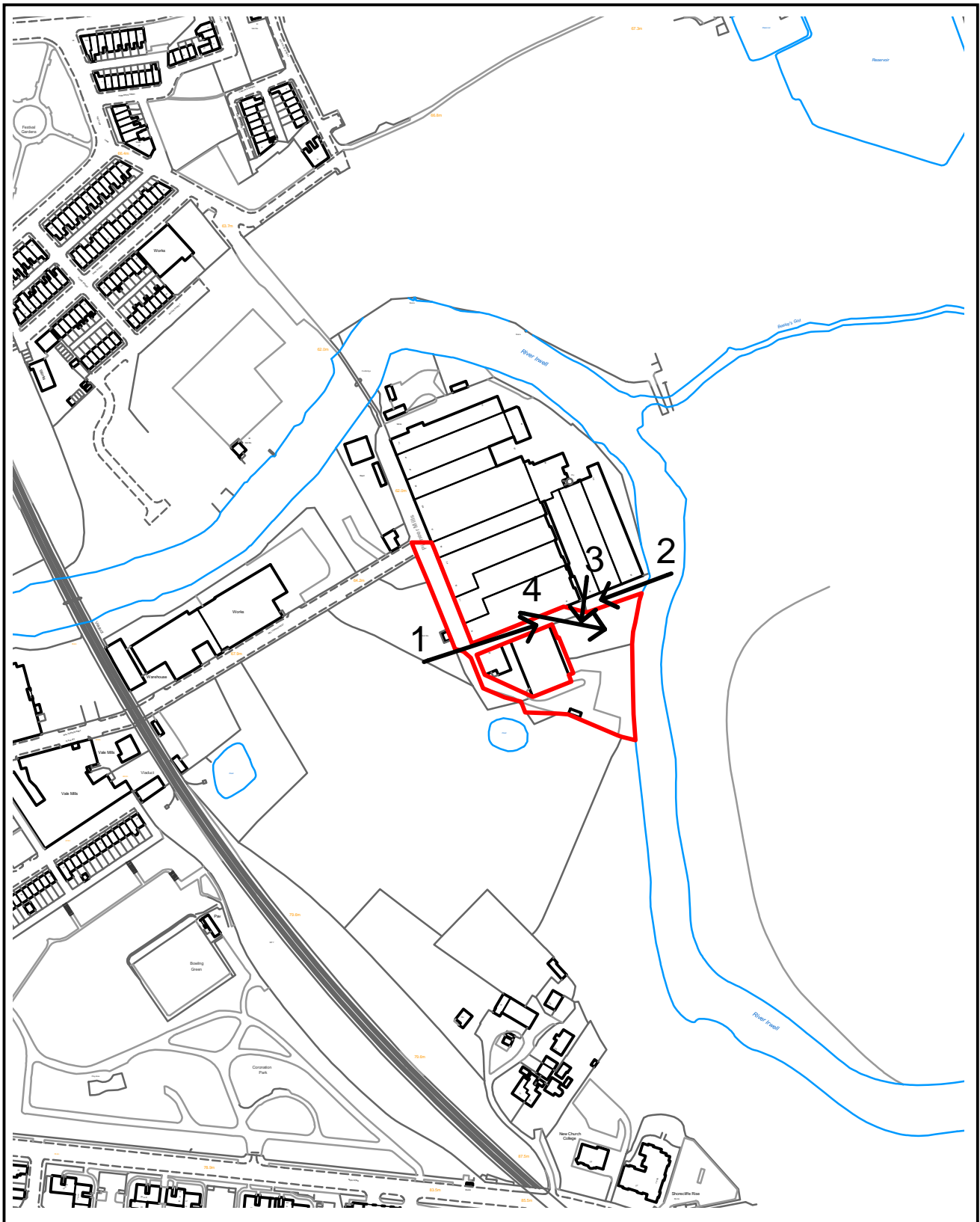
Reason. In order to protect the development from flooding pursuant to the NPPF and UDP Policy EN5/1 New Development and Flood Risk.

15. No development shall commence unless and until surface water drainage proposals have been submitted to and approved in writing by the Local Planning Authority. The scheme should be in accordance with the submitted Surface Water Sustainable Drainage Assessment and must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided. The approved scheme only shall be implemented prior to first occupation and thereafter maintained.

Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1 New Development and Flood Risk , EN7/3 Water Pollution and EN7/5 Waste Water Management and the NPPF.

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 62864

**ADDRESS: Pioneer Mills
Milltown Street**

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

62864

Photo 1



Photo 2



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Photo 3

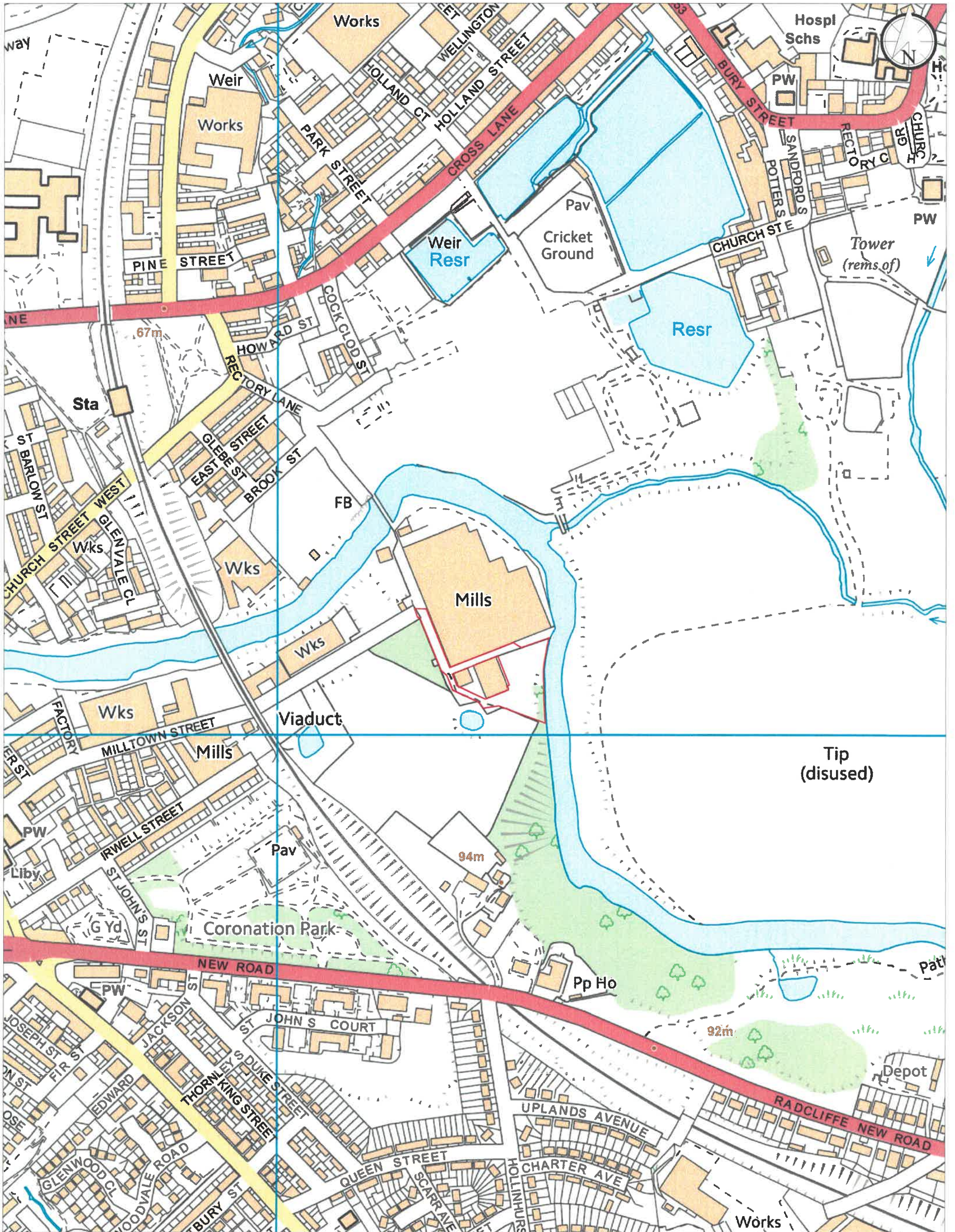


Photo 4





This photo shows a completed scheme for 9 generators on a site in Irlam, Salford, granted approval in 2016. (Planning ref:16/68487)



<p>Key:</p> <p>— Development area (0.49Ha)</p>		<p>Site address: Milltown Street, Radcliffe, Manchester, M26 1WN</p> <p>Drawing: [18019.101](Pioneer Mill) Location Plan (Rev.1b)</p> <p>Date: 29/05/2018 Revision 1b</p> <p>PLAN NOT TO BE USED FOR CONSTRUCTION</p>		<p>ukpowerreserve SUPPORTING A RENEWABLE FUTURE</p> <p>6th Floor, Radcliffe House, Blenheim Court, Solihull, West Midlands, B91 2AA</p> <p>Drawn by: PH Reviewed by:</p> <p>Scale: 1:5000 @ A4</p>	
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Key:	
	Development area (0.49Ha)
	2.4m high security fence
	To be made suitable for commercial vehicles
	Concrete slab
	Gravel/vegetation
	Additional landscaping

Site address: Milltown Street, Radcliffe,
Manchester, M26 1WN

Drawing: [18019.102](Pioneer Mill) Site Plan
(Rev.1c)

Date: 16/07/2018

Revision 1c

PLAN NOT TO BE USED FOR CONSTRUCTION

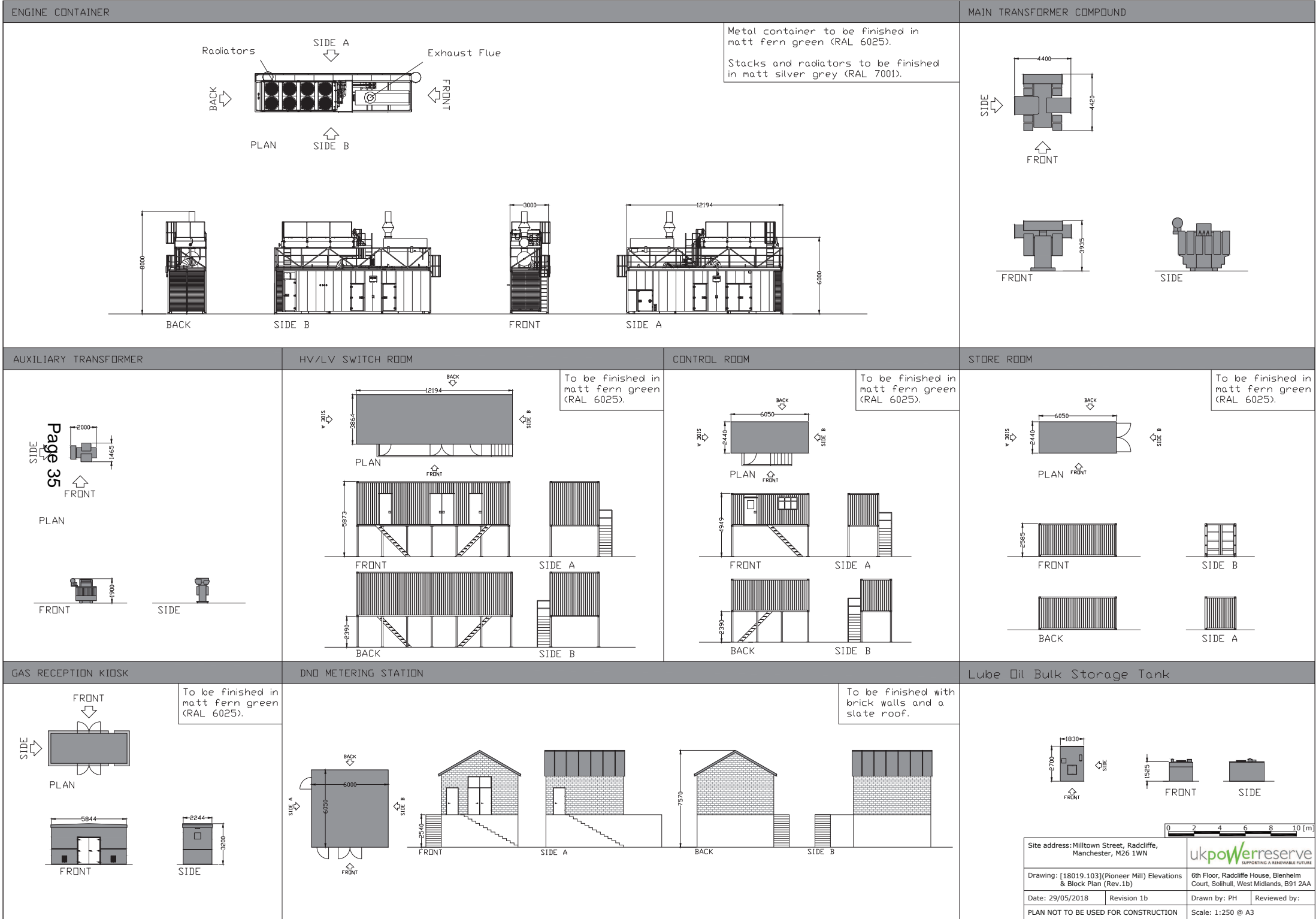
ukpowerreserve
SUPPORTING A SUSTAINABLE FUTURE

6th Floor, Radcliffe House, Blenheim
Court, Solihull, West Midlands, B91 2AA

Drawn by: PH

Reviewed by:

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BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

04 September 2018

SUPPLEMENTARY INFORMATION

Item:01 Eton Business Park, Eton Hill Road, Radcliffe, Manchester, M26 2US
Application No. 62830

1.Phase 01 Extension to existing car, motorhome and caravan sales area, incorporating new security fencing, re-positioning of entrance gate. It will involve making good of the existing hard-standing, and the installation of new lighting and CCTV.

2.Phase 02 Create an additional open storage compound accessible from the existing business park only. This will include a new hard-standing area with security fencing, lighting, and CCTV.

Additional Condition (No.14)

Deliveries of caravans and motor homes shall be carried out via the Eton Hill Road entrance shown on the approved plan.

Reason. In the interests of road safety pursuant to the NPPF and UDP Policies EC4/1, EC6/1 and S4/4.

Item:02 Pioneer Mills, Milltown Street, Radcliffe, Manchester, M26 9WN
Application No. 62864

Small-scale gas-fired standby electricity generation plant and ancillary infrastructure

This application was called in to the Planning Control Committee and site visited due to it being a novel proposal.

Amended Condition No.5

Due to the amended noise survey to take account of the approved residential development under planning reference 62693 to the south-west of the site, the noise condition has been amended. Whilst the noise level will not change for the existing houses, it is increased by 4dB for the proposed residential site. This increase is not considered significant in terms of the impact on amenity.

The rating level (LAeq,T) from the power generating proposals associated with the development, when operating simultaneously, shall not exceed the background noise level (LA90,T) at any time when measured at the boundary of the nearest existing noise sensitive premises Nos.19 and 21a New Road and 4dB above background noise level when measured from the boundary of the nearest dwelling on the approved development site (planning reference 62693). Noise measurements and assessments shall be carried out according to BS4142:2014 "Methods for rating and assessing industrial and commercial sound". 'T' refers to any 1 hour period between 07.00hrs and 23.00hrs and any 15 minute period between 23.00hrs and 07.00hrs.

Reason. To safeguard the amenity of occupants of the nearest residential properties in accordance with the NPPF and UDP Policy EN7/2 Noise Pollution.

REPORT FOR NOTING

**Agenda
Item**
5

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	04 September 2018
SUBJECT:	DELEGATED DECISIONS
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	The report lists: Recent delegated planning decisions since the last PCC
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to the note the report and appendices
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A
Wards Affected:	All listed
Scrutiny Interest:	N/A

TRACKING/PROCESS**DIRECTOR:**

Chief Executive/ Strategic Leadership Team	Executive Member/Chair	Ward Members	Partners
Scrutiny Committee	Committee	Council	

1.0 BACKGROUND

This is a monthly report to the Planning Control Committee of the delegated planning decisions made by the officers of the Council.

2.0 CONCLUSION

That the item be noted.

List of Background Papers:-None**Contact Details:-**

David Marno, Head of Development Management
Planning Services, Department for Resources and Regulation
3 Knowsley Place
Bury BL9 0EJ

Tel: 0161 253 5291

Email: d.marno@bury.gov.uk

Planning applications decided using Delegated Powers
Between 23/07/2018 and 26/08/2018



Ward: Bury East

Application No.: 62907 **App. Type:** ADV 20/08/2018 Approve with Conditions
Location: 5 Crompton Street, Bury, BL9 0AD
Proposal: 1 No. non-illuminated fascia sign

Application No.: 62920 **App. Type:** FUL 06/08/2018 Approve with Conditions
Location: 189 Rochdale Road, Pimhole, Bury, BL9 7BB
Proposal: Change of use of ground floor from aromatherapy/massage business to pharmacy (Class A1);
New shop front; New access and staircase at rear to existing first floor flat

Application No.: 63000 **App. Type:** FUL 24/08/2018 Approve with Conditions
Location: St Thomas Primary School, Pimhole Road, Bury, BL9 7EY
Proposal: Demolition of single storey modular detached classroom and staff room and erection of new
single storey classroom extension at rear; Extension to car park and associated fencing

Ward: Bury East - Redvales

Application No.: 62879 **App. Type:** FUL 27/07/2018 Approve with Conditions
Location: 98 Wellington Road, Bury, BL9 9BQ
Proposal: Two storey extension at side/rear and single storey extension at rear; Front porch; Rebuild
wall to rear and addition of sliding gates

Application No.: 62906 **App. Type:** FUL 06/08/2018 Approve with Conditions
Location: 361 Manchester Road, Bury, BL9 9QS
Proposal: Single storey rear extension

Application No.: 62913 **App. Type:** FUL 03/08/2018 Approve with Conditions
Location: Derby High School, Radcliffe Road, Bury, BL9 9NH
Proposal: Creation of an outdoor learning space adjacent to the 'Inspire' building within the school
grounds. The new space will include large timber gazebos; timber frames for displaying
artwork, paths and hard surfacing to create a performance space, new planting, raised beds
and seating

Application No.: 62963 **App. Type:** FUL 13/08/2018 Approve with Conditions
Location: 19 Albany Drive, Bury, BL9 9RD
Proposal: Variation of conditon no. 2 (approved plans) of planning permission 62425 for revised garden
room roof design

Application No.: 62966 **App. Type:** FUL 31/07/2018 Approve with Conditions
Location: 10 Fletcher Fold Road, Bury, BL9 9RX
Proposal: Two storey side extension and single storey/two storey rear extension

Application No.:	62989	App. Type:	FUL	14/08/2018	Approve with Conditions
Location:	24 Somerset Drive, Bury, BL9 9DG				
Proposal:	Single storey extension at front, two storey extension at side and two/single storey extension at rear				
Application No.:	63013	App. Type:	GPDE	30/07/2018	Prior Approval Not Required - Extension
Location:	52 Wordsworth Avenue, Bury, BL9 9QX				
Proposal:	Prior notification for proposed single storey rear extension				
Application No.:	63019	App. Type:	FUL	14/08/2018	Approve with Conditions
Location:	9 Pembroke Drive, Bury, BL9 9LF				
Proposal:	Single storey extension at rear				
Application No.:	63044	App. Type:	FUL	20/08/2018	Approve with Conditions
Location:	414 Manchester Road, Bury, BL9 9NS				
Proposal:	Raised decking to the rear of the property with new garden wall and spiral staircase				
Application No.:	63086	App. Type:	FUL	20/08/2018	Approve with Conditions
Location:	146 Parkhills Road, Bury, BL9 9AW				
Proposal:	Two/single storey extension at rear and first floor/two storey extension at side				

Ward: **Bury West - Church**

Application No.:	62941	App. Type:	FUL	20/08/2018	Approve with Conditions
Location:	1 Kenmor Avenue, Bury, BL8 2DY				
Proposal:	Enlargement of existing front dormer and pitched roof				
Application No.:	63046	App. Type:	FUL	21/08/2018	Approve with Conditions
Location:	20 Colville Drive, Bury, BL8 2DX				
Proposal:	Dormer extension at rear and garage conversion				
Application No.:	63068	App. Type:	FUL	20/08/2018	Approve with Conditions
Location:	61 Fieldhead Avenue, Bury, BL8 2LZ				
Proposal:	Single storey extension at side/rear				

Ward: **Bury West - Elton**

Application No.:	62935	App. Type:	FUL	14/08/2018	Approve with Conditions
Location:	44 Hunstanton Drive, Bury, BL8 1EG				
Proposal:	Single storey extension at front to existing garage				

Application No.:	62940	App. Type:	FUL	14/08/2018	Approve with Conditions
Location:	19 Jesmond Drive, Bury, BL8 1EE				
Proposal:	Single storey extensions at front, side and rear				
Application No.:	62984	App. Type:	FUL	14/08/2018	Approve with Conditions
Location:	30 Pickering Close, Bury, BL8 1UE				
Proposal:	Single storey extension at rear				
Application No.:	63079	App. Type:	FUL	20/08/2018	Approve with Conditions
Location:	3 Tonbridge Close, Bury, BL8 1YH				
Proposal:	First floor extension at side				
Ward:	Holyrood (Historic)				
Application No.:	63073	App. Type:	GPDE	16/08/2018	Prior Approval Not Required - Extension
Location:	52 Ludlow Avenue, Whitefield, Manchester, M45 6TD				
Proposal:	Prior notification for proposed single storey rear extension				
Ward:	North Manor				
Application No.:	62890	App. Type:	FUL	24/07/2018	Approve with Conditions
Location:	99 Longsight Road, Ramsbottom, Bury, BLO 9TA				
Proposal:	Two storey side extension				
Application No.:	62922	App. Type:	FUL	31/07/2018	Approve with Conditions
Location:	The Courtyard, Hollymount Lane, Tottington, Bury, BL8 4HP				
Proposal:	Single storey rear extension				
Application No.:	62924	App. Type:	FUL	06/08/2018	Approve with Conditions
Location:	3 Heath Avenue, Ramsbottom, Bury, BLO 9UN				
Proposal:	Two storey front/side extension and single storey side extension				
Application No.:	62954	App. Type:	FUL	20/08/2018	Approve with Conditions
Location:	Springside Farm, Springside Road, Bury, BL9 5QU				
Proposal:	Erection of agricultural building and hardstanding				
Application No.:	62971	App. Type:	FUL	14/08/2018	Approve with Conditions
Location:	9 Greenheys Crescent, Tottington, Bury, BL8 4QD				
Proposal:	Demolition of existing conservatory and erection of single storey rear extension and two storey side and rear extension.				

Application No.:	62975	App. Type:	FUL	14/08/2018	Approve with Conditions
Location:	72 Summerseat Lane, Ramsbottom, Bury, BL0 9RQ				
Proposal:	Two storey extension at side/rear and single storey extension at rear; Widening of existing driveway and replacement wiindows				
Application No.:	62976	App. Type:	FUL	14/08/2018	Approve with Conditions
Location:	16 Sunnymede Vale, Ramsbottom, Bury, BL0 9RR				
Proposal:	Single storey extension at front and two storey extension at side; Render to elevations and alterations to driveway				
Application No.:	62977	App. Type:	FUL	14/08/2018	Approve with Conditions
Location:	199 Holcombe Road, Tottington, Bury, BL8 4BQ				
Proposal:	Two storey extension at side; Render to front and rear elevations				
Application No.:	62987	App. Type:	FUL	27/07/2018	Approve with Conditions
Location:	116 Brandlesholme Road, Tottington, Bury, BL8 4DZ				
Proposal:	Single storey extension/carport to existing garage				
Application No.:	63023	App. Type:	FUL	20/08/2018	Approve with Conditions
Location:	1 Hunt Fold Drive, Tottington, Bury, BL8 4QG				
Proposal:	Roof extension to existing bungalow to form two storey dwelling; two/single storey extension at side; two storey extension at side; Juliet balcony at rear, amendment to rear patio, widening of driveway and render to elevations				
Application No.:	63028	App. Type:	FUL	21/08/2018	Approve with Conditions
Location:	Primrose Cottage, Holhouse Lane, Tottington, Bury, BL8 4HD				
Proposal:	Three storey extension at front/side and two storey extension at rear; Dormer at front; Single storey extension to existing detached garage; Alterations to driveway at front and erection of 2m high fence				
Application No.:	63051	App. Type:	GPDE	13/08/2018	Prior Approval Not Required - Extension
Location:	520 Bolton Road West, Ramsbottom, Bury, BL8 4HY				
Proposal:	Prior notification for proposed single storey rear extension				
Application No.:	63063	App. Type:	FUL	20/08/2018	Approve with Conditions
Location:	25 Larkfield Close, Tottington, Bury, BL8 4QJ				
Proposal:	Two storey extension at front with dormer at side and garage conversion				

Ward: **Prestwich - Holyrood**

Application No.:	62957	App. Type:	FUL	06/08/2018	Approve with Conditions
Location:	1 Derby Road, Whitefield, Manchester, M45 6TW				
Proposal:	Erection of outbuilding in rear garden				

Application No.: 62978 **App. Type:** FUL 15/08/2018 Approve with Conditions
Location: 9 Carver Avenue, Prestwich, Manchester, M25 1GA
Proposal: Single storey rear extension and remodelling of existing side extension

Ward: **Prestwich - Sedgley**

Application No.: 62869 **App. Type:** FUL 08/08/2018 Refused
Location: 60 Meade Hill Road, Prestwich, Manchester, M25 0DJ
Proposal: Two storey extension to side and rear

Application No.: 62908 **App. Type:** FUL 31/07/2018 Approve with Conditions
Location: 13 Hereford Drive, Prestwich, Manchester, M25 0JA
Proposal: Part single storey, part two storey extension at side and rear

Application No.: 62949 **App. Type:** FUL 20/08/2018 Approve with Conditions
Location: 46 Craigwell Road, Prestwich, Manchester, M25 0FE
Proposal: Two storey extension at side/rear and single storey extension at rear; New porch and canopy at front

Application No.: 62952 **App. Type:** FUL 13/08/2018 Approve with Conditions
Location: 4 Hilton Drive, Prestwich, Manchester, M25 9NN
Proposal: Two storey infill extension at side

Application No.: 62997 **App. Type:** FUL 20/08/2018 Approve with Conditions
Location: 11 Jesmond Avenue, Prestwich, Manchester, M25 9NG
Proposal: Conversion of basement to living accommodation with new steps at rear and lightwell at front

Application No.: 63048 **App. Type:** FUL 20/08/2018 Approve with Conditions
Location: 141 Albert Avenue, Prestwich, Manchester, M25 0HF
Proposal: Single storey extension at rear

Ward: **Prestwich - St Mary's**

Application No.: 62850 **App. Type:** FUL 09/08/2018 Approve with Conditions
Location: 506 Bury New Road, Prestwich, Manchester, M25 3AN
Proposal: Change of use from office (Class B1) to 9 bed House in Multiple Occupation (HMO) (Sui Generis), installation of lightwell to front garden as escape route to basement and two storey extension at rear

Application No.: 62905 **App. Type:** FUL 08/08/2018 Approve with Conditions
Location: 19 Butt Hill Road, Prestwich, Manchester, M25 9NJ
Proposal: Demolition of porch and bay windows at front. Removal of chimneys. Erection of canopy to front elevation. Part ground and part first floor side extension. Two storey rear extension. Raising of the eaves and roof extension with rear dormer.

Application No.:	62909	App. Type:	FUL	10/08/2018	Approve with Conditions
Location:	12 Shakespeare Road, Prestwich, Manchester, M25 9GW				
Proposal:	Two/single storey extension at rear and porch at front				
Application No.:	62931	App. Type:	FUL	06/08/2018	Approve with Conditions
Location:	474-504 Bury New Road, Prestwich, Manchester, M25 7AN				
Proposal:	Erection of a canopy at front				
Application No.:	62962	App. Type:	FUL	06/08/2018	Approve with Conditions
Location:	59 Highfield Road, Prestwich, Manchester, M25 3AS				
Proposal:	Single storey extension at rear				
Application No.:	62982	App. Type:	FUL	21/08/2018	Approve with Conditions
Location:	15 Hamilton Close, Prestwich, Manchester, M25 9JS				
Proposal:	Two storey/first floor extension at side				
Application No.:	62996	App. Type:	FUL	20/08/2018	Approve with Conditions
Location:	7 Clough Drive, Prestwich, Manchester, M25 3JS				
Proposal:	Single storey extension at rear				
Application No.:	63009	App. Type:	LDCP	17/08/2018	Lawful Development
Location:	21 Beckley Avenue, Prestwich, Manchester, M25 9GY				
Proposal:	Certificate of lawfulness for proposed single storey rear and side extension				

Ward: **Radcliffe - East**

Application No.:	62712	App. Type:	FUL	03/08/2018	Approve with Conditions
Location:	Former Radcliffe Times building, 36-50 Church Street West, Radcliffe, Manchester, M26 2SQ				
Proposal:	Conversion of existing building into 6 no. flats and erection of adjacent 2 storey building to form 4 no. flats				
Application No.:	62886	App. Type:	FUL	25/07/2018	Refused
Location:	Land off Brookbottom Road, Radcliffe, Manchester, M26 4HX				
Proposal:	Stable block and boundary gate/fencing				
Application No.:	62965	App. Type:	FUL	10/08/2018	Approve with Conditions
Location:	9 Shirebrook Drive, Radcliffe, Manchester, M26 2TJ				
Proposal:	Garage conversion and first floor side extension; Cladding to external elevations.				

Ward: **Radcliffe - North**

Application No.:	62854	App. Type:	FUL	15/08/2018	Approve with Conditions
Location:	Openshaw Fold Farm, Bury and Bolton Road, Radcliffe, Manchester, M26 4EP				
Proposal:	Erection of stable block for 6 no. horses and tack room and formation of outdoor menage for private recreational use and demolition of existing agricultural building				
Application No.:	62947	App. Type:	FUL	10/08/2018	Approve with Conditions
Location:	13 Lowercroft Road, Bury, BL8 2EX				
Proposal:	Roof extension to existing bungalow to form two storey dwelling; Canopy at front and external alterations				
Application No.:	63024	App. Type:	FUL	08/08/2018	Approve with Conditions
Location:	St Andrews C of E School, Graves Street, Radcliffe, Manchester, M26 4GE				
Proposal:	Single storey extension to northern elevation				

Ward: **Radcliffe - West**

Application No.:	62970	App. Type:	FUL	08/08/2018	Approve with Conditions
Location:	Garage site off Coleridge Avenue, Radcliffe, Manchester, M26 3QU				
Proposal:	Reinstatement of garage colony with 44 no. new garages and 2.4 metre high mesh fence with gate and closure of footpath.				
Application No.:	62991	App. Type:	ADV	23/08/2018	Split Decision
Location:	Radcliffe Glass & Windows , 1-3 Lodge Brow, Radcliffe, Manchester, M26 1AL				
Proposal:	Proposal A: 1 no. non-illuminated hoarding sign along the south east boundary fronting Lodge Road and the south west boundary.				
	Proposal B: 1 no. non-illuminated hoarding sign along the north west boundary fronting Outwood Road.				

Ward: **Ramsbottom + Tottington - Tottington**

Application No.:	62911	App. Type:	FUL	06/08/2018	Approve with Conditions
Location:	99 Meadow Way, Tottington, Bury, BL8 3HU				
Proposal:	Single storey extension at side/rear				
Application No.:	62967	App. Type:	FUL	22/08/2018	Refused
Location:	Land at Brown Hill, Bury Road (now Rosewood Avenue/Brownhills Close), Tottington, Bury, BL8 3LF				
Proposal:	Application to remove planning obligations under Section 106A of the Town and Country Planning Act 1990 of planning permission 33376 to complete the landscaping works, transfer land to the Council and pay a maintenance contribution				
Application No.:	63011	App. Type:	FUL	21/08/2018	Approve with Conditions
Location:	321 Turton Road, Tottington, Bury, BL8 3QG				
Proposal:	Erection of detached store to replace existing outbuildings				
Application No.:	63020	App. Type:	FUL	21/08/2018	Approve with Conditions
Location:	252 Turton Road, Tottington, Bury, BL8 4AJ				
Proposal:	Extension of existing dormer on western elevation				

Application No.:	62726	App. Type:	FUL	23/07/2018	Approve with Conditions
Location:	6-8 Market Place, Ramsbottom, Bury, BL0 9HT				
Proposal:	Change of use of first and second floors to 3 no. flats; Replacement windows at front and rear, re-roofing and insertion of rooflights				
Application No.:	62727	App. Type:	LBC	23/07/2018	Approve with Conditions
Location:	6-8 Market Place, Ramsbottom, Bury, BL0 9HT				
Proposal:	Listed building consent for change of use of first and second floors to 3 no. flats and refurbishment works to include new floors, replacement windows at front and rear, re-roofing and insertion of rooflights				
Application No.:	62929	App. Type:	OUT	22/08/2018	Refused
Location:	Grant Arms Hotel, 11 Market Place, Ramsbottom, Bury, BL0 9AJ				
Proposal:	Outline application for erection of gated access and garage parking (secure) for 13 garages and a bin store				
Application No.:	62958	App. Type:	FUL	23/08/2018	Approve with Conditions
Location:	16-18 Market Place, Ramsbottom, Bury, BL0 9HT				
Proposal:	Refurbishment of the basement, ground and first floor of the existing restaurant; new 1st floor extension at rear to replace existing conservatory; new windows, new doors, new mechanical and odour treatment, new boundary treatment at rear, new fire escape at side; internal alterations including removal of internal walls and added staircases and structures; exposing of original building features and repair of same; cleaning of the exterior of the building				
Application No.:	62959	App. Type:	LBC	23/08/2018	Approve with Conditions
Location:	16-18 Market Place, Ramsbottom, Bury, BL0 9HT				
Proposal:	Listed building consent for: Refurbishment of the basement, ground and first floor of the existing restaurant; new 1st floor extension at rear to replace existing conservatory; new windows, new doors, new mechanical and odour treatment, new boundary treatment at rear, new fire escape at side; internal alterations including removal of internal walls and added staircases and structures; exposing of original building features and repair of same; cleaning of the exterior of the building				
Application No.:	62981	App. Type:	FUL	16/08/2018	Approve with Conditions
Location:	The Island, Railway Street, Summerseat, Ramsbottom, Bury, BL9 5QJ				
Proposal:	Amendment to existing approved semi-detached dwellings to provide larger garages and first floor accommodation above				
Application No.:	63005	App. Type:	FUL	20/08/2018	Approve with Conditions
Location:	43 Astley Hall Drive, Ramsbottom, Bury, BL0 9DF				
Proposal:	First floor extension at side				
Application No.:	63007	App. Type:	FUL	23/08/2018	Approve with Conditions
Location:	8 Heatherside Road, Ramsbottom, Bury, BL0 9BX				
Proposal:	Two storey extension at side/rear and single storey extension at rear; Widening of existing driveway; Render to elevations				

Application No.: 63066 **App. Type:** FUL 24/08/2018 Refused
Location: 9 Stubbins Lane, Ramsbottom, Bury, BL0 0PU
Proposal: Fence on top of boundary wall at rear

Ward: **Sedgley (Historic)**

Application No.: 63088 **App. Type:** GPDE 17/08/2018 Prior Approval Not Required - Extension
Location: 17 Hilton Crescent, Prestwich, Manchester, M25 9NQ
Proposal: Prior notification for proposed single storey rear extension

Ward: **Whitefield + Unsworth - Besses**

Application No.: 62759 **App. Type:** FUL 03/08/2018 Approve with Conditions
Location: 7 Stone Pale, Whitefield, Manchester, M45 6AJ
Proposal: Change of use of ground floor from shop (Class A1) to aerobics studio (Class D2)

Application No.: 62785 **App. Type:** FUL 21/08/2018 Approve with Conditions
Location: 22 Swinton Crescent, Bury, BL9 8PA
Proposal: Single storey extension at side and rear

Application No.: 62856 **App. Type:** FUL 31/07/2018 Approve with Conditions
Location: 8 Roch Crescent, Whitefield, Manchester, M45 8RX
Proposal: Porch and roof canopy at front

Application No.: 63004 **App. Type:** FUL 20/08/2018 Approve with Conditions
Location: 128 Thatch Leach Lane, Whitefield, Manchester, M45 6FW
Proposal: Two storey extension at side/rear and porch to front elevation

Ward: **Whitefield + Unsworth - Pilkington Park**

Application No.: 62889 **App. Type:** FUL 24/07/2018 Approve with Conditions
Location: 21 Dales Lane, Whitefield, Manchester, M45 7JN
Proposal: Two storey side extension

Application No.: 62897 **App. Type:** FUL 13/08/2018 Approve with Conditions
Location: 20 Church Lane, Whitefield, Manchester, M45 7NF
Proposal: Single storey garden room extension at rear; detached garage; conversion of existing garage

Application No.: 62915 **App. Type:** FUL 06/08/2018 Approve with Conditions
Location: 277 Bury New Road, Whitefield, Manchester, M45 8QP
Proposal: Creation of additional first floor flat with new access, external staircase and 2.1m high metal fencing/gate to side

Application No.:	62934	App. Type:	FUL	10/08/2018	Approve with Conditions
Location:	21 Hey Croft, Whitefield, Manchester, M45 7HX				
Proposal:	Two storey extensions at side / rear; Single storey front extension. Loft conversion and raising of ridge height of roof				
Application No.:	62955	App. Type:	FUL	10/08/2018	Approve with Conditions
Location:	14 Ashbourne Grove, Radcliffe, Manchester, M45 7NL				
Proposal:	First floor extension at rear, new windows and doors and new render to rear and side elevations; Extension to patio at rear				
Application No.:	62974	App. Type:	FUL	14/08/2018	Approve with Conditions
Location:	49 Ringley Drive, Whitefield, Manchester, M45 7LA				
Proposal:	Garage conversion with first floor side and front extension				
Application No.:	63015	App. Type:	FUL	22/08/2018	Approve with Conditions
Location:	3 Cromwell Road, Radcliffe, Manchester, M45 7RQ				
Proposal:	Single storey extensions at side and rear; Extension to front porch				
Application No.:	63026	App. Type:	FUL	14/08/2018	Approve with Conditions
Location:	1 Dovehouse Close, Whitefield, Manchester, M45 7PE				
Proposal:	Single storey extension at front/side, conversion of existing garage and pitched roof to existing garage/extension; Front porch; Extension of existing dormer at side				
Ward:	Whitefield + Unsworth - Unsworth				
Application No.:	62873	App. Type:	FUL	24/07/2018	Approve with Conditions
Location:	St Bernadettes RC Primary School, Abingdon Avenue, Whitefield, Manchester, M45 8PT				
Proposal:	Replacement 2 metre high welded mesh security fence to school playing field				
Application No.:	62876	App. Type:	FUL	27/07/2018	Approve with Conditions
Location:	863 Manchester Road, Bury, BL9 9TP				
Proposal:	Single storey extension at side				
Application No.:	62883	App. Type:	FUL	30/07/2018	Approve with Conditions
Location:	28 Ajax Drive, Bury, BL9 8EE				
Proposal:	Single storey rear extension				
Application No.:	62927	App. Type:	FUL	06/08/2018	Approve with Conditions
Location:	32 Ennerdale Drive, Bury, BL9 8HU				
Proposal:	Single storey extension at side/rear with new roof over existing garage				
Application No.:	62943	App. Type:	FUL	27/07/2018	Approve with Conditions
Location:	51 Stanley Road, Whitefield, Manchester, M45 8QW				
Proposal:	Two storey extension at side, single storey extension at rear, front canopy and widening of existing driveway				

Application No.:	62951	App. Type:	FUL	06/08/2018	Approve with Conditions
Location:	12 Rufford Drive, Whitefield, Manchester, M45 8PW				
Proposal:	Part single storey / part two storey extension at rear; canopy at front				
Application No.:	62988	App. Type:	FUL	27/07/2018	Approve with Conditions
Location:	111 Sunny Bank Road, Bury, BL9 8LL				
Proposal:	Single storey extension at side and rear; Front porch				
Application No.:	63017	App. Type:	FUL	20/08/2018	Approve with Conditions
Location:	45 Whalley Road, Whitefield, Manchester, M45 8PA				
Proposal:	Extension to existing roof at side; addition of 2 no. loft windows at front and dormer extension at rear to form loft conversion				

Total Number of Applications Decided: **92**

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REPORT FOR DECISION

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	4 September 2018
SUBJECT:	PLANNING APPEALS
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	<p>Planning Appeals:</p> <ul style="list-style-type: none"> - Lodged - Determined <p>Enforcement Appeals</p> <ul style="list-style-type: none"> - Lodged - Determined
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to the note the report and appendices
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A

Wards Affected:	All listed
Scrutiny Interest:	N/A

TRACKING/PROCESS

DIRECTOR:

Chief Executive/ Strategic Leadership Team	Executive Member/Chair	Ward Members	Partners
Scrutiny Committee	Committee	Council	

1.0 BACKGROUND

This is a monthly report to the Committee of the Planning Appeals lodged against decisions of the authority and against Enforcement Notices served and those that have been subsequently determined by the Planning Inspectorate.

Attached to the report are the Inspectors Decisions and a verbal report will be presented to the Committee on the implications of the decisions on the Appeals that were upheld.

2.0 CONCLUSION

That the item be noted.

List of Background Papers:-

Contact Details:-

David Marno, Head of Development Management
Planning Services, Department for Resources and Regulation,
3 Knowsley Place ,Bury BL9 0EJ

Tel: 0161 253 5291

Email: d.marno@bury.gov.uk

**Planning Appeals Lodged
between 23/07/2018 and 26/08/2018**



Application No.: 62837/FUL

Decision level: DEL

Recommended Decision: Refuse

Applicant: Fenster Trade Frames

Location Units 1-3 Goodlad Street, Bury, BL8 1SX

Appeal lodged: 01/08/2018

Appeal Type: Written Representations

Proposal Erection of 2.4 metres high palisade fencing and gate

Application No.: 62865/FUL

Decision level: DEL

Recommended Decision: Refuse

Applicant: Mr Mike Walker

Location 21 Balcombe Close, Bury, BL8 4PL

Appeal lodged: 23/08/2018

Appeal Type:

Proposal Three storey extension at rear and increase ridge height of roof to create second floor

Total Number of Appeals Lodged: 2

**Planning Appeals Decided
between 23/07/2018 and 26/08/2018**



Application No.: 62361/FUL

Decision level: DEL

Recommended Decision: Refuse

Applicant: Ms Liesl Fireman

Location: 3 Windsor Road, Prestwich, Manchester, M25 0DZ

Proposal: Replacement of existing hipped roof with new gabled roof including rear dormer and replacement of existing garage with new garage with extension above

Appeal Decision: Dismissed

Date: 20/08/2018

Appeal type: Written Representations

Appeal Decision

Site visit made on 15 August 2018

by Philip Major BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20th August 2018

Appeal Ref: APP/T4210/D/18/3200911

3 Windsor Road, Prestwich, Manchester M25 0DZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms Liesl Fireman against the decision of Bury Metropolitan Borough Council.
 - The application Ref: 62361, dated 19 January 2018, was refused by notice dated 23 February 2018.
 - The development proposed is the replacement of the existing hipped roof with a new gabled roof including rear dormer and replacement of the existing garage with a new garage with accommodation above.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in the appeal is the effect of the proposed development on the character and appearance of the dwelling and the surrounding area.

Reasons

3. The appeal property is located in an area where there is some degree of homogeneity in the style of dwellings. But there are many examples locally of dwellings which have been altered, and some which are distinctly different to their neighbours. In my view there is nothing which would preclude alterations and extension to this property in principle.
4. However, I do have concerns with parts of the proposal. First, the square rear dormer would, to all intents and purposes, lead to the rear of the house being flat roofed. Although relatively inconspicuous at present (because of the vegetation in the rear garden) this would introduce a bulky, incongruous and unattractive feature at odds with the almost universal style of pitched roofs nearby. There are a few flat roofed dwellings in the wider locality, but these are specifically designed as such as a coherent design and so do not look out of place.
5. Secondly, the garage with the room above would stand out as a jarring element of both the house and the street. It would not sit well with the building and the awkward relationship between the various roof elements would draw attention to its incongruity. I also have concerns that the materials proposed would stand out as discordant in this locality.

6. I do not take issue with the proposal to introduce gable ends, but taken as a whole I agree with the Council that the composition of the proposed development would be harmful to the character and appearance of the dwelling and the surrounding area. As such there would be conflict with development plan Policy H2/3 which ensures that matters such as shape, design, external appearance and character are taken into account when consideration is given to development proposals. A high standard of design is expected, and this accords with the National Planning Policy Framework. The proposal also conflicts with the advice of the Council's Supplementary Planning Document on alterations and extensions.
7. Whilst I recognise the desire of the Appellant to increase the size of the dwelling it is my view that there would be more acceptable ways in which this could be achieved. I have also noted the comments of the adjoining owner in relation to the potential for loss of light. However it seems to me that any such loss would be mitigated to some extent by the distance between the properties. As such those concerns are not determinative in this case.

Overall Conclusion

8. For the reasons given above I conclude that the appeal should be dismissed.

Philip Major

INSPECTOR

Details of New Enforcement Appeals Lodged
between 23/07/2018 and 26/08/2018



Case Ref: 16 /0099

Date of Appeal: 07/27/2018

Appeal Type: REP

Location: Twine Valley Farm, Church Road, Shuttleworth, Ramsbottom, Bury,

Issue: Agricultural building

Total Number of Appeal Cases: 01

Details of Enforcement Appeal Decisions
between 23/07/2018 and 26/08/2018



Location: Former George Hotel, 5 Market Street, Bury, BL9 0BL

Case Ref:
0332 / 16

Issue: Unauthorised alterations to the building

Appeal Decision: Dismissed 24/08/2018

Appeal Decision

Site visit made on 14 August 2018

by Debbie Moore BSc (HONS) MCD MRTPI PGDip

an Inspector appointed by the Secretary of State

Decision date: 24 August 2018

Appeal Ref: APP/T4210/C/18/3193357

**Land and property at the former George Hotel, 5 Market Street, Bury
BL9 0BL**

- The appeal is made under section 174 of the Town and Country Planning Act 1990 (the 1990 Act) as amended by the Planning and Compensation Act 1991.
 - The appeal is made by Mr Suleman Kamani of SSH Property Investment Limited against an enforcement notice issued by Bury Metropolitan Borough Council.
 - The enforcement notice was issued on 11 December 2017.
 - The breach of planning control as alleged in the notice is without planning permission, alterations to the ground floor of the front of the building comprising of the removal of the original stone façades and the insertion of two glazed shop fronts.
 - The requirements of the notice are:
 - a) Dismantle and remove the two glazed shop fronts on the ground floor of the building, included all associated fixtures and fittings;
 - b) Following compliance with step (a) above, reinstate the ground floor façade of the building to its former condition which existed prior to the unauthorised alterations taking place, a picture (Appendix 1) of the former façade of the building is attached to this notice. Reinstatement works to include installing stone stall risers, stone cill's, [sic] stone mullions forming bay windows, all in a stone to match the appearance of the rest of the buildings [sic] façade; and insert timber window frames painted white with an oil based paint and insert glazing in the window frames.
 - The period for compliance with the requirements is 120 days.
 - The appeal is proceeding on the grounds set out in section 174(2)(c) of the 1990 Act as amended.
-

Decision

1. The appeal is dismissed and the enforcement notice is upheld.

Reasons

2. To succeed on a ground (c) appeal, the appellant must show, on the balance of probability, that the matters alleged in the notice do not constitute a breach of planning control. The onus of proof is firmly upon the appellant.
3. The appeal relates to a three-storey building, which has commercial uses on the ground floor. The front of the building has been altered at ground floor level by the removal of the bay windows and their replacement with two fully glazed shop fronts. There is no dispute that the nature of the building operations fall within the meaning of development given in section 55(1) of the 1990 Act as amended. I also agree that the alterations materially alter the external appearance of the building.

4. The appellant submits that the ground floor alterations and the installation of two glazed shop fronts benefits from an express grant of planning permission¹. It is argued that approval is given by virtue of two approved plans which show the fully glazed shop fronts subject to the notice. These are the existing floor plans and elevations (Plan No HFS-1215-01) and the proposed floor plans and elevations (Plan No HFS-1215-02), both of which are dated January 2016. The existing and proposed plans are identical in respect of the ground floor front elevation. The plans include a note indicating there were no proposed alterations to the exterior of the building. This implies the unauthorised works to the ground floor had been carried out before January 2016, and the architect was merely illustrating the situation at the time of the survey.
5. When interpreting planning permissions, the established principle is that a planning permission should stand by itself, and the meaning be clear from within the four corners of the document. The Courts have established that if the planning permission incorporates the application and plan, and there is something which is not clear, then that application and plan may be used as aids to interpretation, to define the scope of what is permitted. Further extrinsic evidence might be admitted to resolve any ambiguity but not to alter the apparent meaning of the planning permission.
6. In relation to an application for a material change of use, the reader would not necessarily know from the permission what had been incorporated into the permission unless it was clearly stated on its face. In this case, the description of development stated in the permission was "change of use of first and second floors from offices (Class B1a) to 5 no self-contained apartments". The meaning of the development permitted is clear and non-ambiguous. It is a full planning permission which specifies the approved plans. It precisely states on its face that the change of use relates to the first and second floors and the existing and proposed uses were also made clear.
7. Condition 2 imposed on the permission requires the approved works to be constructed in accordance with the approved plans. The plans illustrate works of conversion and there would be no alterations to the exterior of the building. I consider that the public reading the planning permission document would interpret the permission to mean what it says, a change of use of the first and second floors, not alterations to the shop fronts at ground floor level. I therefore find that the works that are subject to enforcement action do not fall within the scope of the planning permission.
8. On the balance of probabilities, the matters alleged fall within the definition of 'development' in s55(1) of the 1990 Act as amended. The appellant has not shown that planning permission has been obtained for the development. Therefore, ground (c) must fail.

Conclusion

9. For the reasons given above I consider that the appeal should not succeed.

Debbie Moore

Inspector

¹ Planning permission reference 59702 for "change of use of first and second floors from offices (Class B1a) to 5 no self-contained apartments", dated 31 March 2016.



MEETING: **PLANNING CONTROL COMMITTEE**

DATE: **4th September 2018**

SUBJECT: **SITES OF BIOLOGICAL IMPORTANCE: 2016 REVIEW**

REPORT FROM: **ASSISTANT DIRECTOR (LOCALITIES)**

CONTACT OFFICER: **CHRIS WILKINSON**

TYPE OF DECISION: **COMMITTEE**

FREEDOM OF INFORMATION/STATUS: This report is within the public domain

SUMMARY: This report describes the purpose and application of the Register of Sites of Biological Importance in Bury. It also identifies the latest changes made to the Register. Eight existing sites were reviewed, one, **Edgars Field**, was reinstated to the SBI register due to the recovery of its grassland habitat following restoration of appropriate management. **Grassland near Brandlesholme Old Hall Farm** was removed from the register due to the loss of grassland habitat through inappropriate management and tree planting. **Prestwich Clough** lost 0.1ha due to garden extensions but gained 0.7ha of additional woodland areas, making an overall gain of +0.6ha. **Redisher Wood and Holcombe Brook** gained 0.6ha of additional woodland and wetland habitat. **Wetland around Spenleach Lane** gained 3.5ha of additional bog habitat but lost 1.2ha due to agricultural changes to part of the brook. Overall therefore the site gained 2.3ha. Townside Pond was renamed **Townside** to better reflect the habitat

	present on site. Otherwise only the site description was changed. The remainder saw no grade or boundary changes.
OPTIONS & RECOMMENDED OPTION	<p>It is recommended that Planning Control Committee adopts the 2016 update of the Register of Sites of Biological Importance for use in development planning and management.</p> <p>Other options (not recommended) are to not adopt the updated Register, or to partially adopt the updated Register.</p>
<hr/>	
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Policies EN6/1 and EN6/2 of the Council's adopted Unitary Development Plan set out the Council's approach to managing development affecting existing and future SBIs.
Statement by the S151 Officer: Financial Implications and Risk Considerations:	<i>The costs of the AGMA Ecology Unit, which compiles and updates the SBI Register, are funded through existing budgets.</i>
Statement by Executive Director of Resources:	None
Equality/Diversity implications:	<i>None.</i>
Considered by Monitoring Officer:	<p>Yes</p> <p><i>The National Planning Policy Framework provides that planning policies should identify and map sites of importance for nature conservation and biodiversity. Updating the Register of Sites of Biological Importance will help to ensure that the Council complies with and its approach is where required, compatible with national planning guidance. The main issues are covered in the reporting.</i></p>
Wards Affected:	All
Scrutiny Interest:	N/A

Chief Executive/ Management Board	Executive Member/Chair	Ward Members	Partners
Scrutiny Commission	Committee	Council	
	✓		

1.0 BACKGROUND

- 1.1 Members will be aware that the Borough's Unitary Development Plan identifies a number of Sites of Biological Importance (SBI) that policies EN6/1 and EN6/2 seek to protect from harmful development. The wildlife value of sites is however, not static; it may increase or decrease as vegetation changes, neighbouring land changes in character, or survey information improves. The UDP policies anticipate this by referring to both existing SBIs and those to be designated in the future.
- 1.2 The Greater Manchester Register of Sites of Biological Importance is maintained and updated on behalf of the ten Greater Manchester Districts by the Greater Manchester Ecology Unit. The entries relating to Bury are kept by the Head of Strategic Planning and Economic Development. The sites are classed as Grade 'A' (of regional or county Importance) 'B' (of district importance) and 'C' (of importance within the *identified* geographical locality).
- 1.3 The Ecology Unit's Service Level Agreement requires it to re-survey each SBI at least every 10 years. It does this incrementally and produces an annual review of the sites it has surveyed in the previous year. The 2015 review was reported to committee on 20th December 2016. The 2016 changes are the subject of the current report and is the latest available information.

2.0 ISSUES

- 2.1 Para 174 of the National Planning Policy Framework says that to 'protect and enhance biodiversity.., plans should....identify, map and safeguard components of local wildlife rich habitats and wider ecological networks including....locally designated sites of importance for biodiversity'. Para 175 says that 'when determining planning applications,.....if significant harm from a development (*to biodiversity*) cannot be avoided..., adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 2.2 Unlike Sites of Special Scientific Interest (SSSI), Sites of Biological Importance (SBI) do not have statutory protection. However, the designation of 'regional and local sites' (i.e. SBIs) is promoted (in the NPPF and elsewhere) as a planning tool for conserving and enhancing

biodiversity. Designation allows identified sites of ecological value to be protected from harmful development that requires planning permission.

- 2.3** The designation of SBIs is an objective and methodical process of evaluating sites against set criteria. Bury Council has consistently chosen to use the designation as a way of protecting the Borough's wildlife by incorporating SBIs into the planning process.
- 2.4** A list of changes to the register, a list of current SBIs and a location plan are attached to this report. The register has not changed substantially for some years.
- 2.5** An ECIA Initial Screening Assessment is appended to this report. It finds that the proposal to adopt the updated SBI Register serves an existing policy with minimal implications for equality or cohesion.

3.0 CONCLUSION

The 2016 update of the Greater Manchester Register of Sites of Biological Importance describes the current state of the most valuable sites of wildlife interest in the Borough. It will assist the Council in making decisions, particularly on planning applications, in accordance with government guidance, adopted Council policy and good practice. Its adoption is therefore recommended.

List of Background Papers:-

Greater Manchester Ecology Unit (2008) 'Greater Manchester Sites of Biological Importance Selection Guidelines'

Website:-

<http://www.tameside.gov.uk/ecologyunit/sbi>

Contact Details:-

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APPENDIX 1: SBI REVIEW 2016

BURY – DISTRICT SYNOPSIS

In the review period January – December 2016 the Ecology Unit visited 8 SBIs representing 16% of Bury's SBIs.

Edgars Field was reinstated to the SBI register due to the recovery of its grassland habitat following restoration of appropriate management.

Grassland near Brandlesholme Old Hall Farm was removed from the register due to the loss of grassland habitat through inappropriate management and tree planting.

Prestwich Clough lost 0.1ha due to garden extensions but gained 0.7ha of additional woodland areas, making an overall gain of +0.6ha.

Redisher Wood & Holcombe Brook gained 0.6ha of additional woodland and wetland habitat.

Wetland around Spenleach Lane gained 3.5ha of additional bog habitat but lost 1.2ha due to agricultural changes to part of the brook. Overall therefore the site gained 2.3ha


Townside Pond was renamed **Townside** to better reflect the habitat present on site. Otherwise only the site description was changed.

Technical gains and losses are often due to the increasing accuracy used to draw boundaries and measure areas. Techniques used include orthorectified aerial photographs, which can be overlaid on the GIS system with the OS map base. This enables boundaries to be drawn to the edges of habitats where a clearly definable ground feature (e.g. fences, walls, streams etc) is not appropriate to use. In addition site areas are automatically calculated by the GIS system and a new OS base was acquired in 2017. The following sites had changes to its area due to technical changes: **Philips Park & North Wood** (+0.3ha) and **Hollins Vale** (+0.2ha).

APPENDIX 2: FACT SHEET

SITES OF BIOLOGICAL IMPORTANCE IN BURY

2016 REVIEW



Greater Manchester Ecology Unit

DISTRICT FACT SHEET (All areas in hectares)

BURY

				Net Change 2015 – 2016	
	1984	2015	2016	No.	%
TOTAL NUMBER OF SBIS	27	50	50	-	-
TOTAL AREA OF SBIS	691.3	922.6	925.0	+2.4	+0.3
TOTAL NUMBER GRADE A	9	19	19	-	-
TOTAL AREA GRADE A	554.4	760.1	763.9	+3.8	+0.5
TOTAL NUMBER GRADE B	10	20	19	-1	-5
TOTAL AREA GRADE B	65.0	118.2	115.6	-2.6	-2.2
TOTAL NUMBER GRADE C	8	11	12	+1	+9.1
TOTAL AREA GRADE C	71.9	44.3	45.5	+1.2	+2.7
Grid Ref	Change in Grade of existing SBI			2015	2016
-	-			-	-
Grid Ref	New Sites			Grade	Area
SD799166	Edgars Field			C	1.2
Grid Ref	Site Deleted in Part or in Total	Grade	Area Lost	Present Total	
SD785128	Grassland near Brandlesholme Old Farm	B	2.8	0	
Grid Ref	Partial Gains	Grade	Area Gained	Present Total	
SD766158	Wetland around Spenleach Lane	A	2.3	15.6	
SD767162	Redisher Wood & Holcombe Brook	A	0.6	53.9	

SD799038	Phillips Park & North Wood	A	0.3	64.7
SD807034	Prestwich Clough	A	0.6	11.9
SD818085	Hollins Vale	B	0.2	7.9
Grid Ref	Site visited with no change/change to description only			
SD805103	Townside*			

APPENDIX 3: SBI LOCATION MAP

Sites of Biological Importance in Bury: 2016 Review

