

AGENDA FOR

PLANNING CONTROL COMMITTEE

Contact:: Julie Gallagher
Direct Line: 01612536640
E-mail: julie.gallagher@bury.gov.uk
Web Site: www.bury.gov.uk

To: All Members of Planning Control Committee

Councillors : T Cummings, R Gold, S Haroon, J Harris, M Hayes, G Keeley, J Mason, G McGill (Chair), T Rafiq, I Schofield, C Tegolo, K Thomas and D.Vernon

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, 18 February 2020
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.
Notes:	

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 21ST JANUARY 2020 *(Pages 1 - 4)*

Minutes of the meeting held on 21st January 2020 are attached.

4 PLANNING APPLICATIONS *(Pages 5 - 74)*

Planning Applications report is attached.

a SUPPLEMENTARY PLANNING REPORT *(Pages 75 - 82)*

5 DELEGATED DECISIONS *(Pages 83 - 98)*

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

6 PLANNING APPEALS *(Pages 99 - 100)*

A report from the Head of Development Management on all Planning Appeals decisions since the last meeting of the Planning Control Committee.

7 DEVELOPMENT MANAGEMENT VALIDATION CHECKLIST CRITERIA *(Pages 101 - 154)*

A report from the Head of Development Management 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.

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 21 January 2020

Present: Councillor G McGill (in the Chair)
Councillors J Mason, R Gold, T Cummings, S Haroon,
J Harris, I Schofield, M Hayes, G Keeley, T Rafiq, C Tegolo
and D.Vernon

Also in attendance: Councillor R Cathcart
Councillor Sarah Southworth

Public Attendance: 27 members of the public were present at the meeting.

Apologies for Absence: Councillor K Thomas

PCC.1 DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

PCC.2 MINUTES OF THE MEETING HELD ON 17 DECEMBER 2019

Delegated decision:

That the Minutes of the meeting held on 17 December 2019 be approved as a correct record and signed by the Chair.

PCC.3 PLANNING APPLICATIONS

A report from the Development Manager was submitted in relation to various applications for planning permission. Supplementary information was also submitted in respect of application numbers 64022, 64518, 64707 and 64790.

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

Delegated decisions:

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

64022 Access Road off Halsall Close, Gorses Quarry, Bury, - Bury East - Moorside Ward.

Increase in width of existing access track (incorporating a bridleway)

Note: The Planning Officer to investigate the vegetation removal at the lower end of the track under separate legislation.

Note: The decision to approve is subject to the amendment to condition 2 to read as follows:-

2. Within one month of the date of this decision, a timetable and methodology for the implementation of the development hereby approved shall be submitted to and approved by the Local Planning Authority. The timetable shall include:
- a maintenance programme and a five year management plan for the annual monitoring of the approved grassland establishment,
 - details of the remaining surfacing which would not be backfilled or re-profiled, and a method statement detailing the control and or eradication for Himalayan balsam and variegated yellow archangel along the areas generated by the track widening.
 - Details of the scheme for improving facilities for recreation purposes.

The development shall thereafter be implemented in accordance with the approved timetable, the approved schemes and the approved methodologies.

Note: Councillor Sarah Southworth spoke as a ward representative

64518 Site at corner of Spring Lane & Bury Road, Radcliffe, Manchester, M262QX, Radcliffe - Radcliffe East Ward.

Erection of three storey block of 15 no. apartments with car parking, bin storage and cycle storage with vehicular/pedestrian access from Bury Road.

Note: The decision to approve is subject to the addition of the following condition:-

15. A landscaping scheme, including details of any boundary treatments, 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 native tree and shrub planting and the provision of bat bricks/tubes within the new development and bat and bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season,; 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 Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

Note: Councillor Cathcart spoke as a ward representative

64707 Euro House, 30-32 Walmersley Road, Bury, BL9 6DP –Bury East – Moorside Ward.

Change of use from shop (Class A1) to Restaurant (Class A3) with flue and 4 no. air conditioning units at rear; New shop front.

64766 16 Westbury Close, Bury, BL8 2LW Bury West – Church Ward

Front porch extension and dormer extension at front.

64902 Land adjacent to 152 Butterstile Lane, Prestwich, Manchester, M25 9TJ Prestwich – St Mary's Ward

Erection of attached 2 storey building comprising of ground floor retail unit with 1no. flat above.

2. That the Committee make a **split decision** on the following applications in accordance with the reasons put forward by the Development Manager in the report and supplementary information submitted and subject to the conditions.

64790 Land to west of Metrolink line at Warth Road; Land to west of Bury Road; Land to east of Whitefield Road; Land to west of Hardy's Gate Bridge and Land to north of York Street, Bury. Bury East – Redvales Ward.

Proposal A - A series of sheet piled walls and concrete walls across 4 sites

Proposal B - Erection of an embankment and retaining wall at land to west of Metrolink line at Warth Road

Note: The Officer recommendation was a **Split Decision** to **Approve with Conditions** proposal A - A series of sheet piled walls and concrete walls across 4 sites and to **Refuse** Proposal B – Erection of an embankment and retaining wall at land to west of Metrolink line at Warth Road. The Committee voted in favour of the Officer recommendation.

PCC.4 SUPPLEMENTARY AGENDA

PCC.5 DELEGATED DECISIONS

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

Delegated decision:

That the report be noted

PCC.6 PLANNING APPEALS

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

COUNCILLOR G MCGILL
Chair

(Note: The meeting started at 7.00 pm and ended at 8.20 pm)

This page is intentionally left blank

Title	Planning Applications
To:	Planning Control Committee
On:	18 February 2020
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 - North	App No. 64875
	Location: Land off Ainsworth Hall Road, Ainsworth, Bolton BL2 5RY	
	Proposal: Proposed dwellinghouse with attached 'granny annex', detached garage, formation of driveway off existing access lane, associated private garden curtilage, erection and alteration of means of enclosure and hard/soft landscaping	
	Recommendation: Approve with Conditions	Site Visit: Y
<hr/>		
02	Township Forum - Ward: Ramsbottom and Tottington - Ramsbottom	App No. 64955
	Location: Margaret Haes Riding Centre, Moor Road, Ramsbottom, Bury, BL8 4NX	
	Proposal: Retention of welfare unit with associated landscaping to form welfare and security accommodation	
	Recommendation: Approve with Conditions	Site Visit: N
<hr/>		
03	Township Forum - Ward: Radcliffe - North	App No. 64967
	Location: Land at Junction of Arthur Lane/Bury Old Road, Ainsworth, Bury	
	Proposal: Demolition, conversion and extension of existing livestock buildings to create 1 no. single storey dwelling with enclosed garden and parking	
	Recommendation: Approve with Conditions	Site Visit: N
<hr/>		

Applicant: Janet Leach

Location: Land off Ainsworth Hall Road, Ainsworth, Bolton BL2 5RY

Proposal: Proposed dwellinghouse with attached 'granny annex', detached garage, formation of driveway off existing access lane, associated private garden curtilage, erection and alteration of means of enclosure and hard/soft landscaping

Application Ref: 64875/Full

Target Date: 29/01/2020

Recommendation: Approve with Conditions

Site Visit requested by the Development Manager

Description

The application relates to a site (0.19ha) within Ainsworth Village. The site is within the conservation area and is washed over by the Green Belt. The plot is undeveloped and generally level with a mix of protected trees (TPO 83) and shrubs and is situated between detached two storey red brick houses to the north and south with residential properties to the rear of the site. There are residential properties across Ainsworth Hall Road with a community hall on the corner of Bury Old Road. There is an existing access from Ainsworth Hall Road serving the two residential properties at The Old Vicarage situated to the rear of the site. The immediate locality is residential in character.

The site was historically part of an open and wooded area to the west of Christ Church. From the late 19th century onwards, the area was gradually built upon with the construction of three properties between the church and Ainsworth Hall Road - Holly Bank, Rose Bank and lastly, Christ Church Vicarage furthest to the west. In the late 20th Century the areas to the south and west, residential development was extended and intensified.

The application proposes the siting of a two storey detached 4-bed house including a integral 1-bed 'granny annex' and detached garage towards the front of the site. The house would be traditional in design and appearance with a double gable feature on the front elevation. The ridge height would be 6.7m with eaves at 4m. The finishing materials would be predominantly red brick but with areas of rosemary hanging tiles and herringbone brickwork between timber panelling. The roof would be slate and the windows would have a mix of stone cills and brick headers.

The proposed detached double garage would be timber in an open 'Dutch barn' style with a slate roof to match the house. The proposal would utilise the existing shared private access from Ainsworth Hall Road and there would be two access points from the drive.

As the site is within the conservation area and contains protected trees under TPO 83, both a Heritage Statement and Arboricultural Assessment has been submitted with the application alongside the Planning Statement.

Relevant Planning History

Pre-application Enquiry 02205/E - Dwelling and garage - 07/11/18

Applications relating to TPO works have been processed over a number of years and the most relevant are outlined in the main report - see Ecology/Trees.

Publicity

Press notice posted 12/12/2019 and site notice posted 06/12/2019.

The following neighbouring properties were notified by letter dated 06/12/2019.

Nos.1, 2 and 3 The Old Vicarage and Christ Church Vicarage, Ainsworth Hall Road, Nos. 1,

2, 3, 5 14, 26 Ainsworth Hall Road, Christ Church, Holly Bank and Rose Bank, Church Street, 11, 30 Rosebank Close, 10 - 24(even) Bankfield Close, Ainsworth Church and Community Hall.

Objections from Nos. 3, 214 Ainsworth Hall Road, 552 Manchester Road, 42, 53, 92 Church Street, Christ Church Vicarage, The Old Vicarage, 22 Bankfield Close, 1 Edgeworth Avenue, 48 Riverbank Drive, 51 Bury Old Road, 2 Pleasant Street, 24 Broomfield Close.

Objections are summarised below:

Application process -

- There is a conflict of interest/impartiality, as the applicant is (related to) a leading members of the planning/ Building control teams. The case should be referred to another local authority.
- We were told, when the land went up for sale, that there was no way anyone would be able to get planning permission to build on the land. Mind you, if you happen to work in the planning department, then you might just be able to find a way!
- I would request that an investigation be set up to look into the nepotism involved in this case. This would expose the underlying reasons for this application being pushed through contrary to all usual planning regulations. Why wasn't the applicant punished for removing trees and shrubs without permission?
- Underhandedness of the whole planning application business being apparently an 'inside job'. Totally unacceptable.
- The land owner if successful is benefiting from a previous illegal act by a former owner of the land who removed viable trees and was prosecuted by the same council who employ the current land owner.

The Proposal -

- The Ainsworth Community Association has had an historic interest with this plot of land when the new vicarage was built, to which we were originally minded to object. The diocese persuaded us to agree to that development by stating the remaining land could never be developed, being in the Ainsworth Conservation Area and would also be protected by an enduring covenant. This assurance appears to have been worthless and we are very disappointed. There is at present a drive to preserve and enhance wooded areas not chop them down and build on them!
- The small wildlife haven, now there to protect the historical context of the original vicarage, the church, Holly and Rose Bank Houses, has already been trashed. Many of the mature trees had already been cleared even though they were protected by law, and some had been replaced by council order after a previous prosecution - even these are now threatened again. The noted roost of bats and owls has been affected by works carried out recently and will be greatly affected by the proposed site development. Bat and owl boxes should be erected now to mitigate damage already caused
- The building is far too close to the present vicarage and will overlook the living and dining rooms greatly impinging on their privacy and quality of life. The curtains would need to be permanently drawn. The situation would be made worse by the removal of trees (T24-T27) near the boundary.
- The new building would restrict light into the vicarage and distances between the new development and windows on the Vicarage are sub-standard and would be less than the minimum required.
- Japanese Knotweed meant that any application would not be considered for at least 7 years. I am now left wondering what has changed. Within weeks of purchasing the land, the owner was working on clearing it !! The applicant is breaking planning regulations by not adhering to the rules about it's eradication.
- The site is in a semi-rural setting with owls that nested in the trees - some of which have already been felled! The current wildlife has already been affected by tree felling.
- The proposed dwelling will benefit the owners but not the wider community.
- The proposal is a totally inappropriate development in a village conservation area and any building on the site would be detrimental to the immediate environment and the

village as a whole.

- There is very little conservation land left in Ainsworth for recreational purposes, and we would like to keep it this way. If this application goes through, there will be a snowball effect and the further applications will be inevitable, and refusal will be very difficult if this is approved.
- The felling of trees which caused such an outcry all those years ago as a result of sheer vandalism on this same plot of land. We want more trees in the village, not less!!
- There would be an adverse effect on the indigenous wildlife. The mass destruction of the habitat is completely wrong. There are mature trees on this plot that serve as a home for many species of birds, animals and insects. It forms part of the wildlife corridor in the beautiful village of Ainsworth. There has already been some habitat destruction on the site without permission and further decimation is intolerable.
- In the 1990s one of the previous owners of this plot of land referred to in this application was fined a substantial amount of money by Bury Planning office for removing trees with preservation orders on them. Now, the applicant, whose I believe is the partner of an employee of the Planning Office, wants to remove a further 12 trees to build a dwelling in a designated conservation area. The mind boggles.
- Ainsworth Hall Road still has a rural feel and I believe this development will change the nature of it.
- Destruction of existing trees on this land that would have been subject to a preservation order has already been ignored by the council. This is simple vandalism for greed and another example of the drip-drip destruction of Greenbelt (in a conservation area too, which makes this doubly concerning).
- Notwithstanding green corridors being essential for our wildlife, this construction will exacerbate the existing issues of access down Ainsworth Hall road and do nothing to enhance the surrounding environment - quite the opposite.
- Concerns about existing wildlife in this area and the impact these buildings and excavation for gardens will have. But, perhaps, more important, is the allegation that the land is owned by a current member of the Council and that the application is being submitted by a person who has a close relative on the Planning Committee. If this application is approved and the last point I have made is correct, then I will take this objection to the Local Government Ombudsman. Clearly, it is not ethical for such an application to be approved if this is the case and should be independently reviewed.
- As the secretary of Bury Folk Keep it Green I totally object to any building on the Greenbelt or in conservation areas!
- Ainsworth Village is a protected conservation site and the above proposed is wrong on many levels. Firstly due to the highway in front of the property as vehicles drive at excessive speed and this build will only impede visibility further.
- Traffic is already horrendous with double parking. The access route to the proposed dwelling is adding further traffic to an already over used lane.

Other representations in have been received from Howarths Farm, Plunge Farm and 6 Summer Ave.

- As a previous resident, business owner, current property owner and walker of Ainsworth Village, I noted the recent tidying undertaken to the site of application 64875.
- I am surprised there has been so many complaints, as I note all constraints have been dealt with in respect of these objections. These appear to have been considered through the various processes of consultation reports and site visits to ensure full compliance.
- I believe that already the enhancements to the visually overgrown and unsightly waste and shrub land, far outweigh any negativity received. It not only removes a tipping area, but avoids a potential undercover, concealed area for people to congregate. The utilising of this land is also more appropriate than using pure agricultural land for building. I consider the proposed changes will boost, enrich and improve the aesthetics of the site and appears a welcome progression.

All those making representations have been notified of the Planning Control Committee.

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions.

Drainage Section - No objection subject to drainage condition.

Environmental Health - No objection subject to conditions.

Public Rights of Way Officer - No objection.

United Utilities - No objection subject to a condition relating to drainage.

The Coal Authority - No objection.

Greater Manchester Ecology Unit - No objection subject to conditions.

Conservation Officer - No objection.

Pre-start Conditions - Applicant/Agent has agreed with pre-start conditions

Unitary Development Plan and Policies

EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN9/1	Special Landscape Areas
OL1	Green Belt
EN1/3	Landscaping Provision
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN8	Woodland and Trees
EN8/2	Woodland and Tree Planting
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/3	Extensions and Alterations
HT2/4	Car Parking and New Development
OL1/2	New Buildings in the Green Belt
OL1	Green Belt
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
NPPF	National Planning Policy Framework
SPD11	Parking Standards in Bury
SPD16	Design and Layout of New Development in Bury
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
OL1/3	Infilling in Existing Villages in the Green Belt

Ainsworth Village Conservation Area Appraisal and Management Plan (2008)

Conservation Areas of Bury (2004)

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.

Probity and Planning Procedure - Before any assessment of the proposal, the issue of probity and how the application has been dealt with needs to be addressed, particularly in the light of some of the objectors comments.

The applicant is related to two employees of the Council. One in the Development Management section and one in the Building Control section as indicated in the planning application form. Planning applications submitted by officers (or their close relatives) can

easily give rise to suspicions of impropriety although it is perfectly legitimate for such applications to be submitted.

The Council's Constitution has procedures in place to ensure that applications involving Council employees are handled in a way that gives no grounds for accusations of favouritism or bias:-

- Applications submitted by officers or their close relatives are required to be reported to Planning Control Committee rather than being dealt with by delegated powers (if they are recommended for approval);
- Where an officer or their close relative has a personal interest in a planning application, on no account must that officer be directly involved in the processing of the application;
- All aspects of the application must be conducted or supervised by an employee more senior to the individual who has declared the personal interest;
- The Council's Monitoring Officer should be informed.

Both officers have completed a conflict of interest declaration and this is on their personnel files. The application has been assessed without the involvement of the two related officers and the application process has been supervised by the Development Control Manager. This is standard procedure as many officers of the Council apply for planning permission from time to time. Due reporting procedures have been complied with by the officers and the application is being presented to the Planning Control Committee for a decision following a site visit by members.

Policy - National Planning Policy Framework - The current legislation relating to conservation areas is the Town and Country Planning (Listed Buildings and Conservation Areas) Act (Paragraph 66). This sets out the duty of Local Planning Authorities in respect to conservation areas in the exercise of planning functions and states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Government guidance within chapter 5 of the National Planning Policy Framework (NPPF) is supportive of new housing in appropriate locations and where it does not have an adverse impact on the streetscape, neighbour amenity or other issues such as traffic, flooding. Small, windfall sites, it states, can make an important contribution to meeting the housing requirements of an area.

Chapter 13 of the NPPF relates to Green Belt and paragraph 143 states that inappropriate development is by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 145 states that a local planning authority should regard the construction of new buildings inappropriate in the Green Belt. Exceptions to this include (e) limited infilling in villages.

Chapter 15 of the NPPF relates to the Natural Environment and paragraph 170 states that the planning system should contribute to and enhance the natural and local environment. Paragraph 175 states that if significant harm to biodiversity resulting from a development cannot be avoided, or adequately mitigated, or as a last resort, compensated for, then planning permission should be refused.

Paragraph 189 of the NPPF requires that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local

planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Policy - Unitary Development Plan - The following Unitary Development Plan (UDP) policies are considered most relevant:

H1/2 - Further Housing Development. The Council will have regard to the following factors when assessing proposals for housing

development on sites not identified on the Proposals Map:

- a) the need to direct development towards the urban area;
- b) the availability of infrastructure;
- c) the need to avoid the release of peripheral open land, unless this can be shown to be consistent with urban regeneration;
- d) the suitability of the site in land use terms with regard to amenity, the nature of the local environment and surrounding land uses;
- e) other policies and proposals of the Plan.

UDP Policy OL1 - Green Belt states that the Council will maintain a Green Belt, ensuring that it fulfils the following strategic purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns from merging into one another;
- c) to assist in safeguarding the countryside from further encroachment;
- d) to preserve the setting and special character of historic towns;
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Policy OL1/2 - New Buildings in the Green Belt. The construction of new buildings inside the Green Belt is inappropriate development, unless it is for one or more of the following purposes:

- a) agriculture and forestry (except where permitted development rights have been withdrawn);
- b) essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of Green Belt and which do not conflict with the purposes of including land in it;
- c) limited extension, alteration or replacement of existing dwellings, provided that this would not result in disproportionate additions over and above the size of the original dwelling, or, in the case of replacement of existing dwellings, the new dwelling is not materially larger than the one it replaces;
- d) limited infilling in existing villages as set out under Policy OL1/3.

OL1/3 - Infilling in Existing Villages in the Green Belt. In all named villages which lie within the Green Belt, limited infill development may be permitted, provided that it is in scale with the village and would not adversely affect its character or surroundings.

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.

EN1/3 - Landscaping Provision. Development proposals will be required to make provision for incidental open space and landscaping to the Council's satisfaction.

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.

EN2/1 - Character of Conservation Areas. The Council will take action as appropriate to preserve or enhance the character or appearance of the Borough's Conservation Areas. The Council will be especially concerned with encouraging and, where appropriate, implementing measures to:

- a) retain, replace and restore features of historical and architectural interest;
- b) retain and enhance existing landscape features including trees, parks and gardens;
- c) initiate and promote environmental improvement/enhancement schemes such as landscaping, refurbishment of street furniture, traffic management and pedestrian schemes;
- d) remove dereliction and bring unused land or buildings back into beneficial use;
- e) prepare and promote design guidelines to ensure sympathetic development.

H2/1 - The Form of New Residential Development. All new residential development will be expected to make a positive contribution to the form and quality of the surrounding area. Factors to be considered when assessing proposals will include:

- a) the height and roof type of adjacent buildings;
- b) the impact of developments on residential amenity;
- c) the density and character of the surrounding area;
- d) the position and proximity of neighbouring properties;
- e) the materials to be used in proposed developments, especially their colour and texture.

H2/2 - The Layout of New Residential Development

New residential development will be required to demonstrate acceptable standards of layout.

Factors to be considered when assessing proposals will include:

- a) car parking provision;
- b) access for both vehicles and pedestrians, and provision for public transport;
- c) the possible need for traffic calming measures;
- d) density;
- e) space about and between dwellings;
- f) landscaping and screening;
- g) protection/provision of trees and hedgerows;
- h) open space/children's play areas;
- i) design for safety and security;
- j) access/facilities for the disabled;
- k) the existence of any public rights of way.

H2/6 - Garden and Backland Development

The Council will not permit proposals which will result in the loss of private gardens and backland for infill development unless such proposals can be shown not to adversely affect the character and amenity of the area.

When assessing proposals, special regard will be given to:

- a) the concentration of such development in the surrounding area;
- b) the relative density of the proposal to that of the surrounding area;
- c) the impact on neighbouring properties and the local environment;
- d) access arrangements.

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.

EN8/2 - Woodland and Tree Planting. The Council will support and encourage new

woodland and tree planting in the Borough. In considering development proposals, the Council will encourage the planting of hedges, trees and woodlands using locally native species.

Principle

Residential land use - The National Planning Policy Framework is a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. There is a particular emphasis, as in previous national planning guidance, to identify a rolling five year supply of deliverable housing land.

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up with sites that have an extant planning permission and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the five year supply calculations as many sites will take longer than five years to come forward and be fully developed (e.g. some large sites could take up to ten years to be completed). As such, latest monitoring indicates that the Council is unable to demonstrate a five year supply of deliverable housing land and this needs to be treated as a material factor when determining applications for residential developments.

Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses.

The site is located within Ainsworth Village and surrounded by residential properties. As such, the proposed development would not conflict with the surrounding land uses and would be in a sustainable location with access to public transport and local services. As such, the proposed development would be acceptable in principle and would be in accordance with Policy H1/2 of the Bury Unitary Development Plan and the NPPF.

Green Belt - Green Belt policy is very clear where it relates to gap sites within existing villages. Paragraph 145 of the National Planning Policy Framework states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, however it goes on to list a number of exceptions to this, including (e) limited infilling in villages.

The proposed dwelling is located within Ainsworth Village, which is a named village for the purposes of policy OL1/3 and is surrounded by existing residential properties. As the plans demonstrate that the dwelling footprint and height would be similar in scale to the neighbouring properties and with a clear road frontage, it would be considered limited infill development that would satisfy the both the NPPF and UDP Green Belt policies OL1/2 and OL1/3.

Siting and Design within the Conservation Area - The Ainsworth Conservation Area was designated in 1973. In considering whether to grant planning permission for development which affects a conservation area, the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation which in this case is the Ainsworth Conservation Area and nearby listed church. Any development proposal should not have a detrimental impact on the character or appearance of the conservation area or the setting of the listed church.

A heritage statement has been submitted, identifying the significance of the conservation

area and its evolution, referencing the Council's appraisal and management plan, 2019 review and historic maps as sources of research. A field study was also carried out as part of the heritage assessment and referenced with photographs. The submitted heritage assessment also identifies the relevant strengths and weaknesses of the conservation area from the listed Christ Church to the late 20th century residential development, whilst being outside the boundary of the conservation area, is on its periphery and as such has an impact on the setting of the conservation area. This assessment identifies the potential impact of the development in terms of its size, design, scale and massing on the character and appearance of the conservation area. It concludes that the impact of the proposal on the character and appearance of the conservation area would be neutral. The overall assessment of the proposal in relation to the conservation area is considered reasonable.

Although the application site is in the conservation area, it is adjacent to more modern 20th Century residential development to the south and west, which weakens its conservation setting somewhat. Although a mature Sycamore and a number of smaller trees would be lost from the site, these would be set well back from the frontage and represent only a very small proportion of the trees within the site as a whole. With an appropriate landscaping/replanting scheme, together with a management plan, the proposal would preserve and enhance the appearance of that part of the conservation area.

In terms of siting, the new house sits comfortably within the plot, maintaining good amounts of space around the dwelling and preventing it from appearing cramped and the site overdeveloped. With a traditional appearance, utilising elements of the local vernacular, the house is well designed with good articulation and a mix of materials that would lend itself to its setting within the conservation area. The house would be of a similar size and scale to the surrounding residential properties, which comprise a mix of styles and materials.

At the rear, the site shares a boundary with the grade II listed Christ Church, to the east. The church and its curtilage have been gradually enclosed during the 20th century by residential development right up to its southern and eastern boundaries and to the south and west of the application site. This built environment has impacted on its setting by changing over time, how the church would have been approached, viewed and experienced from wider distances to the south, west and east of the church. By virtue of its siting, the proposed dwelling would not affect the setting of the listed church by the way in which its current setting is experienced from the main approaches west and east along Church Street and wider views to the north would not be affected by the proposed dwelling.

Set in the context of that part of the conservation area in which the site is located, with nearby 20th century residential development, and taking into account the other factors described, the proposed development would preserve the significance of the wider conservation area. It is considered that the dwelling, with a suitable landscape management plan, including replacement tree and hedge planting, would preserve the character and appearance of the conservation area and would not affect the setting of the Grade II listed Christ Church and as such would comply with UDP policies EN2/1 Character of Conservation Areas, EN2/2 Conservation Area Control, EN2/3 Listed Buildings and the Chapter 16 of the NPPF.

Visual amenity and streetscape - The house design is considered to be well proportioned and sits comfortably within the site, back from the road frontage, generally in line with houses on either side and partly screened by trees and shrubs. With existing boundary planting along the road frontage retained, the house would not appear out of keeping within the streetscape whilst the plot itself would retain its wooded character.

From properties at the rear (The Old Vicarage), the new dwelling would be viewed through existing trees and shrubs and given the separation distance of approximately 30m with a slight raise in land levels to the rear, there would be no serious visual amenity issues arising.

Given the siting of the house within the plot, the presence of trees and the relationship to its neighbours and surroundings, it is considered appropriate to remove permitted development rights, thereby requiring any future extensions and alterations to require planning approval.

The proposal in terms of visual amenity and streetscape, would be acceptable and comply with the NPPF and UDP Policies EN1/1, EN1/2 and OL1/3 and housing policies H2/1, H2/2 and H2/6.

Residential amenity - In terms of residential amenity, given the siting and alignment of the new dwelling within the site, the neighbours most impacted would be the residents at Christ Church Vicarage immediately to the north, particularly with the ground floor habitable room windows on the side elevation facing the side of the proposed dwelling at a distance of 7.5m.

The windows referred to, in the side of Christ Church Vicarage are on the side elevation and whilst sizeable, are considered to be secondary windows, with the primary windows being on the front (with regard to the lounge) and rear (with regard to the dining room). In this respect, less weight is afforded to these windows in any assessment. Indeed, it is commonplace to have houses 'side by side' and the provision of secondary habitable room windows in a side elevation of an existing house should not, on their own, prevent suitable development on adjacent land.

Openings on the side elevation of the proposed house, facing Christ Church Vicarage would be a door to the utility room, an small obscure glazed WC/shower room and a small kitchen window towards the rear, both on the ground floor. There are no windows at first floor on this elevation. This arrangement would not present any significant direct overlooking to the windows on the side of the neighbour. Further mitigation to reduce potential overlooking would come in the form of a boundary hedge between the properties. This would comprise beech, holly and rose and would afford a suitable amount of screening along this boundary in a relatively short time period.

Whilst the new building may reduce daylight on this side of the vicarage, again the fact that it is the side of the house means that less weight is afforded to this aspect. The impact on the rear garden would be negligible. It is also considered that the existing trees on the site at present contribute to a shadowing effect on this property already, albeit lesser degree than the proposed new house.

In terms of residential amenity, the proposal would not have a significantly detrimental impact on the neighbours at the Christ Church Vicarage. There would be little or no impact on the other neighbours sharing a boundary at The Homestead, Rosebank and The Old Vicarage given the relationship to these properties.

The proposal is considered to be acceptable in terms of residential amenity and would comply with UDP Policies H2/1 and H2/2 and guidance relating to residential extensions and alterations.

Ecology/Trees - Trees within a conservation area have protection, but not to the same degree as those covered by a Tree Preservation Order. Anyone wishing to carry out works to a tree within a conservation area is required to give 6 weeks notice to the local planning authority. The purpose of this is to give the authority an opportunity to make a Tree Preservation Order.

Given the site is within a conservation area and covered by a TPO, it would be useful at this stage to set out the historical background with regard to the trees on the site.

Due to the then owner of Rosebank unlawfully felling 11 trees, which were protected under the conservation area status, and being successfully prosecuted in July 1990, a Tree Preservation Order (No.83) was placed on trees on the site and within gardens of Rosebank

and Christ Church Vicarage. Tree Preservation Order No.83 came into force in January 1990 and included 41 existing trees on the original schedule and 10 replacement trees. A plan of the original Tree Preservation Order with the list of trees is attached at the back of this report.

In December 1990 the owner of Rosebank, applied to fell 17 trees at Rosebank and this site. He was refused permission to fell 7 of the trees and was required to replace 10 trees which were given consent to fell. The subsequent appeal against the refusal to fell the 7 trees and replant 10 trees was part allowed and part dismissed. The appeal allowed 5 of the 7 trees to be felled and dismissed the appeal in respect of the 10 replacement trees in lieu of the 10 trees given consent to fell.

A number of applications relating to the TPO trees on the site were made in subsequent years. In 1996 consent was given works on a Lime on drive, 2 Sycamores (one on drive and one in grounds of Christ Church Vicarage) and fell a Beech at the rear.

In 2016 under reference 00343, consent was given to fell and remove a beech tree, which had part fallen on land close to Rose Bank and was dangerous.

In 2017, under reference 00445, consent was given to fell a Horse Chestnut. It was deemed to be in poor condition and unstable and a risk to two neighbouring properties. The application to fell was supported by an approved tree surgeon and no objection was raised subject to a suitable replacement. It should be noted that the replacement Beech, indicated by the letter 'H' on the existing site plan on the current planning application (64875), would be relocated to a suitable location within the site to facilitate development.

In 2017, application reference 00504, consent was given to remove 3 trees, some bramble, hawthorn and self-seeded saplings with works to an Ash. It is noted that consent is not required to remove bramble.

In 2018 consent was granted for works to a Sycamore, the removal of smaller Hawthorns between more mature trees and the removal of an Ash sapling to left hand side of access road. This application was part of an ongoing plan by the applicant to manage the trees within the site, removing some of the poorer quality Hawthorn trees within the site which were suppressed by surrounding larger trees and did not add to the visual amenity of the area. As more suitable replacements were sought, no objections were raised to the removal of the trees.

It is important to note that sites containing trees, be they protected by a TPO or in a conservation Area, are still subject to proper management to maintain their contribution to their wider setting. The overall logic to imposing TPO's and conservation area designation is to townscape and visual amenity. The imposition of such constraints are about having a reasonable and appropriate control over what takes place to such sites. Legislation for such controls is not about preventing works or development, but about guiding closely what does take place, such that a positive contribution is made as a result.

The history of the site and immediate vicinity demonstrates that uncontrolled or reckless activity can, and did, result in appropriate enforcement action. Whilst carefully considered management can bring about enhancement and contribution from the site.

The most recent consents have been granted for the trees works carried out and these proposals were duly assessed in accordance with policy.

Current Proposal and ecological Impact - Section 170 of the NPPF indicates that the planning system should contribute to and enhance the natural and local environment.

Paragraph 175 goes on to state that if significant harm to biodiversity resulting from a development cannot be avoided, or adequately mitigated, or as a last resort, compensated for, then planning permission should be refused. The test in this case is therefore the extent of any harm caused by the proposal and if there is harm, to what extent could it be mitigated or compensated for.

The tree survey submitted with the application identifies 28 specific trees of varying species, size and maturity on the site together with various shrubs. The report indicates that the trees within the site have not been under any reasonable management regime for in excess of thirty years. In order to manage this woodland to ensure it has a sustainable future and enhance wildlife habitat, the survey gives recommendations regarding future management. See Table 1: Tree survey. and the proposals retain the vast majority of the tree cover.

The original plans indicated the removal of 2 mature, 4 semi-mature and 12 young/ low grade trees. However, following further assessment, a mature Sycamore (T12) near the driveway and a semi-mature Oak near the northern boundary, together with 6 smaller/lower grade trees, previously down for removal, would now be retained. The mature Sycamore(T14) to be removed is halfway into the site and set in from the drive, in front of the proposed detached garage. The majority of the other, smaller trees to be removed are close to the shared boundary with Christ Church Vicarage. Three small trees would be removed within the rear part of the site.

It is accepted that some of the trees proposed for removal were over topped by the more mature trees and would, in the long term, have needed removal anyway.

Whilst the site would retain its wooded character, the loss of a mature Sycamore tree and other trees smaller within the site and the associated bird nesting habitat would represent harm. However this harm is limited and, it is considered, can be mitigated through an appropriate landscaping and tree planting scheme. This plan would include a new heavy standard Oak, 2 semi-mature maples, 2 Rowans and 2 Silver Birch with under-planting of a suitable shade tolerant native shrub layer species such as holly and hazel, and the introduction of native bulbs such as blue bell and or wildflowers, planted mostly in the rear garden area. In addition, it is proposed to plant native hedgerows along the northern boundary with neighbours at Rosebank and Christ Church Vicarage. These hedgerow, comprising Beech, Holly and Guelder Rose would provide better, more appropriate screening to the neighbours than the existing fencing and provide greater biodiversity and wildlife habitat within the site. Some new hedge planting along the driveway would have a positive impact and create a more characteristic route into the site.

With the removal of one mature Sycamore tree and 3 semi-mature specimens along with 6 low grade trees that are not thriving and the replacement with a heavy standard Oak, two semi-mature Maples, two Rowans and two Silver Birch, the replacement is not 'like for like' but represents a better mix of species that will be better suited to the site with improved longevity.

The Greater Manchester Ecology Unit have assessed the scheme and raise no objection to the proposal in principle. No significant ecological issues were identified by the developer's ecological consultant and issues relating to bats, nesting birds, invasive species and landscaping can be resolved via condition and informatives.

Bats - One tree with bat roosting potential was subject to an emergence survey but no evidence of bats emerging was recorded. As this tree is proposed to be retained, no further information or measures are required. It is recommended that an informative, relating to Habitat Regulations is applied to any permission, given mature trees are proposed for removal.

Birds - All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981. With the removal of trees, the development would result in the loss of potential bird nesting habitat although tree and hedge planting would, over time mitigate the impact on birds by providing replacement habitat. A condition requiring a landscape plan to secure the replacement planting with bird boxes on retained trees, to mitigate for loss of bird nesting potential, is therefore considered appropriate. It would also be appropriate to attach a condition to any approval that no works to trees or shrubs should occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present.

Invasive species - One species listed under schedule 9 part 2 of the Wildlife & Countryside Act 1981, as amended, Monbetia and a possible second species an unnamed Cotoneaster, several of which are on this schedule, were recorded on the site. Although it is an offence to introduce or cause to grow wild any plant listed under this schedule, both species are not illegal to plant in garden situations and are not as invasive as Japanese knotweed or Himalayan balsam.

Tree cover would remain largely as existing with the development plot centrally located within the site. With the required landscaping/replanting scheme, together with a tree management plan, the proposal would maintain the character of the site and preserve its wider ecological value. In this respect, the proposal would be acceptable and comply with the NPPF and UDP Policies relating to ecology and trees.

Contaminated Land - The site has historically been in use as a wooded area associated with the Vicarage. Surrounding historical uses have included a pond, a graveyard and a school. A small building was historically situated on the site although the site is currently vacant and is surrounded by residential properties. The site is situated within 250m of Delph Lane Quarry historical landfill and is situated above the Lower Coal Measures Formation Secondary A Aquifer which is overlain by Glacial Till.

As the site is proposed for a sensitive residential end use, in line with guidance within the NPPF, it is recommended that contaminated land conditions are attached to any planning approval. The site is not situated within an Air Quality Management Area but an informative regarding electrical vehicle charging is considered appropriate.

Coal Board - As the site falls within a defined Development High Risk Area, where there may be coal mining features and hazards that need to be considered, a Coal Mining Risk Assessment was submitted. The report concludes that the possible past unrecorded mining of shallow coal seams beneath the site poses a moderate risk to the proposed development. Accordingly, the report makes appropriate recommendations for the carrying out of intrusive ground investigations in the form of bore holes in order to establish the depth and condition of shallow coal seams.

The Coal Authority agrees with the Coal Mining Risk Assessment report; that coal mining legacy potentially poses a risk to the proposed development and that investigations are required, along with possible remedial measures, in order to ensure the safety and stability of the proposed development. The Coal Board recommend that a suitable condition be attached to any approval that would require site investigations to be undertaken and the findings submitted to the local planning authority for written approval and any remedial works implemented in accordance with existing guidance. The Coal Authority does not object to the proposal subject to an appropriate condition.

Access and Parking - The proposed access would utilise the existing driveway from Ainsworth Hall Road and this is considered to be acceptable. The proposed access from the

driveway and the parking for at least three cars and turning arrangements within the site are considered to be acceptable for house of this size and there are no objections from the Traffic Section. The proposal complies with UDP Policies H2/2 The Layout of New Residential Development and HT2/4 Car Parking and New Development and adopted parking standards.

Servicing - Bins would be stored on the drive/garage and collected from Ainsworth Hall Road . This arrangement is acceptable and would comply with UDP Policy.

Objections - The planning issues raised by the objectors have been addressed in the above report.

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 10576/L/02/D10576/L/03/I, 10576/E/01/D, 10576/E/02/C, 10576/E/03/B and 10576/E04/C 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 details/Samples of the materials to be used in the external elevations, boundary walls, driveway and areas of hardstanding have been submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.
4. No development shall commence unless and until a landscaping scheme and management plan is submitted to, and approved by the Local Planning Authority. The contents of the plan should include:
 - The planting of a heavy standard Oak tree, 2 semi-mature Acer, 2 semi-mature Rowan and 2 semi-mature Silver Birch
 - Under planting with native woodland shrub species,
 - Hedge planting along northern boundary and along the driveway,
 - Under planting with native woodland wildflowers and
 - Provision of bird boxes on retained trees.

The approved scheme shall thereafter be implemented not later than 6 months from the date the building is first occupied or within the first available tree planting season; 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 Policies H2/2 The Layout of New Residential Development, EN1/1 Visual Amenity, EN1/3 Landscape Provision and EN8/2 Woodland and Tree Planting of the Bury Unitary Development Plan and the NPPF, Chapter 15 Conserving and Enhancing the Natural Environment.

5. No development shall commence unless and until all trees to be retained on site are protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". All measures required shall remain in situ until the development has been completed.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to UDP Policy EN8/2 Woodland and Tree Planting of the Bury Unitary Development Plan.

6. A minimum of 5 working days written notice shall be provided to the LPA of intended commencement of the development. The notification of commencement shall include a timetabled schedule of the intended tree protection measures and tree works. Any subsequent variation of the timetable shall be subject to further written notice.

Reason - To ensure that the development is carried out in accordance with the approved plans, to protect trees which are of amenity value on the site and pursuant to Policies EN8/1 – Tree Preservation Orders and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

7. No works to trees or shrubs shall commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance.

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 Section 15 - Conserving and enhancing the natural environment.

8. 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 and outside designated root protection zones;
- Parking on site of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials.
- If proposed, site hoardings/inward opening gate positions to be located clear of visibility splays required to be provided at any temporary site access onto Tanners Street.
- 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 period 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 demolition/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, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 Townscape and Built Design and HT4 New Development.

9. 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.
10. Following the provisions of condition 9 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.
11. The parking and turning facilities indicated on approved layout plan shall be provided before the dwelling is first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.
- Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety and pursuant to UDP Policy H2/2 The Layout of New Residential Development.
12. No development shall commence until a survey by an appropriately qualified person has been carried out to assess the extent of any Japanese Knotweed (*Fallonia Japonica*, *Rouse Decraene*, *Polygonum Cuspidatum*), Himalayan Balsam (*Impatiens Glandulifera*) or other invasive species on the site. If any invasive species are found, a management plan for the removal of the species shall be submitted to, and approved by, the LPA prior to development commencing. 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 Section 11 Conserving and enhancing the natural environment.
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. The scheme should take account of flows from adjoining land and shall not increase flows onto adjoining land considering the topography of the site and 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 chapter 14 Meeting the challenge of climate change, flooding and coastal change of the NPPF.

14. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to E of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan H2/1, EN1/2 and EN8/1.

15. No development shall commence unless and until intrusive site investigations have been carried out on site to establish the exact situation in respect of coal mining legacy features. The findings of the intrusive site investigations shall be submitted to the Local Planning Authority for consideration and approval in writing.

- The intrusive site investigations shall be carried out in accordance with authoritative UK guidance.
- Where the findings of the intrusive site investigations identify that coal mining legacy on the site poses a risk to surface stability, no development shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to the Local Planning Authority for consideration and approval in writing.
- Following approval, the remedial works shall be implemented on site in complete accordance with the approved details.

Reason. In order to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.

16. 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:
- Dilapidation survey of the footway that immediately abuts and crossing that serves the site to in the event that subsequent remedial works are required following construction of the development and as a result statutory undertakers connections to the dwelling;
 - Hours of operation and number of vehicle movements;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
 - Storage on site of construction materials, including any requisite phasing of the development to accommodate this;
 - 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 spread onto the adopted highway as a result of the proposed ground works operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the demolition/construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of both periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials.

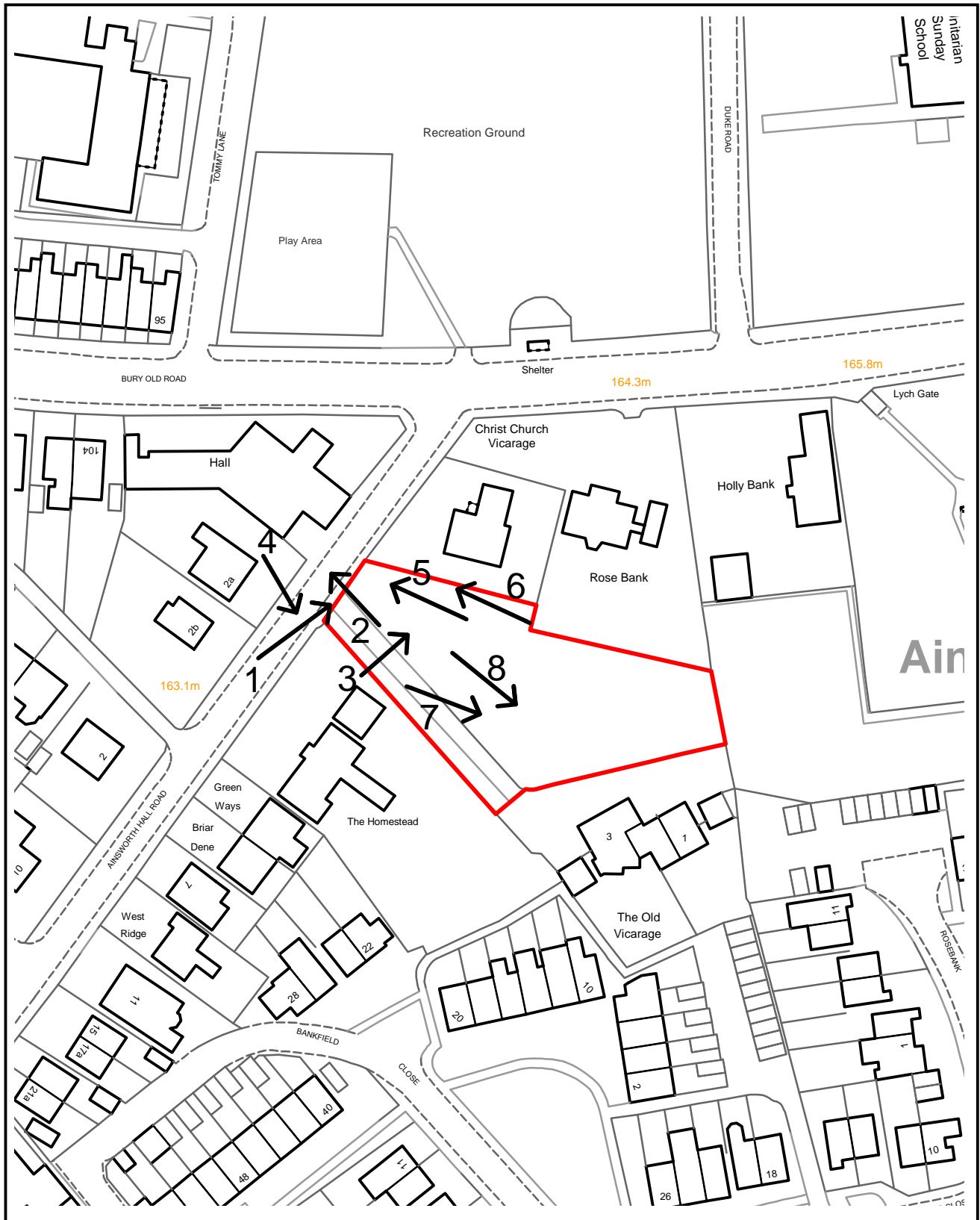
Reason. To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, ensure adequate off highway materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

17. No development shall commence unless and until intrusive site investigations have been carried out on site to establish the exact situation in respect of coal mining legacy features. The findings of the intrusive site investigations shall be submitted to the Local Planning Authority for consideration and approval in writing.
- The intrusive site investigations shall be carried out in accordance with authoritative UK guidance.
 - Where the findings of the intrusive site investigations identify that coal mining legacy on the site poses a risk to surface stability, no development shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to the Local Planning Authority for consideration and approval in writing.
 - Following approval, the remedial works shall be implemented on site in complete accordance with the approved details.

Reason. In order to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 64875

**ADDRESS: Land off Ainsworth Hall Road
Ainsworth**

Planning, Environmental and Regulatory Services

(C) Crown Copyright and database right (2015). Ordnance Survey 100023063.



Bury
COUNCIL

64875

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



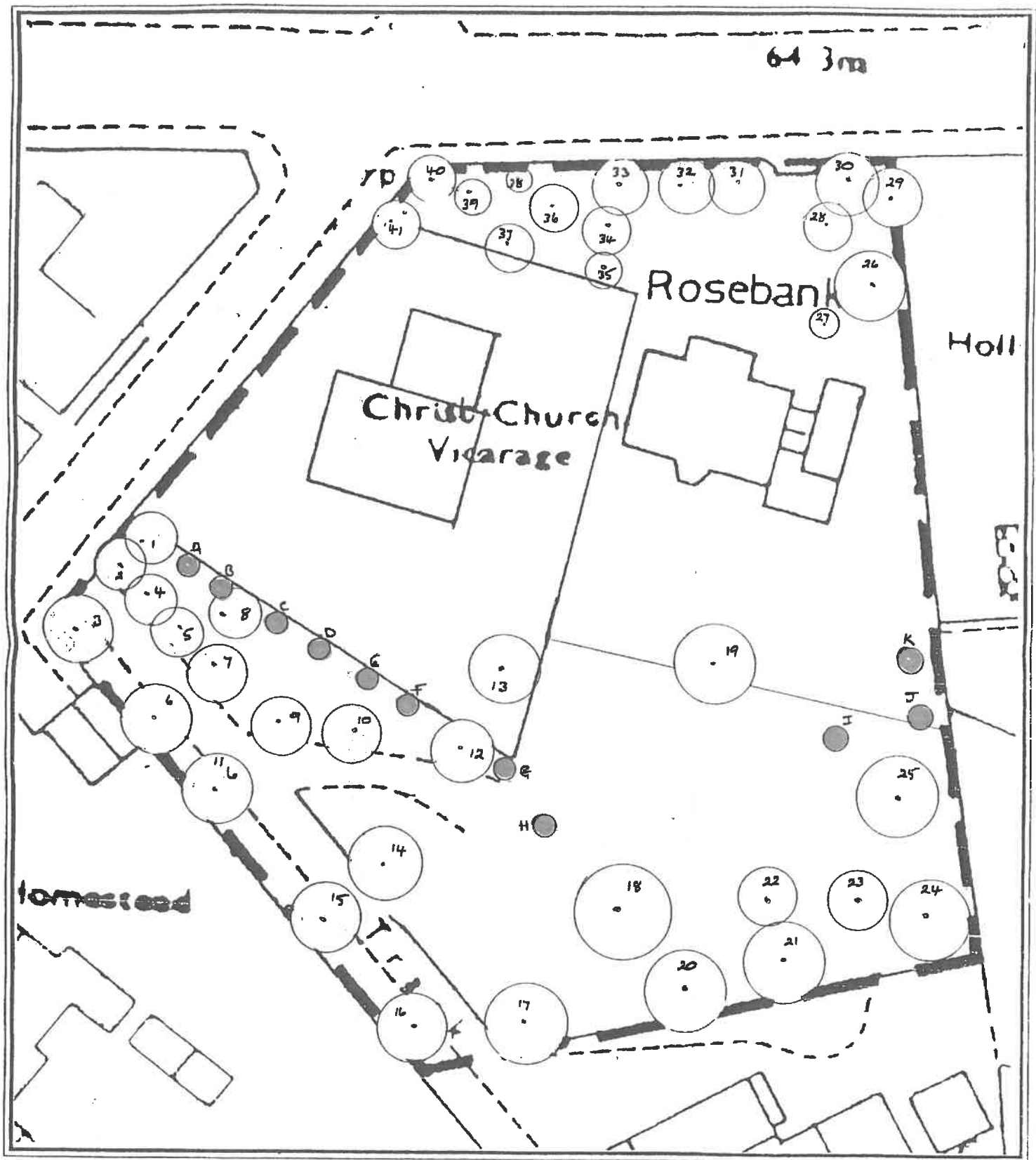
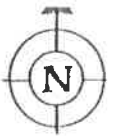
Photo 8



PLAN REFERRED TO

TPO 83

PHOTOGRAPHIC COPY LIABLE TO DISTORTION IN SCALE



PLAN ☒ New trees planted.

SCALE _____

DRAWN BY _____

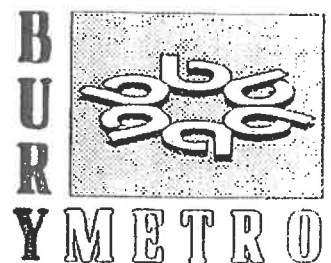
OS No. _____

DATE _____

Department of Development Services

Planning Division

Craig House,
5 Bank Street, Bury, BL9 0DN
Telephone 061 705 - 5000
Fax. No. 705 5985



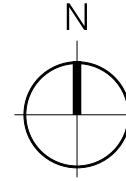
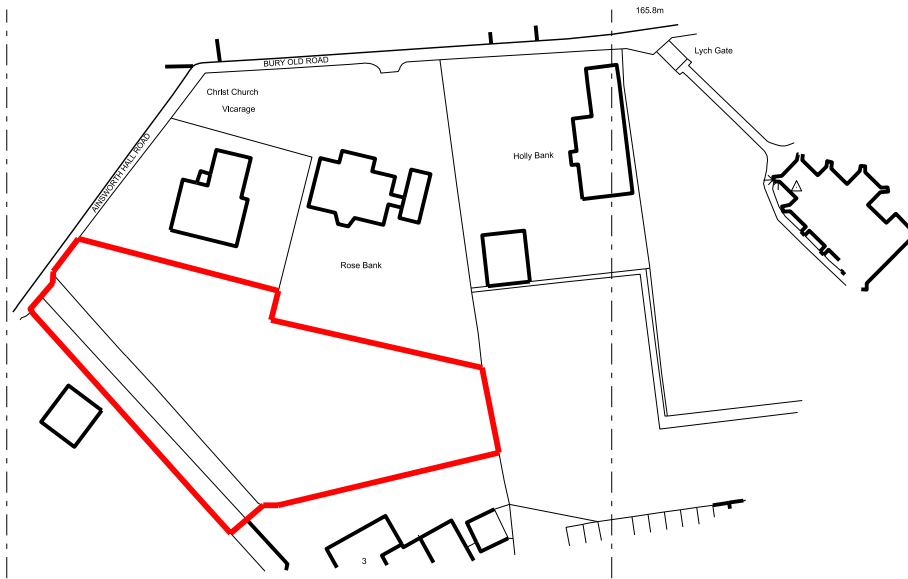
T.P.O. No 83 Rosebank Ainsworth

Trees as numberd on plan

1 Sycamore	22 Beech
2 Sycamore	23 Horse Chestnut
3 Sycamore	24 Sycamore
4 Sycamore	25 Sycamore
5 Ash	26 Ash
6 Lime	27 Oak
7 Lime	28 Sycamore
8 Sycamore	29 Ash
9 Sycamore	30 Sycamore
10 Beech	31 Sycamore
11 Sycamore	32 Sycamore
12 Horse Chestnut	33 Sycamore
13 Sycamore	34 Ash
14 Sycamore	35 Sycamore
15 Sycamore	36 Horse Chestnut
16 Lime	37 Sycamore
17 Sycamore	38 Acer
18 Beech	39 Sycamore
19 Horse Chestnut	40 Ash
20 Lime	41 Sycamore
21 Sycamore	

New Plantings

A. Sorbus	G. Sorbus
B. Maple	H. Malus
C Ash	I. Prunus
D. Sorbus	J. Ash
E. Sorbus	K. Prunus
F. Ash	



THIS DRAWING IS PROTECTED BY COPYRIGHT AND MUST NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF R G PARTNERSHIP LIMITED. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS AND SIZES TO BE CHECKED ON SITE. NORTH POINTS SHOWN ARE INDICATIVE. ©

SITE SPECIFIC HAZARDS

IN ACCORDANCE WITH THE REQUIREMENTS OF THE CDM REGULATIONS 2015 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:

ORDNANCE SURVEY LICENCE

REPRODUCED FROM ORDNANCE SURVEY MASTERMAP DIGITAL DATA BY PERMISSION OF ORDNANCE SURVEY®. ON BEHALF OF HER MAJESTY'S STATIONARY OFFICE. © CROWN COPYRIGHT 2010. ALL RIGHTS RESERVED. REFERENCE NUMBER 100006806.

NOTES

— SITE BOUNDARY AREA 1950 SQM

REV.	DATE	NOTES	INIT.
------	------	-------	-------

CLIENT / PROJECT

JANET LEACH

LAND OFF AINSWORTH HALL ROAD

AINS WORTH, BURY

DRAWING TITLE

EXISTING LOCATION PLAN

STATUS

FOR PLANNING

DATE	DRAWN	SCALE @ A4
02.10.2019	DB/RL	1:1250

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
----------------	--------------	---------------	---------------	-----------------

DRAWING NO.

10576 L 01

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix: Colour	C

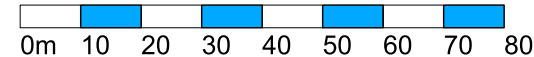
THE RATCLIFFE GROVES PARTNERSHIP

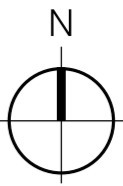
MANCHESTER
105 MANCHESTER ROAD
BURY LANCASHIRE BL9 0TD
T. 0161 797 6000 E. manchester@rgp.uk.com
www.rgp.uk.com

LONDON
19 BEDFORD ROW
LONDON WC1R 4EB
T. 020 7600 6666 E. london@rgp.uk.com



SCALE 1:1250





THIS DRAWING IS PROTECTED BY COPYRIGHT AND MUST NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF RGP PARTNERSHIP LIMITED. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS AND SIZES TO BE CHECKED ON SITE. NORTH POINTS SHOWN ARE INDICATIVE. ©

SITE SPECIFIC HAZARDS

IN ACCORDANCE WITH THE REQUIREMENTS OF THE CDM REGULATIONS 2015 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:

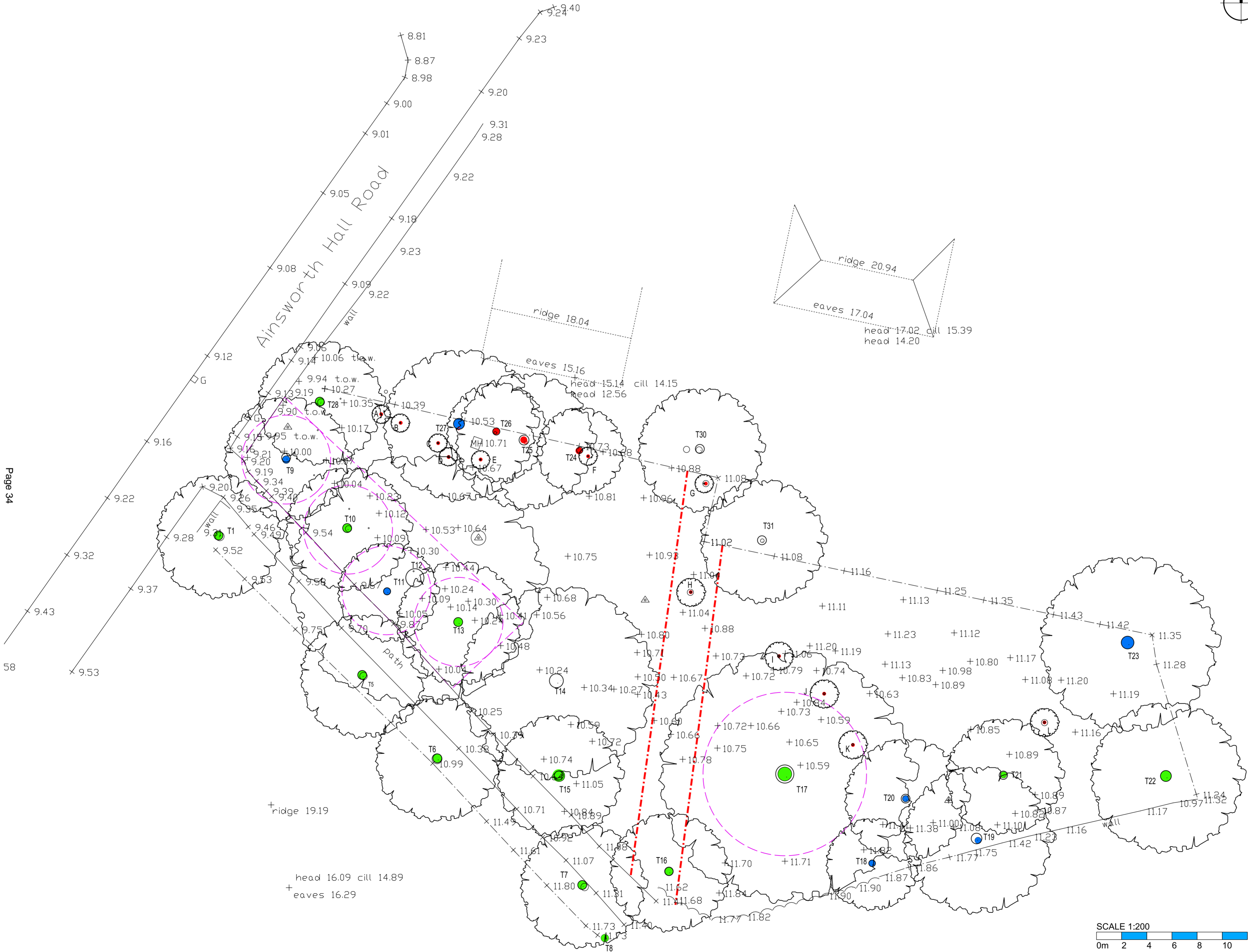
Notes

Red markers indicate trees to be removed by client. Tree spread data not provided for these trees.

Black tree outline data provided by client.

Legend

- Symbol denotes existing trees
- Symbol denotes extents of root protection areas to be provided by client.
- Dashed red lines denote development exclusion zone.
- Symbol denotes Category A trees.
- Symbol denotes Category B trees.
- Symbol denotes Category R trees.



REV.D 290120	TREES UPDATED	RSL
REV.C 290120	TREES UPDATED	RSL
REV.B 280120	TREES UPDATED	RSL
REV.A 041219	NOTES UPDATED	INIT
REV.	DATE	NOTES
		INIT

CLIENT / PROJECT
JANET LEACH
LAND OFF AINSWORTH HALL ROAD
AINSWORTH, BURY
DRAWING TITLE
EXISTING SITE PLAN

STATUS
FOR PLANNING

DATE	DRAWN	SCALE @ A2
02.10.2019	DB/RL	1:200

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
10576	L	02	D	

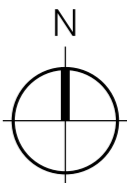
Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix Colour	C

THE RATCLIFFE GROVES PARTNERSHIP
MANCHESTER
105 MANCHESTER ROAD
BURY LANCASHIRE BL9 0TD
T. 0161 797 6000 E. manchester@rgp.uk.com
www.rgp.uk.com

LONDON
19 BEDFORD ROW
LONDON WC1R 4EB
T. 020 7600 6666 E. london@rgp.uk.com



SCALE 1:200
0m 2 4 6 8 10 12



THIS DRAWING IS PROTECTED BY COPYRIGHT AND MUST NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF RGP PARTNERSHIP LIMITED. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS AND SIZES TO BE CHECKED ON SITE. NORTH POINTS SHOWN ARE INDICATIVE. ©

SITE SPECIFIC HAZARDS

IN ACCORDANCE WITH THE REQUIREMENTS OF THE CDM REGULATIONS 2015 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:

Notes

Red markers indicate trees to be removed by client. Tree spread data not provided for these trees.

Black tree outline data provided by client.

Legend

- Symbol denotes trees retained.
- Symbol denotes trees removed.
- Symbol denotes extents of root protection areas to be provided by client.

Dashed red lines denotes 2 storey development exclusion zone.

Symbol denotes extents of subpavers

Symbol denotes gravel in geogrid to stop migration

Garden planting

Cobble sets or similar at entrance to site

Widen track to for informal passing place

Existing post and panel fence

Dry stone wall 200-500mm high

Estate fencing - black flat bar

New hedge

New tree



Estate fencing - black flat bar

VISIBILITY HAS BEEN IMPROVED AT JUNCTION WITH TRACK AND AINSWORTH HALL ROAD BY REMOVAL OF VEGETATION - WALL ONLY 500-600mm HIGH.

SITE RISES FROM ACCESS TRACK TOWARDS ROSE BANK. DRY STONE WALL FORMS ROCKERY

GEOWEB NO DIG ROOT PROTECTION MEMBRANE AND GRAVEL FINISH IN RPA

EXCLUSION ZONE

DASHED RED LINES DENOTES 2 STOREY DEVELOPMENT EXCLUSION ZONE.

REV.I	29.01.20	UPDATED TO CLIENT COMMENTS	RSL
REV.H	29.01.20	UPDATED TO CLIENT COMMENTS	RSL
REV.G	29.01.20	UPDATED TO CLIENT COMMENTS	RSL
REV.F	28.01.20	T12 RETAINED	RSL
REV.E	28.01.20	UPDATED TO CLIENT COMMENTS	RSL
REV.D	22.10.19	UPDATED TO CLIENT COMMENTS	SPL
REV.C	17.10.19	GENERAL UPDATE	AAS
REV.B	17.10.19	PLANNING ISSUE	SPL
REV.A	07.10.19	UPDATED TO CLIENT COMMENTS	RSL
REV.	DATE	NOTES	INIT.

CLIENT / PROJECT
JANET LEACH
LAND OFF AINSWORTH HALL ROAD
AINSWORTH, BURY
DRAWING TITLE
PROPOSED SITE PLAN

STATUS
FOR PLANNING

DATE	DRAWN	SCALE @ A2
02.10.2019	DB/RL	1:200

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
10576	L	03	I	

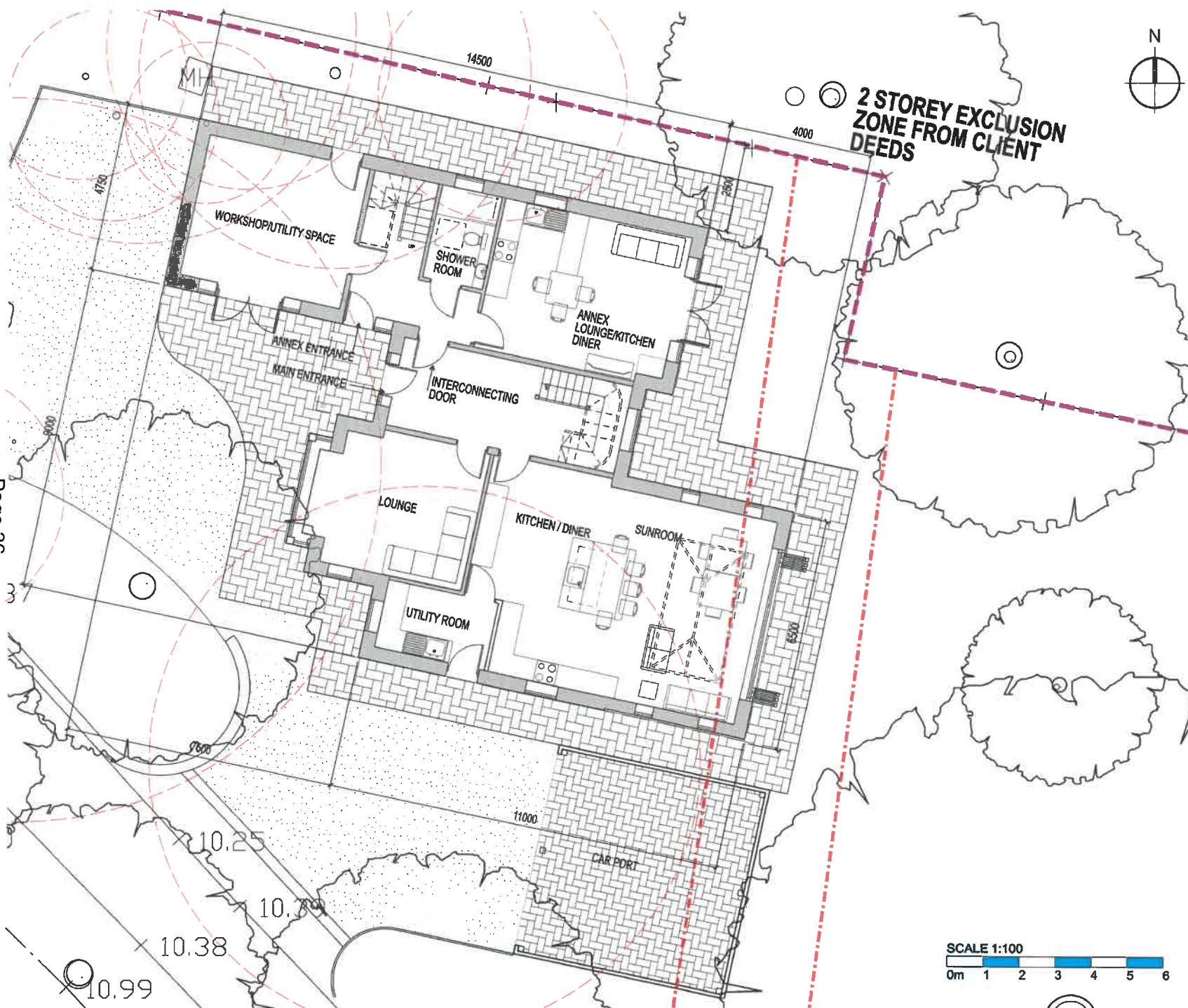
Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix Colour	C

THE RATCLIFFE GROVES PARTNERSHIP
MANCHESTER
105 MANCHESTER ROAD
BURY LANCASHIRE BL9 0TD
T. 0161 797 6000 E. manchester@rgp.uk.com
www.rgp.uk.com

LONDON
19 BEDFORD ROW
LONDON WC1R 4EB
T. 020 7600 6666 E. london@rgp.uk.com



SCALE 1:200
0m 2 4 6 8 10 12





THIS DRAWING IS PROTECTED BY COPYRIGHT AND MUST NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF R.G. PARTNERSHIP LIMITED. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS AND SIZES TO BE CHECKED ON SITE. NORTH POINTS SHOWN ARE INDICATIVE.

SITE SPECIFIC HAZARDS

IN ACCORDANCE WITH THE REQUIREMENTS OF THE COM REGULATIONS 2015 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:

NOTES

GROUND FLOOR PLAN BASED ON CLIENTS DRAWING

RED MARKERS INDICATE TREES TO BE REMOVED BY CLIENT. TREE SPREAD DATA NOT PROVIDED FOR THESE TREES.

BLACK TREE OUTLINE DATA PROVIDED BY CLIENT

- Symbol denotes trees retained
- Symbol denotes trees removed
- Symbol denotes extents of root protection areas to be provided by client
- Dashed red lines denotes development exclusion zone

REV. B 15/10/19	UPDATED TO CLIENT COMMENTS	AAS
REV. A 07/10/19	UPDATED TO CLIENT COMMENTS	RSL
REV.	DATE	NOTES

CLIENT / PROJECT
JANET LEACH
LAND OFF AINSWORTH HALL ROAD
AINSWORTH, BURY
 DRAWING TITLE
PROPOSED FIRST FLOOR PLAN

STATUS FOR PLANNING

DATE	DRAWN	SCALE @ A3
02.10.2019	DB/RL	1:100
PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE
10576	P	02
TYPE & NUMBER	REVISION LETTER	
Site Location Plans	L	GA Plans
Sections	S	Details
		Elevations
		Profile Colour

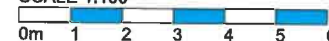
THE RATCLIFFE GROVES PARTNERSHIP

MANCHESTER
 165 MANCHESTER ROAD
 BURY LANCASHIRE BL9 0TD
 T. 0161 797 6000 E. manchester@rgp.co.uk
 www.rgp.co.uk

LONDON
 19 BEDFORD ROW
 LONDON WC1R 4EB
 T. 020 7600 6686 E. london@rgp.co.uk







SCALE 1:100



IN ACCORDANCE WITH THE REQUIREMENTS OF THE CDM REGULATIONS 2015 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:

GROUND FLOOR PLAN BASED ON CLIENTS DRAWING

BLACK TREE OUTLINE DATA PROVIDED BY CLIENT

-  Symbol denotes trees retained
-  Symbol denotes trees removed
-  Symbol denotes extents of root protection areas to be provided by client
-  Dashed red lines denotes development exclusion zone

CLIENT / PROJECT
JANET LEACH
LAND OFF AINSWORTH HALL ROAD
AINSWORTH, BURY

DRAWING TITLE
PROPOSED ROOF PLAN

DATE	DRAWN	SCALE @ A3
02.10.2019	DB/RL	1:100

DRAWING NO. 10576 P 03 A

THE RATCLIFFE GROVES PARTNERSHIP



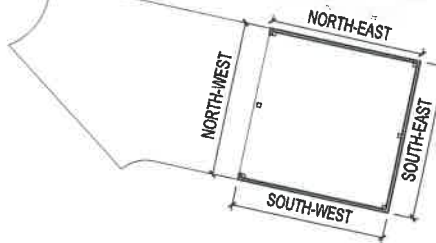
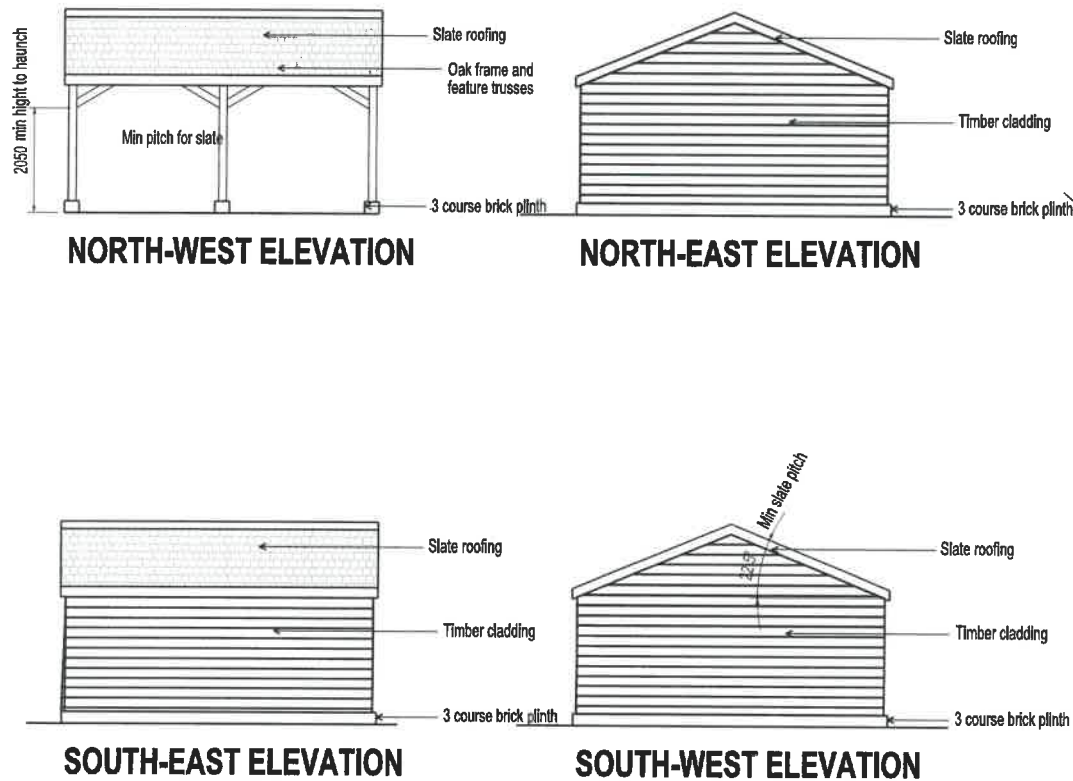
RGP
architects

LONDON
19 BEDFORD ROW
LONDON WC1R 4EB
T. 020 7600 6666 E. london@rgp.uk.com

THIS DRAWING IS PROTECTED BY COPYRIGHT AND MUST NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF R G PARTNERSHIP LIMITED. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS AND SIZES TO BE CHECKED ON SITE. NORTH POINTS SHOWN ARE INDICATIVE. ©

SITE SPECIFIC HAZARDS

IN ACCORDANCE WITH THE REQUIREMENTS OF THE CDM REGULATIONS 2015 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:



REV.B 25.01.23	Gable added	RSL
REV.A 20.01.23	Roof height & pitch lowered	RSL
REV. DATE	NOTES	INIT.

CLIENT / PROJECT
JANET LEACH
LAND OFF AINSWORTH HALL ROAD
AINSORTH, BURY

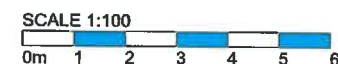
DRAWING TITLE
PROPOSED CAR PORT ELEVATIONS

STATUS FOR PLANNING				
DATE	DRAWN	SCALE @ A3		
02.10.2019	DB/RL	1:100		
PROJECT NUMBER	UNIT / BLOCK	CI / SFS CODE	TYPE & NUMBER	REVISION LETTER
10576			E 03 B	
Site Location Plans	L	GA Plans	P	Elevations
Sections	S	Details	D	Profile Colour

THE RATCLIFFE GROVES PARTNERSHIP

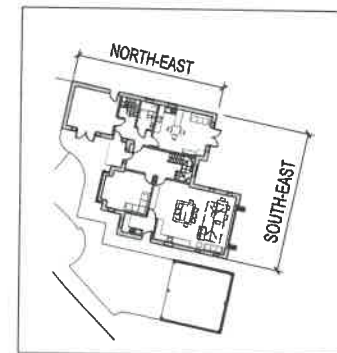
MANCHESTER
 135 MANCHESTER ROAD
 BURY LANCASHIRE BL9 0TD
 T. 0161 797 6600 E. manchester@rgp.co.uk
 www.rgp.co.uk

LONDON
 19 BEDFORD ROW
 LONDON WC1R 4EB
 T. 020 7600 6666 E. london@rgp.co.uk



SITE SPECIFIC HAZARDS

KEY:



SCALE 1:100



REV.C 270120	Car port updated	RSU
REV.B 101019	PLANNING ISSUE	SPL
REVA 071019	UPDATED TO CLIENT COMMENTS	RSU
REV. DATE	NOTES	INIT.

CLIENT / PROJECT
JANET LEACH
LAND OFF AINSWORTH HALL ROAD
AINSWORTH, BURY

DRAWING TITLE
PROPOSED NORTH-EAST &
SOUTH-EAST ELEVATIONS

STATUS FOR PLANNING

DATE	DRAWN	SCALE @ A3
02.10.2019	DB/RL	1:100

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
DRAWING NO.				

10576	E	02	C
-------	---	----	---

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefer Colour	C

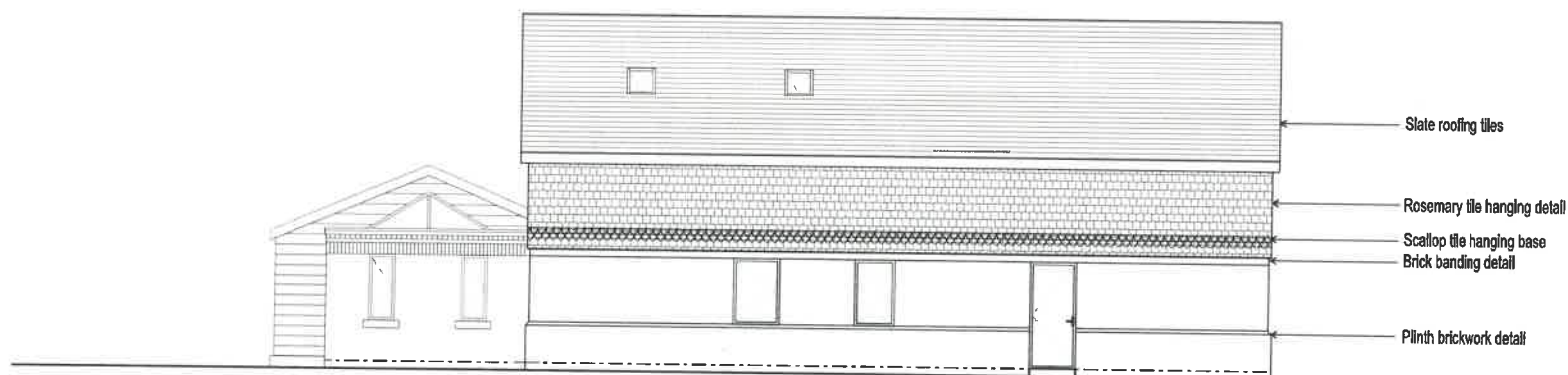
THE RATCLIFFE GROVES PARTNERSHIP

MANCHESTER
105 MANCHESTER ROAD
BURY LANCASHIRE BL9 0TD
T. 0161 797 8900 E. manchester@grp.uk.com
www.grp.uk.com

LONDON
19 BEDFORD ROW
LONDON WC1R 4EB
T. 020 7600 6666 E. london@rgp.uk.com



SOUTH-EAST ELEVATION



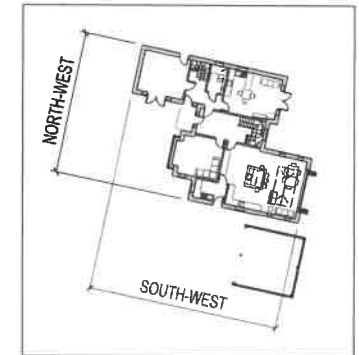
NORTH-EAST ELEVATION

THIS DRAWING IS PROTECTED BY COPYRIGHT AND MUST NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF R.G. PARTNERSHIP LIMITED. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS AND SIZES TO BE CHECKED ON SITE. NORTH POINTS SHOWN ARE INDICATIVE. ©

SITE SPECIFIC HAZARDS

IN ACCORDANCE WITH THE REQUIREMENTS OF THE COM REGULATIONS 2015 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:

KEY:



SCALE 1:100



REV.D 280120	Car port updated	RSL
REV.C 211019	UPDATED TO CLIENT COMMENTS	SPL
REV.B 101019	PLANNING ISSUE	RSL
REV.A 071019	UPDATED TO CLIENT COMMENTS	RSL
REV.	DATE	NOTES
		INIT.

CLIENT / PROJECT

JANET LEACH
LAND OFF AINSWORTH HALL ROAD
AINSORTH, BURY

DRAWING TITLE

PROPOSED NORTH-WEST &
SOUTH-WEST ELEVATIONS

STATUS

FOR PLANNING

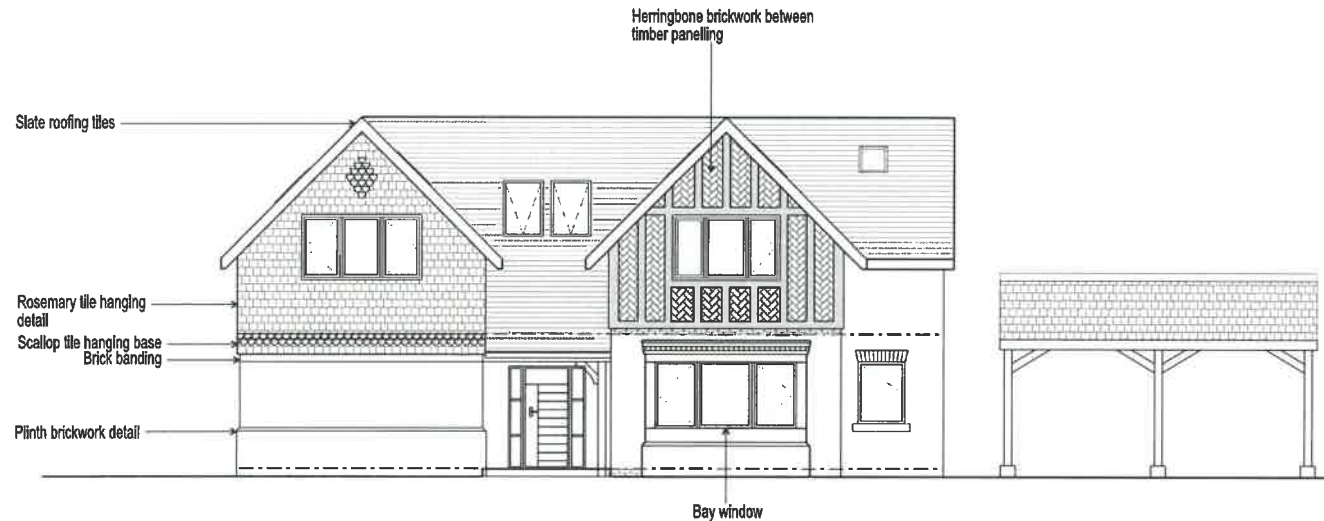
DATE	DRAWN	SCALE @ A3		
02.10.2019	DB/RL	1:100		
PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE S NUMBER	REVISION LETTER
10576	E	01	D	
DRAWING NO.				

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Print Colour	C

THE RATCLIFFE GROVES PARTNERSHIP

MANCHESTER
105 MANCHESTER ROAD
BURY LANCASHIRE BL9 0TD
T. 0161 797 9000 E. manchester@rgp.co.uk
www.rgp.co.uk

LONDON
19 BEDFORD ROW
LONDON WC1R 4EB
T. 020 7500 5555 E. london@rgp.co.uk



NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION

THIS DRAWING IS PROTECTED BY COPYRIGHT AND MUST NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF R.G. PARTNERSHIP LIMITED. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS AND SIZES TO BE CHECKED ON SITE. NORTH POINTS SHOWN ARE INDICATIVE. ©

SITE SPECIFIC HAZARDS

IN ACCORDANCE WITH THE REQUIREMENTS OF THE CDM REGULATIONS 2015 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:



AINS WORTH HALL ROAD

West Elevation



REV.C 25.01.23 Car port gable added RSL
REV.B 20.01.23 Car port roof light and pitch lowered RSL
REV.A 291119 Updated RSL

REV. DATE NOTES INIT.

CLIENT / PROJECT

JANET LEACH
LAND OFF AINS WORTH HALL ROAD
AINS WORTH, BURY

DRAWING TITLE

STREET SCENE
AINS WORTH HALL ROAD

STATUS

PLANNING

DATE NOV 19 DRAWN RSL SCALE @ A3 1:200

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
----------------	--------------	---------------	---------------	-----------------

DRAWING NO. 10576 E04 C

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix Colour	C

THE RATCLIFFE GROVES PARTNERSHIP

MANCHESTER
105 MANCHESTER ROAD
BURY LANCASHIRE BL9 0TD
T. 0161 797 6000 E. manchester@rgp.uk.com
www.rgp.uk.com

LONDON
19 BEDFORD ROW
LONDON WC1R 4EB
T. 020 7600 6666 E. london@rgp.uk.com



Ward: Ramsbottom and Tottington -
Ramsbottom

Item 02

Applicant: Margaret Haes Riding Centre

Location: Margaret Haes Riding Centre, Moor Road, Ramsbottom, Bury, BL8 4NX

Proposal: Retention of welfare unit with associated landscaping to form welfare and security accommodation

Application Ref: 64955/Full

Target Date: 27/01/2020

Recommendation: Approve with Conditions

Description

The application site relates to a riding centre which is located on the edge of Holcombe Village and is within the Green Belt, Special Landscape Area and West Pennine Moors and the Holcombe Conservation Area. The site is accessed via Moor Road, an unmade and unadopted access road which is a designated bridleway and leads to residential properties, Higher Barn House and Higher barn being the closest to the north of the site. To the east and at a lower level is the Emmanuel C of E Primary School which fronts Helmshore Road and to the south is Higher House Cottage and Higher House at the lower end of Moor Road. To the west, the land rises steeply from the site and is part of Holcombe Hill.

Part of the riding school when viewed directly to the east from Moor Road is elevated and separated by a steep embankment which forms the boundary. As Moor Road rises northwards, the access into the site becomes level with the road.

The riding school comprises a number of buildings and facilities which would be expected of a facility of this type, namely an indoor and outdoor riding arena, stables and tackroom. The buildings are located more or less centrally within the site, close together around the indoor and outdoor arenas and there is a concrete stable yard which leads from the access into the site.

The applicant has sited a green metal container on a concrete apron located on the eastern edge of the site directly adjacent to the embankment with Moor Road without planning permission. The container is 9.75m long, 3m wide and 2.7m high.

Following enforcement processes, the application has been submitted retrospectively. The application originally sought retention of the welfare unit in its current position. Following negotiations with the LPA, the scheme has been amended to re-locate the build and make changes to the external appearance.

It is proposed to re-site the container approximately 10m west, adjacent to the outdoor arena and behind the line of the tackroom and stables. The new location would require minor re-profiling and grading of land to form a base which would be level with the riding yard.

It is also proposed to re-clad the entire exterior of the building with timber boarding and form a mono pitch grey felt shingle roof with an overhang canopy at the front, akin to a stable or shed type structure.

The riding school specialises in offering lessons and activities for those with special needs as well as the able-bodied, and of all ages. The applicant states that the development is

required to provide an ancillary resource in association with the riding school for a small administrative office and to enable better and secured welfare facilities for staff, visitors and users of the riding facility. The building would also enable natural surveillance over the entrance to the site which is particularly important and crucial to the well-being of the children and other vulnerable users who attend the school.

For clarity, the applicant has confirmed that the timber framed building which is located between the indoor and outdoor arena is an existing build is to be converted to provide accessible changing rooms and toilet facilities and covered area for parents and carers to spectate both arenas. It does not form part of this planning application and planning permission is not required for the conversion works.

Relevant Planning History

47759 - Erection of building to include new loose boxes, equipment store and disabled wc's - Withdrawn by Applicant 01/05/2007

48135 - New loose boxes plus w.c. for the disabled - approve with conditions 27/06/2007

19/0292 - Enforcement case - Storage containers

Publicity

Letters sent on 9/12/2019 to 11 properties on Moor Road, Helmshore Road and Holcombe Village.

Site notice posted 18/12/2019

Press advert in the Bury Times 19/12/2019.

15 Letters of objection received in total.

The following commented on the original submission - Nos 12, 14, 18 Helmshore Road, Harcles Hill farm, 155 Lumb Carr Road, 1 Lumb Carr Road, 103 Holcombe Old Road, Higher Tops barn, Higher Barn Farm, Higher Tops Farm, c/o Dawes Bank Holcombe Old Road, Higher House, Tower View.

The issues raised were:

- Object to the size, industrial appearance and position on the edge of the lane - very visually prominent.
- Conflicts with the landscape and question whether it is in keeping with conservation regulations.
- Possibility of the relocation of the unit with appropriate screening of the unit at the very least?
- Not ideal construction in an SSSI and Conservation Area and does not enhance the character of the area.
- Large amounts of earth and other materials have been added on top of a very steep bank that is only supported by a dry stone wall - parts of the wall have already fallen down as a result and any slippage in the ground would result in more wall and possibly the bank falling onto Moor Road which is the only access to my property and other farms. Dangerous location.
- Works should be carried out to ensure the bank is properly supported and earth/sand/hardcore would not wash down the bank and into the drainage ditch below, which would result in further silting up of a drainage system already causing problems.
- Disappointed the applicant has not consulted the Holcombe Society of which he is a member.
- Looking at the plans the location of trees has been changed on a photograph which does not show true representation at all of the situation. All in all this is something which should not have been placed in this area and need to be removed and a relevant aesthetically pleasing natural material construction be put forward.
- Contravenes the special Article 4 Conservation Area character
- One side appears to have some artificial foliage attached, but the sides remain ugly and out of keeping with the rural aspect.
- I bought a house in a conservation for a reason and not to look out on an industrial unit that is totally incongruous with the natural environment. I am very concerned the charitable nature is only a ruse to secure residential accommodation and either way this

should not be allowed to go forward. Our countryside needs protecting as well as the integrity of applications.

- Bury Council should send out a very strong message to the owner of the land, that you simply cannot put any unsightly units on your land, whatever the use.
- There are no contracts for the riding schools attached to the deeds - this is an obvious exit plan for the owner - your ability to grant permission paves the way for it to change to a residential development.
- My main concern is the underpinning legality of the application which I would strongly recommend that the Planning Officers investigate with legal specialists if need be. I do not believe that BMBC can permit an application if there is any doubt that the applicant is neither the owner nor the tenant in question.
- I strongly recommend that any Planning Permission granted is strictly tied to the Riding School as tenants (with the caveat of course that this is proven) and cannot roll on to benefit change of the use of the land to say an urban development.
- Visually ghastly
- The location of the container is incorrectly depicted on the plan.
- Inconsistent with the claim for needing security as it is so distant from the access slope.
- The recently constructed floodlights cannot be justified.
- It is in full view of houses and the iconic Peel Tower.
- Would be better as custom built next to the original stables.
- What is the other new block specified on the plans but not referred to in the application?
- Are water mains available for the facility?
- An inaccuracy of the application is the access track up a slope from Moor Road to the Riding School on the agents plan which suggest this is all the long term property of the Riding School under the terms of the lease.
- Strongly recommend a site visit by Councillors and officers
- Describing the site as 'brown field' is false. It is in a conservation area, is green belt and borders National Trust Land. It also adjoins a main route used weekly by hundreds of walkers going to Bury's true iconic Peel Tower.
- Policy is incorrectly stated in the application
- Am sure everyone would like the centre to have secure facilities but the location of the container is not appropriate.
- The landscaping is a concern as the banking to the boundary with Moor Road is already compromised.
- If permission is to be granted it should be temporary to allow for long term more suitable plans.
- Does not preserve the openness of the Green Belt would conflict with the NPPF and therefore very special circumstances would be needed.
- Heritage - Grade II Listed Higher House and Holcombe Church - considered to harm the setting.
- If approved a condition should be attached to require its removal in the event it is no longer needed.
- As a separate matter, apparent/potential planning breached at the overall site should be investigated.
- Concerns are compounded by the fact that the agent for this application has a track record of large scale development and no record of working with charitable organisations (see their website).
- I would have no objections if such were built in a safe and sympathetic manor in keeping with the surroundings.
- Should take into account the line of sight judgement as on other applications

Revised plans received to relocate the welfare unit in the site together with proposals to timber clad the exterior of the building and form a mono pitch to the roof.

Those originally notified and those who have made previous representations to the application were re-notified of the revisions by letter on 28/1/2020.

Letters of objection received from Nos 1, 155 Lumb Carr Road, Harcles Hill Farm, 12 Helmshore Road, Tower View Lumb Carr Road, Higher Barn Farm, Higher House

- After consideration of changes, it is still a grotesque structure which has no place in a conservation area.
- This will change the outlook of the view in this village which should be cherished.
- The prime issues here are Green Belt stringent regs. coupled with such a High Grade Conservation Area protection, balanced against possible exceptional circumstances which would qualify breaking these stringent constraints legally. I, as an amateur, can see no case for such.
- To reason that a Shipping Container, clad or not clad, with no proper foundation - hence certainly not a 'building' , no conventional heating in such an exposed position, no sanitation , sewerage, toilets or running water (food is specified as being consumed, with no facility for washing hands after dealing with horses !) can be classed as a welfare unit for the disabled is frankly ludicrous. Far better for the Riding School Chair and Officers to have constructed a purpose built unit, most favourably within the footprint of the original building (plenty of space), incorporating all such services under one roof perhaps even with showers and hot towns water to service. Investment seems to have been mismanaged.....
- And further two other such temporary constructs of truly ugly character, quite inappropriate to our treasured hill have come to my attention already on site. Should these be included in a planning application at this very late stage ?
- The site owner is acting as the Chair of the riding school so there is clearly divided loyalty.
- Still have serious reservations regarding the application. Nothing has been done at all to address the risks to the steep bank overlooking Moor Road, which is the sole access for myself and other residents to our properties. The addition of extra weight (including large areas of concrete, which are not even mentioned in the application, and several wagon loads of hardcore and sand under them) has already resulted in part of the bank starting to slide down.
- There is also a section of the wall that has buckled out and is at risk of collapse into the drainage channel and onto the road.
- I will be contacting the Chief Planning Enforcement Officer to request a site inspection.
- The applicant is completely out of touch in the way they are trying to call the section of Land 'Brownfield' - this section of land is within the conservation area and therefore needs to be protected vigorously.
- Alarm bells ring as the owner is looking for a residential development on this site
- Its charitable status is only reason why it is viewed favourably.
- Unfair no enforcement action has been taken.
- Two other containers have appeared on site.
- Sanctioning the container clad or unclad would set a dangerous precedent for the future.
- Historically all local residents and other enterprises have been required to comply with the most stringent and rigorous planning regulations - allowing it would be inequitable and an insult.
- Cladding the container is a quick fix, cheap accommodation - should utilise and improve existing facilities and restore dilapidated buildings on site makes more sense economically and environmentally friendly.
- H&S concerns of safety and the concrete foundations.
- New location would be more visible from Moor Road from the entrance.
- Insufficient time for representations to be made
- the original plan and elevations bear no resemblance at all to the actual shipping container which had been placed on the site and therefore it is highly unlikely in my submission that the new proposal will bear any resemblance to the drawings.
- The new proposed siting of the shipping container is also still within the line of sight from Helmshore Road, it was a pre-condition for a previous application (48135) that no structure should be visible.
- Should be a new application as the changes are material.
- Refer the committee to aerial photo which shows the concrete has been extended to a large area.
- It appears that the Council have been providing advice as to how the applicant can be

amended.

- Floodlights have also been installed on the site which also should be considered by the council, no permission or consultation has been sought by the applicant for this.
- Strongly urge the committee to visit the site in order to appreciate the extent of the changes which have been made, and the council should bear in mind all the time that the applicant only has made this retrospective application in response to a visit by an enforcement officer.
- Failure to address the concern this is a permanent application for a non permanent need. The appropriate application should be for a temporary structure.
- Bury MBC has a duty to protect and preserve the Green Belt and conservation nature of this area.

Those who have made representations have been informed of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - No objection or comments to make

Borough Engineer - Drainage Section - No response received.

Environmental Health - Contaminated Land - No comments to make

Conservation Officer - No objection.

Public Rights of Way Officer - No PROW issues

Pre-start Conditions - Applicant/Agent has agreed with pre-start conditions

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
EC4/1	Small Businesses
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN9/1	Special Landscape Areas
OL1	Green Belt
OL1/2	New Buildings in the Green Belt
OL4/7	Development Involving Horses
OL7/2	West Pennine Moors
HT5	Accessibility For Those With Special Needs
HT5/1	Access For Those with Special Needs
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
SPD10	Planning for Equestrian Development
EN7/2	Noise Pollution

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.

Green Belt Policies and principles

Paragraphs 143 and 144 of the NPPF state that inappropriate development in the Green Belt is by definition, harmful and should not be approved except in Very Special Circumstances (VSC). Planning Authorities should ensure that substantial weight is given to any harm in the Green Belt. VSC will not exist unless the potential harm to the Green Belt

by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 145 considers the construction of new buildings as inappropriate development in the Green Belt. Exceptions to this include b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation etc as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

UDP Policy OL1/2 - New Buildings in the Green Belt states that the construction of new buildings is inappropriate development unless it meets one of the listed exceptions, which includes b) essential facilities for outdoor sport and recreation which preserve the openness of the Green Belt. Examples of such facilities include small changing rooms or unobtrusive spectator accommodation or small stables.

UDP Policy OL4/7 - Development Involving Horses states that the keeping of horses for recreational purposes or as part of commercially based equestrian activities will be considered acceptable where it would not have an adverse effect on the appearance of the rural areas. In particular, high standards of design, construction and maintenance will be expected as part of any development proposals.

UDP Policy EN9/1 - Special Landscape Areas states that development in such areas will be strictly controlled and required to be sympathetic to its surroundings in terms of visual impact. High standards of design, siting and landscaping will be expected. Unduly obtrusive development will not be permitted in such areas.

SPD 8 - New Buildings and Associated Development in the Green Belt states that essential facilities for sport and outdoor recreation can be viewed as being an appropriate use in the Green Belt

SPD 10 - Planning for Equestrian Development - Whilst mainly concerned with stables and riding arenas, SPD 10 also provides guidance on storage areas and other forms of equestrian-related development, advising that they should be sympathetic to their surrounding area in terms of siting, appearance and future maintenance of the Green Belt and other sensitive open land areas, and ensuring that the environmental quality and amenity is not harmed by inappropriate equestrian development. New buildings should be sited close to boundaries or adjacent to existing buildings and well designed with mono pitch or sloping roofs and of timber construction.

The proposed development would provide an ancillary building in association with an existing recreation facility. The welfare unit would be 9.75m in length, 3m wide and 3.5m at the highest point. It would be sited directly in front of the existing outdoor arena, close to and viewed against the backdrop of existing stables and the indoor arena. It is therefore considered that the proposed siting of the unit would preserve the openness of the Green Belt and would not conflict with the purposes of including land in it.

The proposed building would be 'free standing' and there would be limited ground works required to re-locate the building. For all intents and purposes, it could be removed from the site at any time and therefore not a build which would permanently harm the openness of the Green Belt.

It is therefore considered that the proposed building would be appropriate development in the Green Belt to provide a facility in connection with the existing riding centre. The proposed development would continue to preserve the openness of the Green Belt and would therefore comply with point b) of para 145 of the NPPF and would therefore be acceptable.

Heritage and Conservation principles

Paragraph 189 of the NPPF states that in determining applications, LPA's should require an

applicant to describe the significance of any heritage assets affected, including any contribution to their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 190 states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

In paragraph 192, LPA's should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

UDP Policies EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control policies only support proposals where it can be demonstrated that development would preserve or enhance the special character of the area. Proposals will encourage measures to retain, replace and restore features of historical and architectural interest, remove dereliction and bring unused land or buildings back into beneficial use, have regard to the special character of the surrounding area and in the case of re-use of buildings or introduction of new uses, the impact of the proposal on the character or appearance of the area and the fabric of the existing building.

In view of para 189 of the NPPF, the applicant has been asked to provide a Heritage Assessment of the development which has been submitted as an addendum to the Planning Statement.

The Holcombe Conservation Area Appraisal summarises the special characteristics of the Conservation Area, identifying Moor Road as a key feature of the area and which is described as a main focus of historic development and an old packhorse route. The Appraisal also refers to the riding stables as being included within the Conservation Area with views of the site are both close to and from wider vantage points.

The re-siting of the welfare unit back away from its exposed position would place it in the context of the existing stable buildings. With the proposed timber board cladding and mono-pitched felt roof it would essentially have the appearance of a stable building within a group of others. The use of the building would be consistent and appropriate to the context of the site and would provide a facility of benefit to both staff, visitors and users of the riding school, enabling the facility to continue to contribute a valuable facility for the local and wider communities, and in compliance with para 192 of the NPPF.

The physical size and scale of the development would be relatively small scale within the context of the wider Conservation Area and the site itself and in considering the proposed relocation of the building and visual conversion, it is considered there would be no harm caused to that part of the conservation area and as such would preserve its character and appearance.

In terms of its proximity to Listed Buildings, those nearest are Holcombe Emmanuel Church over 140m away to the east and Higher House 65m to the south, with a number of Non Designated Heritage Assets (NDHA) located to the north, east and south. The development would not be viewed within the setting or proximity of any of these Heritage Assets. It would be a significant distance away and separated by intervening landforms and other properties. It is therefore considered the development would not have a detrimental effect on the historical character or importance of the Listed Buildings or

NDHA's.

It is therefore considered that the proposed development would continue to preserve the special character of the heritage assets of Holcombe and would comply with the principles of the NPPF and UDP Policies EN2/1, EN2/2 and EN2/3.

Siting and visual impact - The unit currently sits in a prominent and highly visible location when viewed not only from both directions and approaches along Moor Road which runs along the eastern perimeter of the site but also from the west where the land is at a much higher level on Holcombe Hill.

It is proposed to re-locate the unit in front of the outdoor arena and close to the stables and tack room within the stable yard. The land on which it would be sited is on a slight rise and banking. It is proposed to excavate and re-grade the land to form an area level with the existing concrete hardstanding yard on which the unit would stand.

Once moved, the unit would have a much lesser visual impact when viewed directly from the eastern part of Moor Road which is at a significantly lower level and screened by vegetation, and when viewed approached from further away along Moor Road to the north and south, views of the unit would be far less perceptible.

To the west and the land which is much higher on Holcombe Hill, the unit would be a more visible feature. However, for the most part, it would be the roof and front elevation only which would be seen and given its setting and proximity to the other built forms on site, together with the proposals to re clad and re-roof the build (see section below), it would be viewed as a simple, modest and appropriate addition to the riding school.

It is therefore considered that the proposed siting would not have a detrimental, negative or damaging impact on views and visual amenity of the area and would comply with UDP Policies OL1/2, OL4/7, EN9/1, SPD8 and SPD10 and the principles of the NPPF.

Size, design and appearance - The existing building is currently a green metal shipping type container, and of a somewhat incongruous and discordant feature within the landscape and more so due to its prominent siting. OL4/7 - Development Involving Horses and SPD's 8 and 10 clearly state that development should not have an adverse impact on the appearance of rural areas and in particular, high standards of design would be expected. Green Belt, Special Landscape and Conservation policies stress the importance of sensitive development and again with high expectations of siting, design and appearance.

The application has been revised from the original submission and it is now proposed to entirely clad the unit in a timber boarding, adding a grey felt mono pitched roof and overhang to the frontage. The facility would appear as a timber shed or stable and one which is commonly found and seen in such rural and countryside settings.

The unit is 9.75m long, 3m wide and 3.5m maximum height and of a similar size and scale to a stables or storage type building which would be typically associated within a riding stables. Located within the site and nestled close to the other equestrian facilities, it is considered that the unit would not be an incongruous addition or incompatible with the existing buildings and therefore considered acceptable.

It is therefore considered that the proposed works to the externality of the unit would sensitively acknowledge and sit comfortably within the setting of the riding arena and within its locality. A suitably worded condition would be recommended to ensure that the works to re-locate and overclad the exterior of the building would be carried out within a given time. It is considered that due to the technical and practical matters involved of moving and re-cladding, 90 days is considered a reasonable and achievable timescale for completion, to which the applicant has agreed.

It is therefore considered that the proposed development would therefore comply with UDP

Policies OL1/2, OL4/7, EN9/1, SPD8, SPD10 and the principles of the NPPF.

Impact on residential amenity - The nearest residential properties are those to the north, at Higher Barn Farm approximately 85m away and Higher House and Higher House cottage 65m to the south. To the east, the Emmanuel Primary School is located 50m away and at a lower level to the riding school and beyond are houses in Holcombe Village which front onto Helmsore Road.

The building would be sited within the riding school and screened from views from the north by the existing structures and from the south by the intervening landform and landscaping. These houses are also a significant distance away from the site and it is considered that their amenity would not be detrimentally affected by the development.

From the east, the difference in levels and topography of the land, the steep gradient of the embankment and landscaping would also substantially screen the unit from this area of the village and it is considered that impact on views and outlook would be relatively insignificant.

The building would be used as a welfare facility to provide for the existing staff, parents, carers and visitors and as such would not generate any more trips or activity to the site than already exists, and therefore would be negligible in terms of any additional noise and disturbance created within, from or to the site.

It is therefore considered that the proposed development would not have a detrimental impact on residential amenity and would comply with UDP Policies EN1/1, EN1/2 and EN7/2 and OL4/7.

Response to objectors -

- The LPA is required to assist an applicant where it can remedy unauthorised works and this includes the ability to submit applications retrospectively and dealing with them (article 35(2) TCP (General Development Management Procedure)(England) Order 2015. " The Planning Act 1990 makes it clear in s179 that "it shall be a defence [for the perpetrator] to show that he did everything he could be expected to secure compliance" - this can include discussions, actions and including the submission of an application under s73A (retrospective - ie planning permission for development already carried out). The applicant has been responsive in this respect and discussions have been on-going up to this time of presenting the application before the Planning Committee.
- It is considered a simple refusal of the planning application would not have assisted in any positive recourse or solutions. The LPA has worked with the applicant to progress proposals which would provide the best and most positive solution to the situation.
- The NPPF states, at Para 38, that LPA's should approach decisions on proposed development in a positive and creative way.....and work proactively with applicants to secure developments that will improve economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.'
- This application is not in connection with any proposals for the redevelopment of the site for any other purposes.
- All issues with regards to the siting and appearance of the build and impacts on the Green Belt, Conservation Area and Listed Buildings have been covered in the above report.
- With regards to the other 2 containers referred to. One is used as a secure tack room. The applicant states that this container was brought on several months ago to replace an existing. Notwithstanding this, the replacement container requires planning permission and this is being investigated. The other a smaller container type which appears to be a more recent addition. Again, the applicant will be advised to apply for a planning consent for its retention or remove it, if it has not been removed already.
- In terms of the safety of the embankment, the applicant has refuted that the siting of the container has resulted in earth and stone slippage from the embankment and onto

Moor Road. Close inspection and photographs submitted show that part of the container has been positioned on concrete blocks on the upper part of the embankment to form a sturdy base. There does not appear to be any harm caused to the safety of the embankment and therefore it would not be reasonable to require the applicant to carry out a full survey or strengthening works. What would be reasonable, would be to include a condition that a scheme for the landscaping of the area be submitted for approval, that once the container is moved.

- In relation to application reference 48135 in 2007, this current application is judged on its own merits.
- The floodlights are not part of the current application and subject to an enforcement matter. The applicant has, however, clarified that lamps have been attached to existing structures and no new poles or lighting have been erected.

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

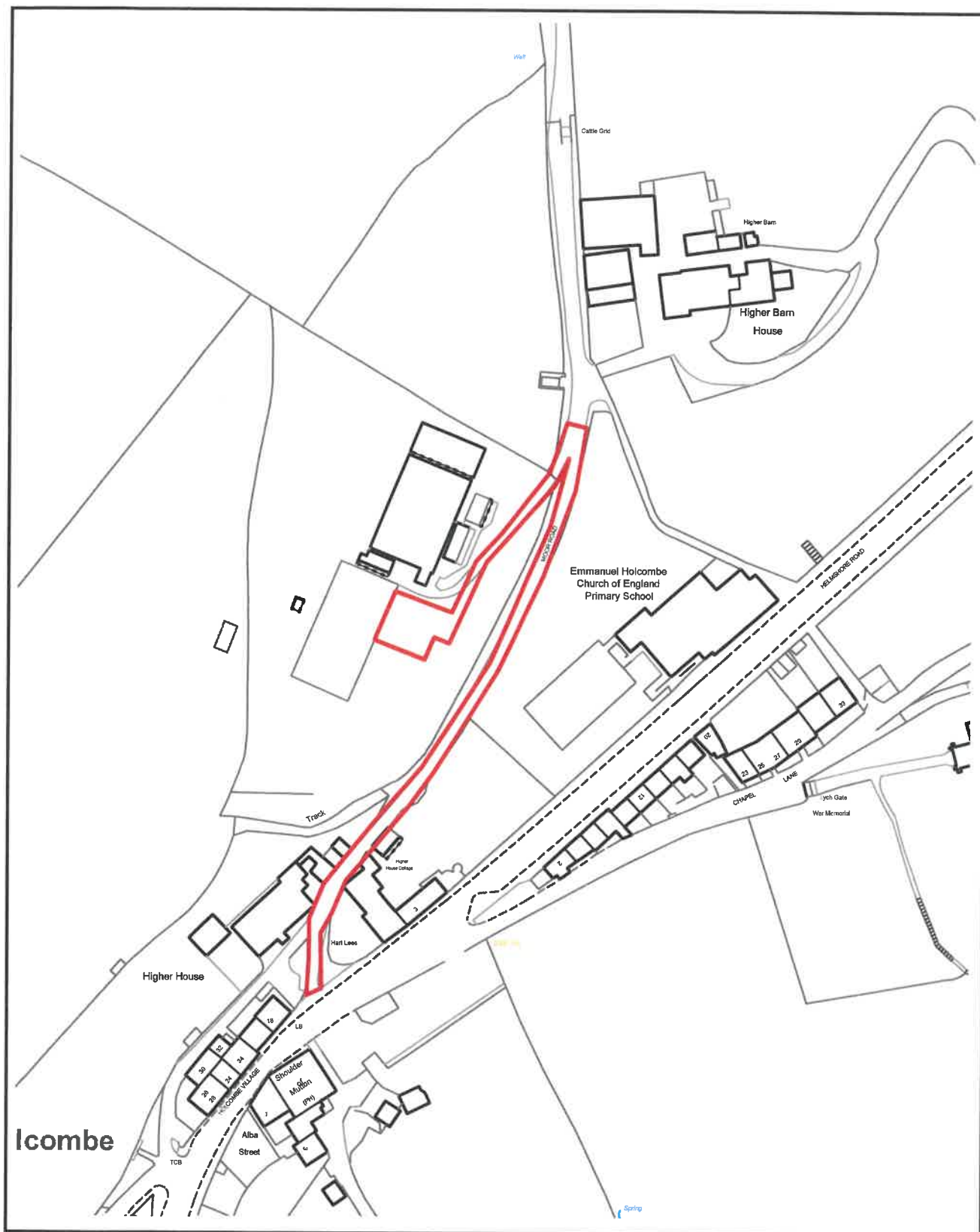
The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord 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 - Site location plan 10910 01 D; Proposed site plan (red edge) 10910 L04 A; Proposed site plan 10910 L05 A; Proposed plan and elevations 10910 E02 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 welfare unit shall be relocated to the approved siting as shown on plan number 10910 L04 Rev A within 60 days of the date of this permission.
 - The recladding to the welfare unit as shown on plan number 10910 E02 Rev B shall be carried out within 30 days of being relocated and thereafter maintained as such.
 - A scheme relating to the landscape (hard and soft) reinstatement of the former site and timetable for implementation shall be provided within 28 days of the relocation of the welfare unit and be carried out in accordance with the approved details and timetable.Reason. In the interests of visual amenity and to ensure preservation of the special character of the area pursuant to Policies OL1/2 – New Buildings in the Green Belt, OL4/7 - Development Involving Horses, EN9/1 - Special Landscape Areas, EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control of the Bury Unitary Development Plan and the principles of the NPPF.

For further information on the application please contact **Jennie Townsend** on **0161 253-5320**



PLANNING APPLICATION LOCATION PLAN

APP. NO 64955

**ADDRESS: Margaret Haes Riding Centre, Moor Road
Ramsbottom**

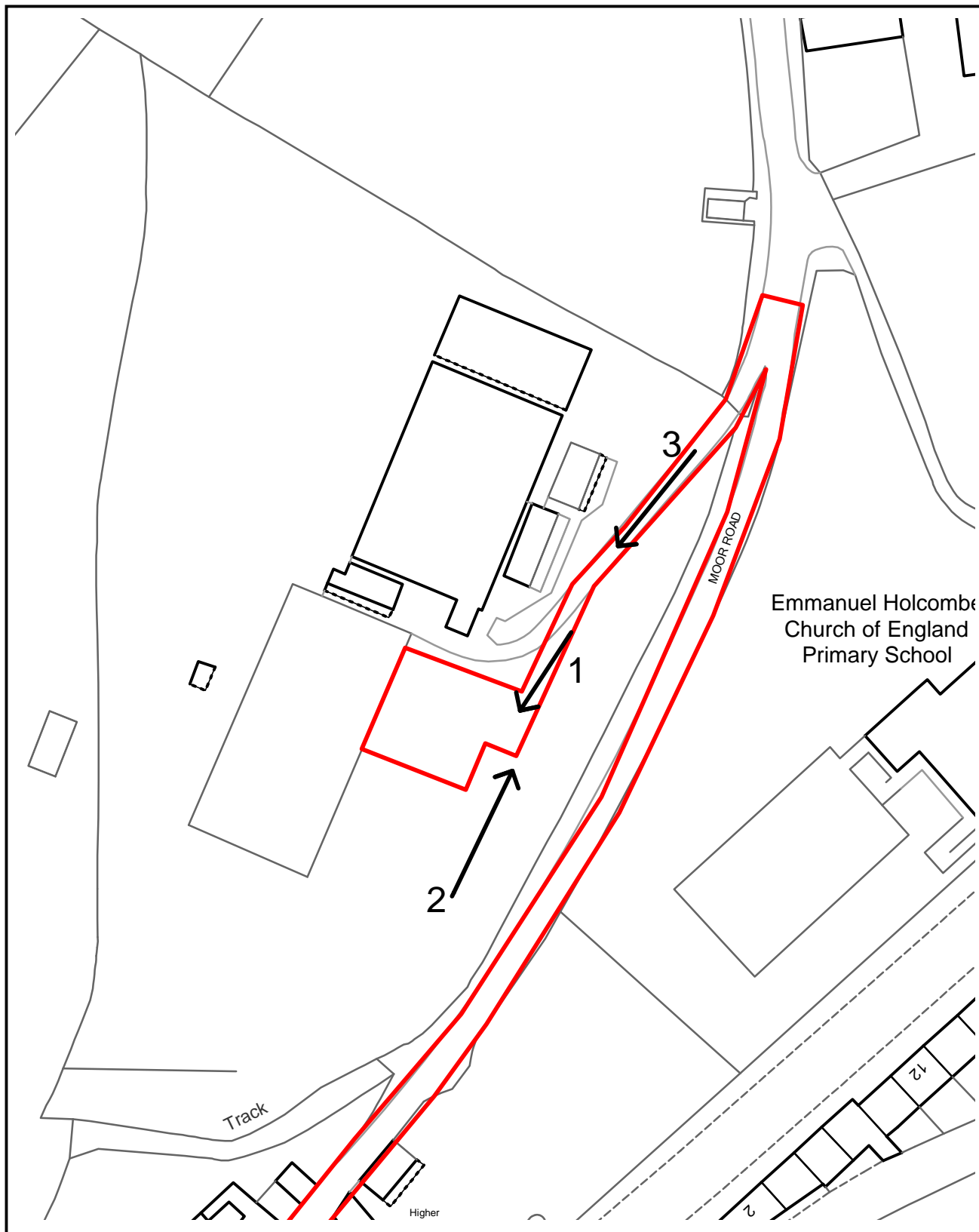
Planning, Environmental and Regulatory Services

(C) Crown Copyright and database right (2015). Ordnance Survey 100023063.



Bury
COUNCIL

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 64955

**ADDRESS: Margaret Haes Riding Centre, Moor Road
Ramsbottom**

Planning, Environmental and Regulatory Services

(C) Crown Copyright and database right (2015). Ordnance Survey 100023063.



Bury
COUNCIL

64955

Photo 1



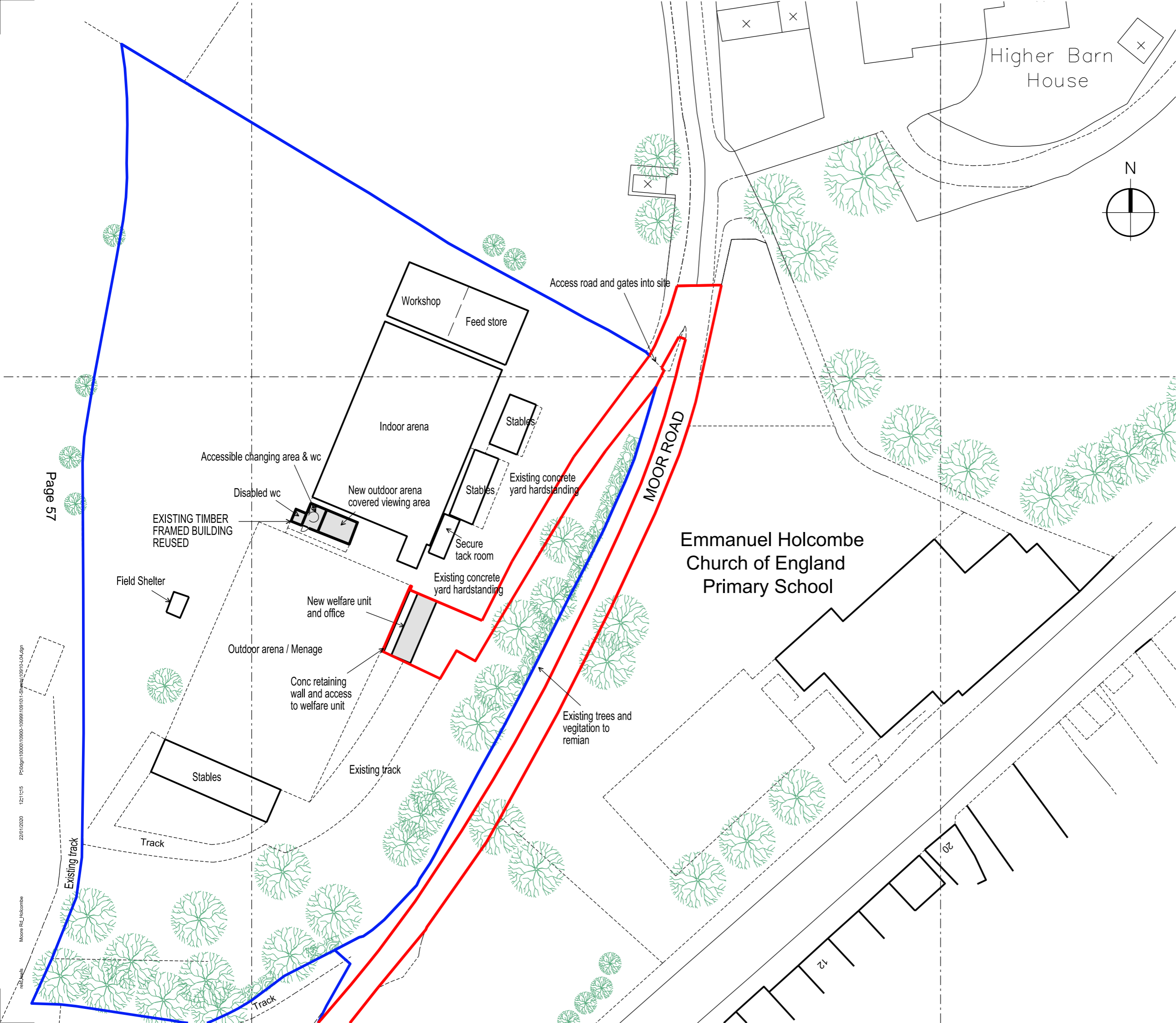
Photo 2



64955

Photo 3





THIS DRAWING IS PROTECTED BY COPYRIGHT AND MUST NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF R G PARTNERSHIP LIMITED. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS AND SIZES TO BE CHECKED ON SITE. NORTH POINTS SHOWN ARE INDICATIVE. ©

SITE SPECIFIC HAZARDS

IN ACCORDANCE WITH THE REQUIREMENTS OF THE CDM REGULATIONS 2015 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:

ORDNANCE SURVEY LICENCE

REPRODUCED FROM ORDNANCE SURVEY MASTERMAP DIGITAL DATA BY PERMISSION OF ORDNANCE SURVEY® ON BEHALF OF HER MAJESTY'S STATIONARY OFFICE. © CROWN COPYRIGHT 2010. ALL RIGHTS RESERVED. REFERENCE NUMBER 100006806.

NOTES

- ASSUMED SITE BOUNDARY
- OTHER LAND IN THE OWNERSHIP OF THE CLIENT



REV.A	22.01.20	UPDATED TO CLEINT COMMENTS	RSL
REV.	DATE	NOTES	INIT.

CLIENT / PROJECT
JEREMY BUCKLEY
HOLCOMBE RIDING SCHOOL
MOOR ROAD, HOLCOMBE
DRAWING TITLE
PROPOSED SITE PLAN

STATUS
PLANNING

DATE	DRAWN	SCALE @ A3
21.01.20	RSL	1:500

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
----------------	--------------	---------------	---------------	-----------------

DRAWING NO.		
10910	L04	A

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix: Colour	C

THE RATCLIFFE GROVES PARTNERSHIP
MANCHESTER
105 MANCHESTER ROAD
BURY LANCASHIRE BL9 0TD
T. 0161 797 6000 E. manchester@rgp.uk.com
www.rgp.uk.com

LONDON
19 BEDFORD ROW
LONDON WC1R 4EB
T. 020 7600 6666 E. london@rgp.uk.com

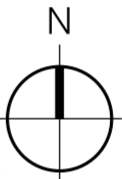


THIS DRAWING IS PROTECTED BY COPYRIGHT AND MUST NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF R/G PARTNERSHIP LIMITED. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS AND SIZES TO BE CHECKED ON SITE. NORTH POINTS SHOWN ARE INDICATIVE. ©

SITE SPECIFIC HAZARDS

IN ACCORDANCE WITH THE REQUIREMENTS OF THE CDM REGULATIONS 2015 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:

SCALE



ACCESS ROAD AND GATES INTO SITE

MOOR ROAD

WORKSHOP

FEED STORE

INDOOR ARENA

STABLES

STABLES

EXISTING CONCRETE YARD HARDSTANDING

NEW ACCESSIBLE CHANGING AREA & WC

DISABLED WC

NEW OUTDOOR ARENA COVERED VIEWING AREA

EXISTING TIMBER FRAMED BUILDING TO BE REUSED AND ALTERED TO PROVIDE UPDATED FACILITIES AS SHOWN

EXTSING TREES AND VEGETATION TO REMAIN

SECURE TACK ROOM

STABLES OFFICE

EXISTING CONCRETE YARD HARDSTANDING

VOLUNTEERS / INSTRUCTORS WELFARE AND DRYING FACILITIES

ACCESS PATH

OUTDOOR ARENA

REV.A	22.01.19	UPDATED TO CLEINT COMMENTS	RSL
REV.	DATE	NOTES	INIT.

CLIENT / PROJECT
JEREMY BUCKLEY
HOLCOMBE RIDING SCHOOL
MOOR ROAD, HOLCOMBE
DRAWING TITLE
PROPOSED SITE PLAN

STATUS
PLANNING

DATE	DRAWN	SCALE @ A2
21.01.20	RSL	1:200

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
10910			L05	A

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix: Colour	C

THE RATCLIFFE GROVES PARTNERSHIP
MANCHESTER
105 MANCHESTER ROAD
BURY LANCASHIRE BL9 0TD
T. 0161 797 6000 E. manchester@rgp.uk.com
www.rgp.uk.com

LONDON
19 BEDFORD ROW
LONDON WC1R 4EB
T. 020 7600 6666 E. london@rgp.uk.com



SITE SPECIFIC HAZARDS

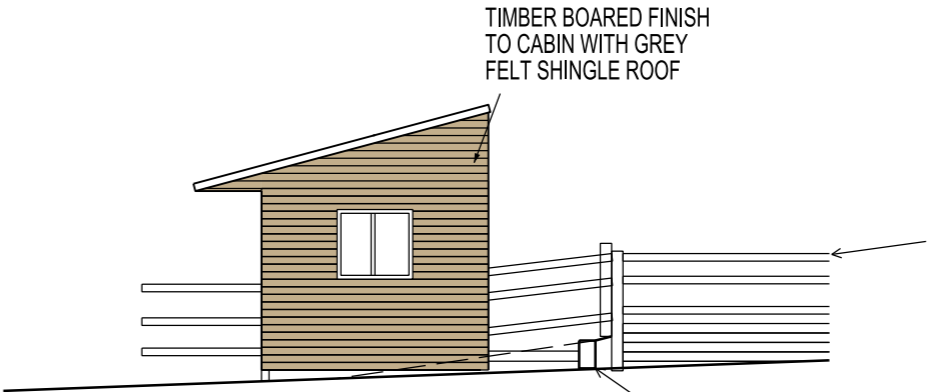
IN ACCORDANCE WITH THE REQUIREMENTS OF THE CDM REGULATIONS 2015 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:

ALL WINDOWS TO BE SHUTTURED FOR SECURITY



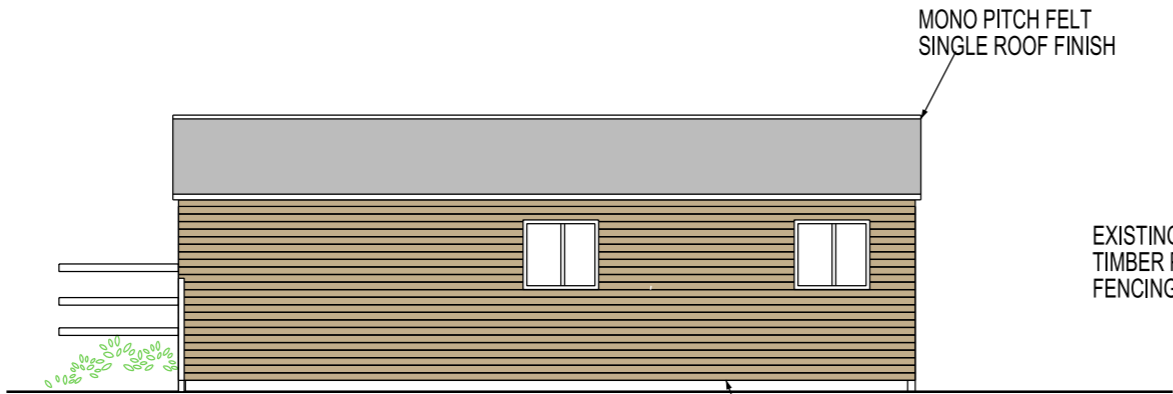
FRONT ELEVATION (TO MENAGE)

STEPS AND RAMP



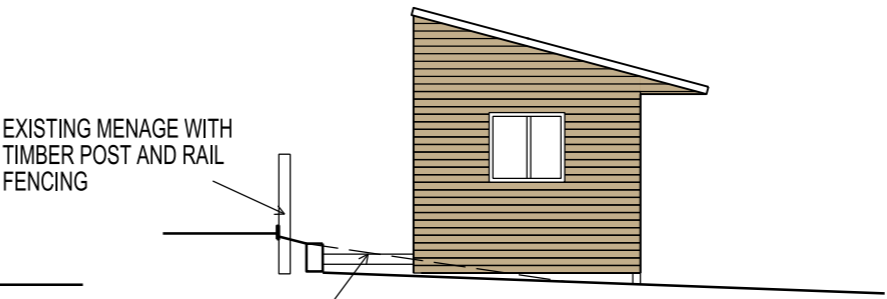
SIDE ELEVATION

215MM CONC BLOCK RETAINING WALL TO ALLOW GROUD LEVELS TO BE LOWERED ADJACENT MENAGE WITH STEPPED ACCESS



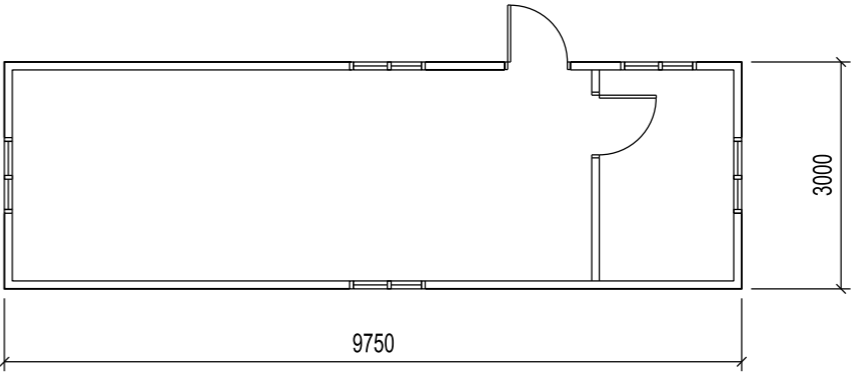
REAR ELEVATION (TO MOOR RD)

TIMBER BOARDED FINISH TO CABIN WITH GREY FELT SHINGLE ROOF



SIDE ELEVATION

DOTTED LIN EINDICATES EXISTING GROUND LEVEL



GA PLAN

REV.B 27.01.20	MONOPITCH ROOF EXTENDED	RSL
REV.A 25.01.20	MONOPITCH ROOF ADDED	RSL

REV.	DATE	NOTES	INIT.
------	------	-------	-------

CLIENT / PROJECT
JEREMY BUCKLEY
HOLCOMBE RIDING SCHOOL
MOOR ROAD, HOLCOMBE

DRAWING TITLE
PROPOSED PLAN AND ELEVATIONS

STATUS		PLANNING		
DATE	DRAWN	SCALE @ A3		
081019	RSL	1:100		
PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
DRAWING NO.				
10910		E02	B	
Site Location Plans	L	GA Plans	P	Elevations
Sections	S	Details	D	Prefix: Colour

THE RATCLIFFE GROVES PARTNERSHIP

MANCHESTER
105 MANCHESTER ROAD
BURY LANCASHIRE BL9 0TD
T. 0161 797 6000 E. manchester@rgp.uk.com
www.rgp.uk.com

LONDON
19 BEDFORD ROW
LONDON WC1R 4EB
T. 020 7600 6666 E. london@rgp.uk.com



Ward: Radcliffe - North

Item 03

Applicant: Mr Mark Jagger

Location: Land at Junction of Arthur Lane/Bury Old Road, Ainsworth, Bury

Proposal: Demolition, conversion and extension of existing livestock buildings to create 1 no. single storey dwelling with enclosed garden and parking

Application Ref: 64967/Full

Target Date: 30/01/2020

Recommendation: Approve with Conditions

Description

The application site comprises a plot of land (557sqm) in the north west corner of a field on the east side of Arthur Lane, close to the junction with Bury Old Road. The site, to the west of Ainsworth Village is within open land in the Green Belt. The site is also within West Pennine Moors and a Special Landscape Area but lies outside the conservation area.

The group of three buildings in a rectangular formation comprise:

- A former 1940's single storey aluminium alloy 'prefabricated' house on a concrete slab foundation with a footprint measuring 65.7sqm. The elevations are made up of the original aluminium panels with a more recent metal roof. Whilst the majority of the structure appears to be sound, there are a number of timber roof trusses missing.
- To the rear of the prefab building is a mono-pitched timber framed structure with profiled metal clad wall and roof and a footprint of 88.8sqm.
- The third building is a concrete framed structure with concrete infill panels and a profiled cement sheet roof with a footprint of 35.7sqm. This was probably used originally as a garage but with the other structures, is used as a shelter for horses and livestock and related feed storage.

The buildings sit close to the field's northern boundary. Immediately to the north, the boundary has mature trees and hedging with a field beyond. There is a boundary hedge along the Arthur Lane frontage.

The proposed development involves the conversion and extensions either side of the central prefabricated building and demolition of the other buildings to the side and rear.

The proposed extensions on either side of the converted 'prefab' would comprise single storey mono-pitched, timber clad structures. Each would extend out to the side by 3.4m and run back 12.2m to form a U-shaped building with an enclosed garden on the north side.

Access would be taken from the existing access on Arthur Lane and visibility splays would require a short section of hedging to be cut back either side of the access point. There would be parking for two cars provided on hardstanding immediately to the south of the building. The proposed curtilage includes the building, enclosed garden, parking and driveway.

Relevant Planning History

Pre-application Enquiry 02313/E Residential Conversion - August 2019

The following neighbours were notified and site notice posted 12/12/2019.
Nos.41 and 43 Bury Old Road, Craigside. Belmont House and Sunny Bank, Arthur Lane.

Objections received from the Ainsworth Community Association and the occupier of Craigside, to the north of the site and Nos. 39 and 41 Delph Lane, raising the following issues:

- This is not a suitable building for conversion as it will require complete demolition.
- Increasing vehicles entering and existing the site.
- Any garden should have agricultural appearance and should be discouraged.
- The proposal would have significant impact on the openness of the Green Belt and on the visual amenity and is therefore inappropriate for conversion.
- Visual impact is from Craigside and Belmont House, also on Delph Lane the Hey Club Row Cottages (ie. "Ainsworth Conservation Area"), would suffer significant visual impact.
- The footpath is frequented by the public walkers who invariable pause to enjoy the view across the fields behind Hey Club Row.
- Clearly, to demolish the low height stable sheds and build residential property along with car parking, garden, wheelie bins etc., (i.e. this proposal) would ruin this view.
- Increased traffic congestion in and around the access.
- There are flooding issues, impacting Arthur Lane .
- This proposal will open the flood gates for further development on the site opening up our lovely rural area to urban sprawl .
- The wildlife would be impacted.

Support has been received from the occupier of 41 Bury Old Road, stating that the proposed plans would bring a redundant and run down site that has been an eyesore for many years back into use.

The objectors have been notified of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions.

Drainage Section - No objection subject to a drainage condition. .

Environmental Health - No objection.

The Coal Authority - No objection subject to condition. .

Pre-start Conditions - Applicant/Agent has agreed with pre-start conditions

Unitary Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/1	Visual Amenity
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/5	Waste Water Management
EN9/1	Special Landscape Areas
OL1/4	Conversion and Re-use of Buildings in the Green Belt
HT2/4	Car Parking and New Development
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD 9	Conversion and Re-use of Buildings in the Green Belt
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework
OL7/2	West Pennine Moors
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt

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.

Main Policies and Guidance - As the site is within the Green Belt the proposals need to be assessed against the NPPF and UDP Policies and guidance OL1/2 New Buildings within the Green Belt, OL1/4 Conversion and re-use of buildings within the Green Belt, EN9/1 Special Landscape Areas and West Pennine Moors OL7/2.

Government guidance within chapter 5 of the National Planning Policy Framework (NPPF) is supportive of new housing in appropriate locations and where it does not have an adverse impact on the streetscape, neighbour amenity or other issues such as traffic, flooding. Small, windfall sites, it states, can make an important contribution to meeting the housing requirements of an area.

Paragraph 79 states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) for an essential agricultural worker
- b) secures a heritage asset
- c) the re-use of redundant or disused buildings and enhance its setting.
- d) sub-division of existing dwellings
- e) a design of exceptional quality

Paragraph 145 of the National Planning Policy Framework (NPPF) indicates that construction of new buildings in the Green Belt are inappropriate unless they fall into certain categories, including the redevelopment of Previously Developed Land (PDL) where the development does not have a greater impact on the openness of the Green Belt than the existing development.

Paragraph 146 states that the re-use of buildings within the Green belt would not be inappropriate development providing that they are of permanent and substantial construction.

Unitary Development Plan Policy H1/2 states that all new residential development should make a positive contribution to the surrounding area and should have regard to the heights and roof types of adjacent buildings, the position and proximity of neighbouring dwellings and the density and character of the surrounding area.

Policy OL1/4 states that the conversion and re-use of buildings within the Green Belt will be permitted providing that the proposal would not have a materially greater impact than the present use upon the openness of the Green Belt.

OL7/2 West Pennine Moors considers that proposals should consider relevant matters including landscape character, ecology and historic features.

Policy EN1/1 Visual amenity states that development will not be permitted where proposals would not have a detrimental effect on the visual amenity both within, or viewed from areas of environmental interest such as Green Belt, Special Landscape Areas or River Valleys.

EN9/1 states that any development should be strictly controlled and required to be sympathetic to its surroundings. High standards of design are expected and unduly unobtrusive design will not be permitted.

Supplementary Planning Document 8 New Development in the Green Belt offers detailed

guidance and advised on new buildings in the Green Belt.

Principle - As the site is within the Green Belt, the assessment is based around Paragraphs 79, 145 and 146 of the NPPF and UDP Green Belt policies.

As the proposal would be on previously developed land and involves the conversion of an existing building with a reduction in overall volume, it is considered to be acceptable in principle and in accordance with the provisions of Paragraphs 79, 145 and 146 of the NPPF.

A structural report has been submitted with the application, which confirms that the aluminium prefabricated building is capable of conversion. The issues of form, bulk and design, access and traffic will be discussed later in the report. The proposed use would not have a materially greater impact upon the openness of the Green Belt and as such, would be in accordance with Policies H1/2 and OL1/4 of the Bury Unitary Development Plan and the NPPF.

Design, Massing and Layout - The proposed development would utilise the existing prefabricated building and would not stray significantly beyond the existing footprint of the current group of three buildings. The proposed extensions on either side would be single storey mono-pitched structures with timber cladding and would maintain the character and appearance of the original structure with reference to its current livestock use. In respect to volume, the proposed development would represent a reduction in volume from 520 cubic metres to 443 cubic metres. The development therefore would not have a detrimental impact on the openness of the Green Belt.

The bespoke design and timber clad finish to the extensions give the new build a more temporary/agricultural appearance with the distinctive mono-pitched roofs visually 'breaking up' the massing whilst maintaining a single simple form with minimal openings. The proposed design and materials are considered appropriate and in keeping with the site and surroundings and would not be a prominent feature within the landscape.

The proposed residential curtilage would be relatively tightly drawn around the new building and new native hedge planting on either side of the site and at the top of the drive, together with existing boundary planting, would help screen and soften the building when viewed from the public arena. Along Arthur Lane, only a small section of boundary hedging either side of the access would need to be cut back to accommodate visibility splays.

It is considered appropriate to remove 'permitted development' rights in the interests of visual amenity and to maintain the openness of the Green Belt.

The siting, design and massing of the proposed development, with a modest curtilage and native screen hedging, would reflect the scale of the existing buildings whilst maintaining the openness of the Green Belt and the character of the surrounding area. It would therefore comply with the NPPF and UDP Policies EN1/1 Visual Amenity, EN9/1 Special Landscape Areas, OL1/4 Conversion and Re-use of Buildings in the Green Belt, OL7/2 West Pennine Moors and guidance documents SPD8, SPD9 and SPD10.

Impact upon residential amenity - Given the siting of the proposed dwelling in relation to the nearest neighbour, a single storey dwelling that has been converted stable block, on the site to the north west, there are no residential amenity issues arising from the proposal.

Impact from Conservation Area and Public Rights of Way - There are no public rights of way in the immediate vicinity. The closest are Footpaths 19CC, to the south of Bury Old Road, and 43CC, running up Delph Lane and linking onto Arthur Lane along a path about 110m to the north of the site. The boundary of the Ainsworth Conservation Area lies over a 100m to the east, on Delph Lane. Given the nature and scale of development, the proposal would have no significant impact on the conservation area or the views from the Public Rights of Way.

Ecology - The existing hedging along Arthur Lane and across the rear of the site would be retained although it would be cut back on either side of the access to secure the required visibility splays. The additional native hedge and shrub planting around the building and hardstanding would improve the setting of the new dwelling, increase screening and improve the ecology of the site. A condition requiring the submission of a landscaping scheme would be attached to any approval to secure this.

The existing buildings have negligible potential for roosting bats and there is no foreseeable impact from the development on bats although it is reasonable to attach an appropriate informative should evidence of bats be found.

The proposed development would not cause harm to the local ecology or any protected species. The proposal would therefore be acceptable and would be in accordance with the NPPF and Policies EN6 and EN6/3 of the Bury Unitary Development Plan.

Parking and Highway issues - The proposed development would utilise the existing access point onto Arthur Lane and appropriate levels of visibility would be provided. Appropriate parking for two vehicles and turning facilities would be provided within the site and the proposed traffic generated would be negligible compared to the existing stable use. The Traffic Section has no objection to the proposal which would comply with the maximum parking standards and the proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Servicing - Bins would be stored at the rear of the parking area and screened by new hedging and collection would be from Arthur Lane.

Drainage and Flood Risk- In past years there has been a drainage problem in the area that has led to localised flooding. The main cause of this was the blockage of a culvert under Arthur Lane. Works to this culvert were undertaken recently and the situation has improved significantly. With a condition requiring a suitable drainage scheme to be submitted, the proposal is considered to be acceptable and complies with the NPPF and UDP Policy with regard to drainage.

Response to objectors

The issues raised by the Ainsworth Community Association and the objector at Craigside, further to the north, have been addressed in the report above.

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 19-50-01, 09-A, 10-A and 04-A 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. Details/Samples of the materials to be used in the external elevations and areas external hardstanding and driveway shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.

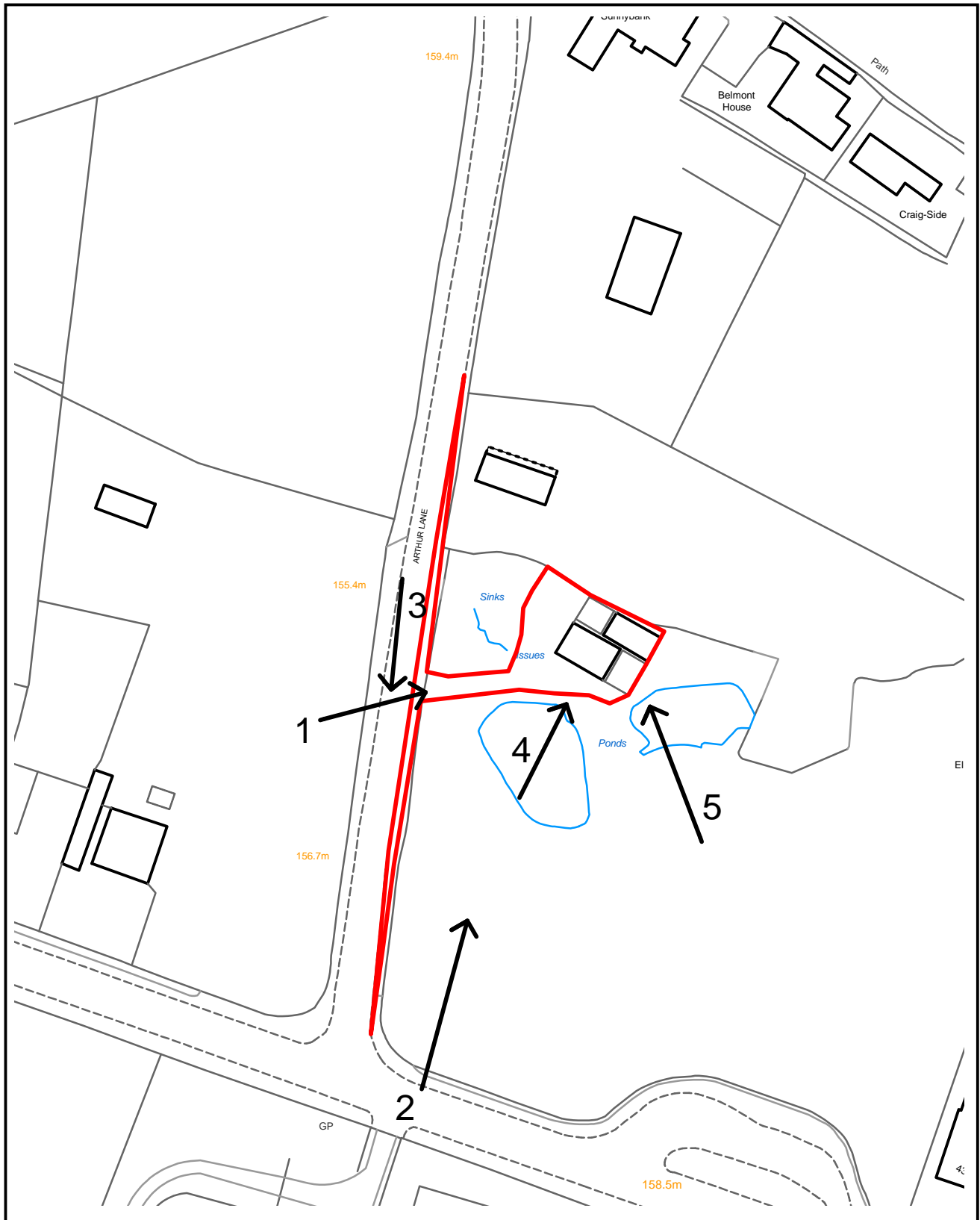
4. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to E of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application. Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.
5. The footway visibility splays indicated on the approved plans shall be implemented before the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m
Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety.
6. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall provide the following:
- A dilapidation survey of the footway that abuts and crossing that serves the site to in the event that subsequent remedial works are required following construction of the development and as a result statutory undertakers connections to the dwelling;
 - 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 demolition/construction vehicles together with storage on site of demolition/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 demolition/construction period 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 demolition/construction materials.
Reason. Information not submitted at application stage. 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 Bury Unitary Development Plan Policies EN1/1 Visual Amenity and HT6/2 - Pedestrian/Vehicular Conflict.
7. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the extension hereby approved being brought into use.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
8. Prior to commencement of development, a hedge planting scheme shall be submitted to, and approved by the Local Planning Authority. The approved scheme shall thereafter be implemented not later than 6 months from the date the building is first occupied or within the first available planting season, and any hedge removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to the NPPF and UDP Policies EN1/1 Visual Amenity and

EN1/9 Landscaping.

9. All trees on the north boundary of the site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to UDP Policy EN1/1 Visual Amenity and EN8/2 Woodland and Tree Planting.
10. 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 chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 64967

**ADDRESS: Land at Junction of Arthur Lane/Bury Old Road
Ainsworth**



Bury
COUNCIL

Planning, Environmental and Regulatory Services

(C) Crown Copyright and database right (2015). Ordnance Survey 100023063.

64967

Photo 1



Photo 2



64967

Photo 3



Photo 4



64967

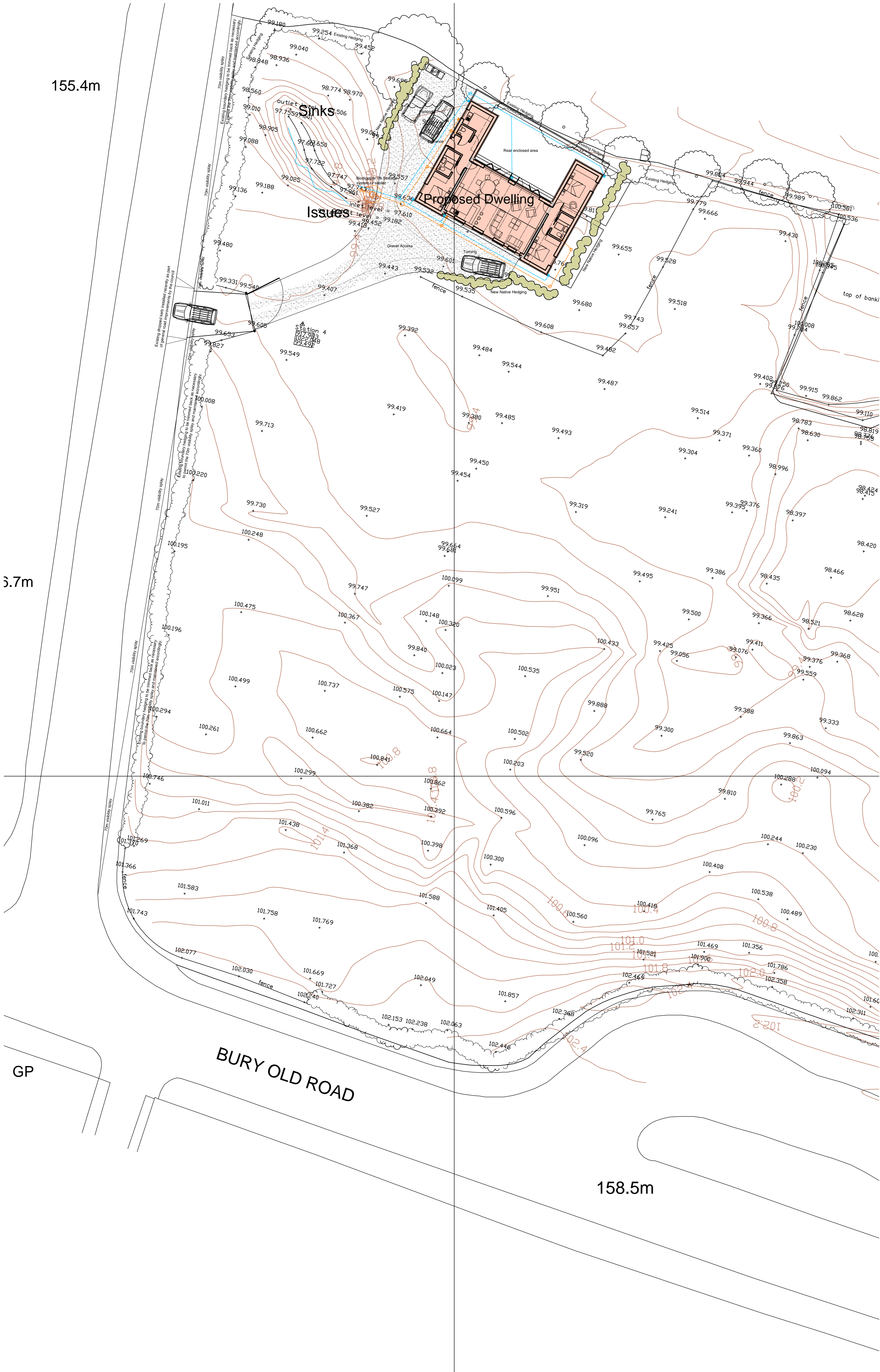
Photo 5





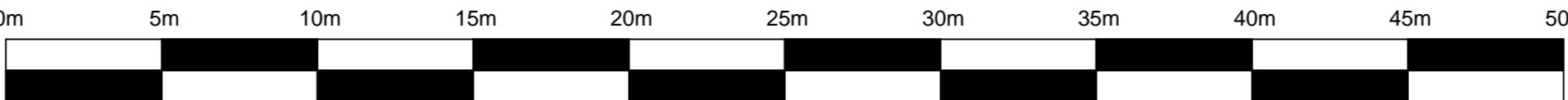
- NOTES**
- This drawing is copyright. No unauthorised copying of drawing without the express permission of the architect.
 - Do not scale from prints. Use figure dimensions only.
 - Contractors to check all dimensions on site prior to commencement of works.
 - All works to be carried out in accordance with current statutory Health and Safety Regulations.
 - This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.
- | REV. | AMENDMENTS | DATE |
|-------|--|----------|
| Rev A | Red Line Boundary amended to include visibility splays | 20-01-27 |

Project	PART DEMOLITION & PART RE-USE OF EXISTING BUILDINGS TO FORM NEW DWELLING ON LAND AT ARTHUR LANE, AINSWORTH
Drawing	LOCATION PLAN
Client	MR M. JAGGER
Dwn. By	NP
Scale	1:1250 @ A3
Drg. No.	19-50-01-A
Drg. Size	A3
Date	AUGUST 2019



NOTES		
<ul style="list-style-type: none">This drawing is copyright. No unauthorised copying of drawing without the express permission of the architect.Do not scale from prints. Use figure dimensions only.Contractors to check all dimensions on site prior to commencement of works.All works to be carried out in accordance with current statutory Health and Safety Regulations.This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.		
REV.	AMENDMENTS	DATE
Rev A	Foul & Surface water drainage indicated	19-11-20
Rev B	Existing Dropped kerb indicated and note regarding hedging to be trimmed back to maintain visibility splay	20-01-27

Proposed Block Plan @ 1:200



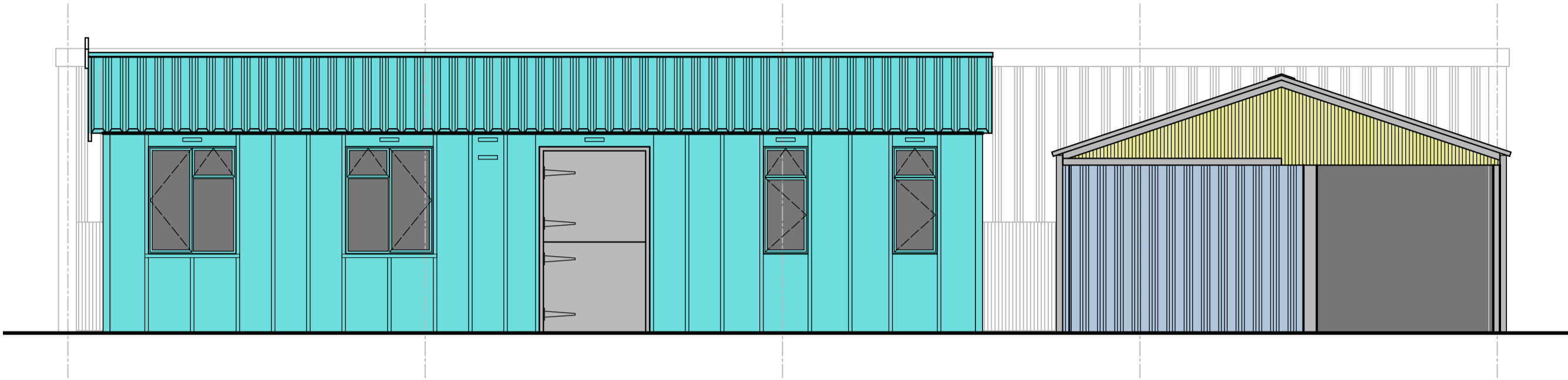
Project	PART DEMOLITION & PART RE-USE OF EXISTING BUILDINGS TO FORM NEW DWELLING ON LAND AT ARTHUR LANE, AINSWORTH	
Drawing	PROPOSED BLOCK PLAN	
Client	MR M. JAGGER	
Dwn. By	NP	
Scale	1:200 @ A1	
Drg. No.	19-50-09-B	
Drg. Size	A1	
Date	AUGUST 2019	



Peel Design Partnership Ltd
Hilpsford New Barn Lane
Rawlensfall Lancashire BB4 6HT

Tel: 01706218170
Email: mail@peel designs.co.uk
Web: www.peel designs.co.uk
RIBA Chartered Practice 20001293

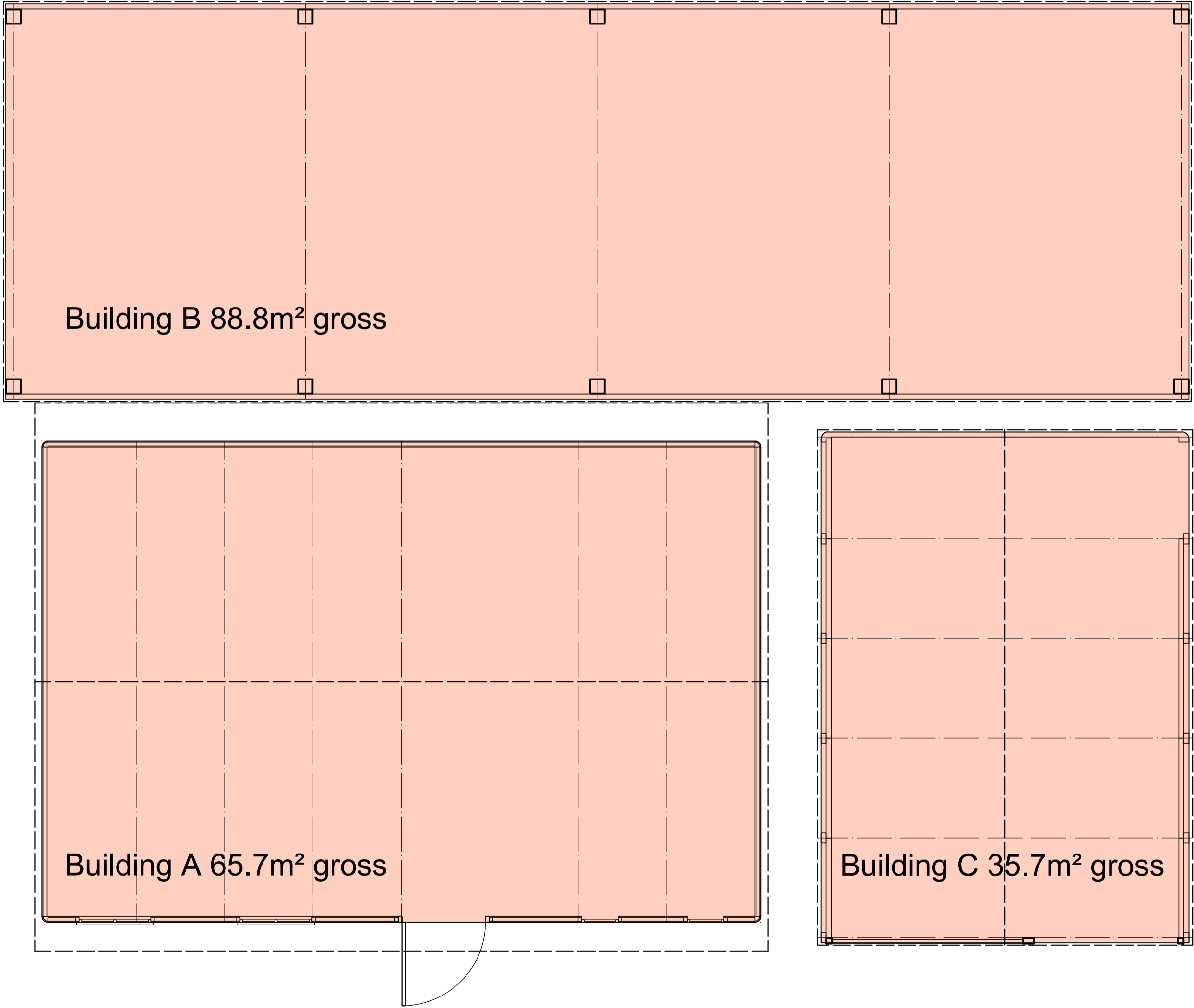
Buildings A, B & C - Existing Elevations @1:50



Building A & C - Existing South Elevation with Building B in the background

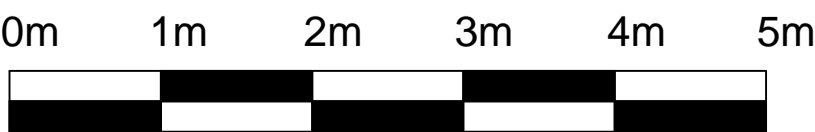


Building C & B - Existing West Elevation



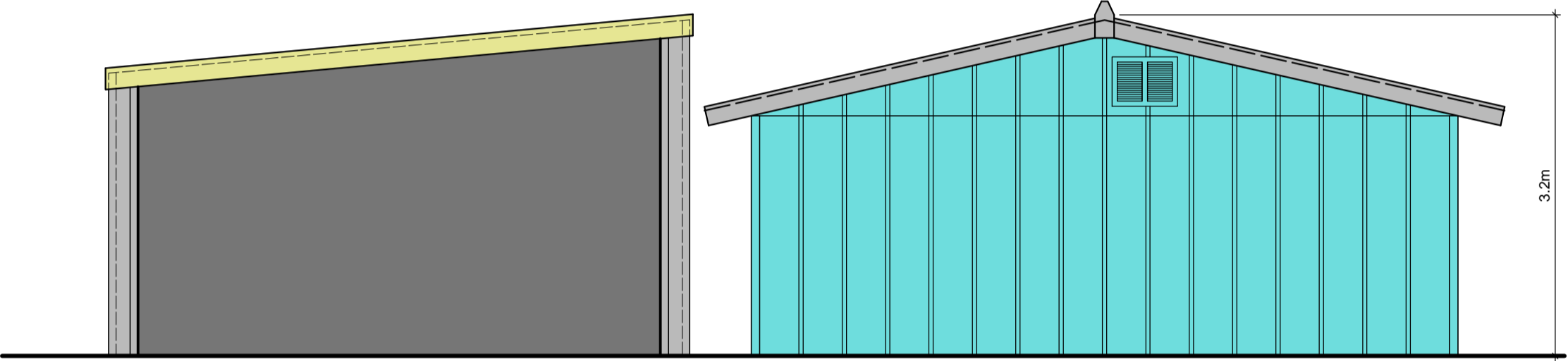
Total gross area 190m²

Plan layout of Existing Buildings @ 1:50

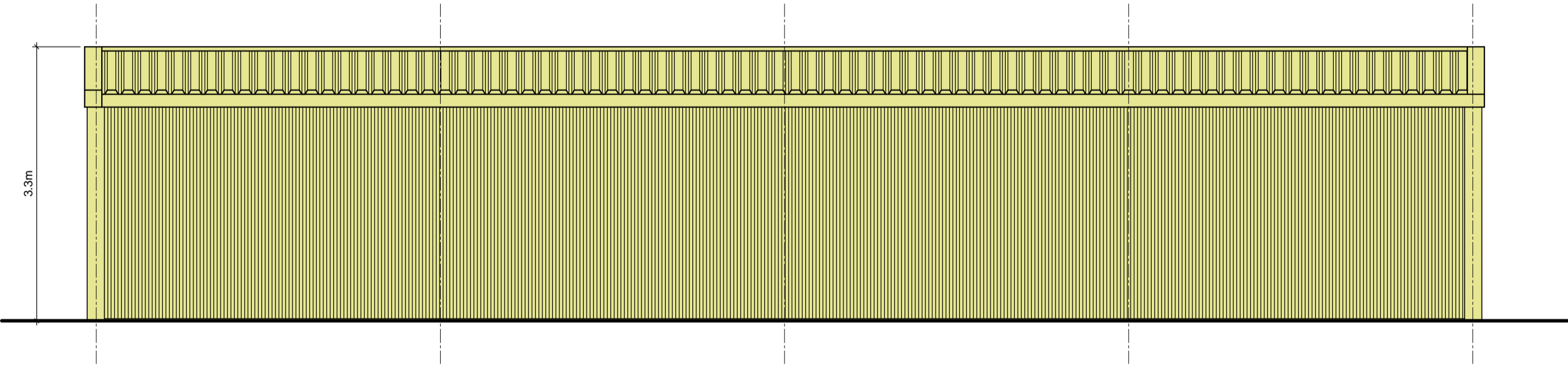


- NOTES
- This drawing is copyright. No unauthorised copying of drawing without the express permission of the architect.
 - Do not scale from prints. Use figure dimensions only.
 - Contractors to check all dimensions on site prior to commencement of works.
 - All works to be carried out in accordance with current statutory Health and Safety Regulations.
 - This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.

REV.	AMENDMENTS	DATE
Rev A	Dimensions added to elevations	19-10-09



Building B & A - Existing East Elevation



Building B - Existing North Elevation

Building Volumes

Building A 180m³

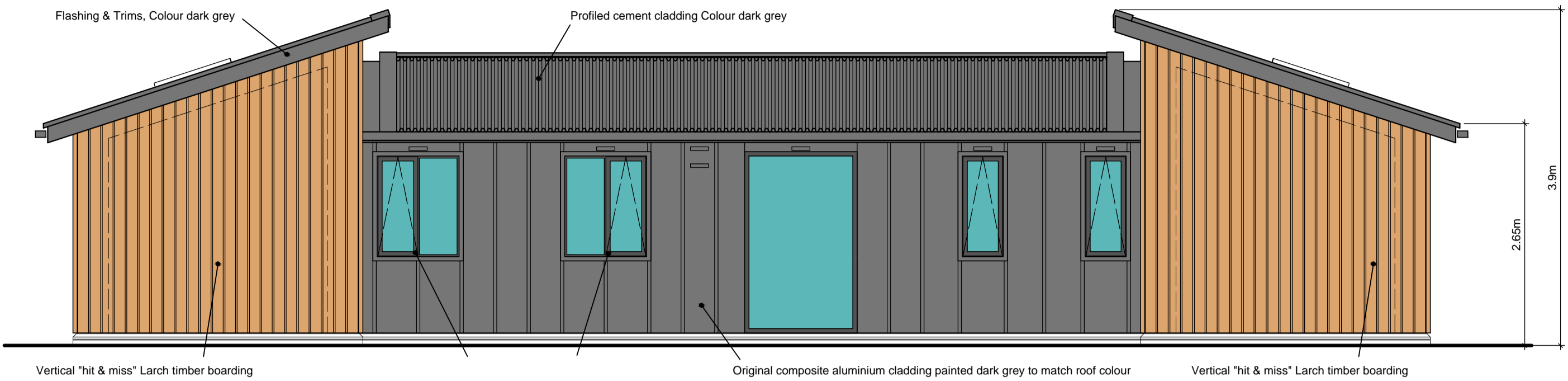
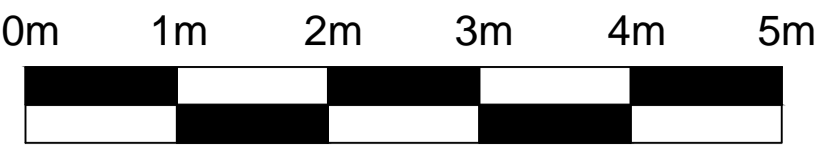
Building B 259m³

Building C 81m³

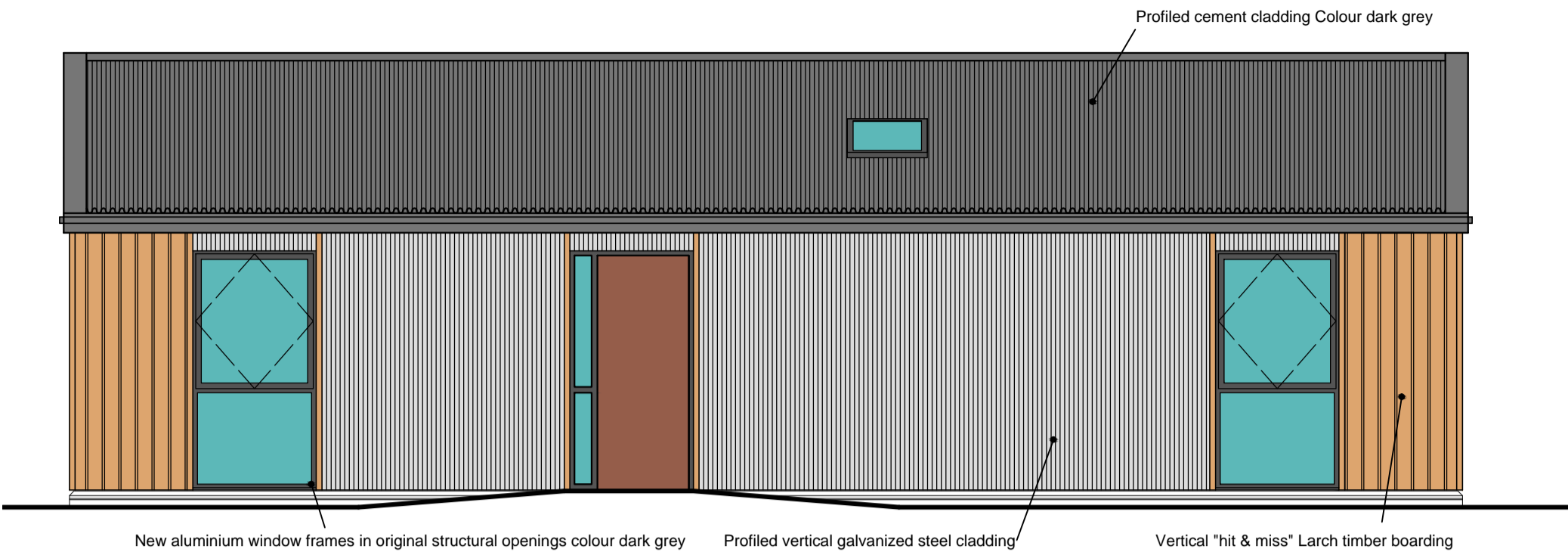
Total volume of A, B & C = 520m³

Project	PART DEMOLITION & PART RE-USE OF EXISTING BUILDINGS TO FORM NEW DWELLING ON LAND AT ARTHUR LANE, AINSWORTH		
Drawing	EXISTING BUILDINGS A,B & C PLANS AND ELEVATIONS		
Client	MR M. JAGGER		
Dwn. By	NP		
Scale	1:50 & 1:100 @ A1		
Drg. No.	19-50-04-A		
Drg. Size	A1		
Date	AUGUST 2019		

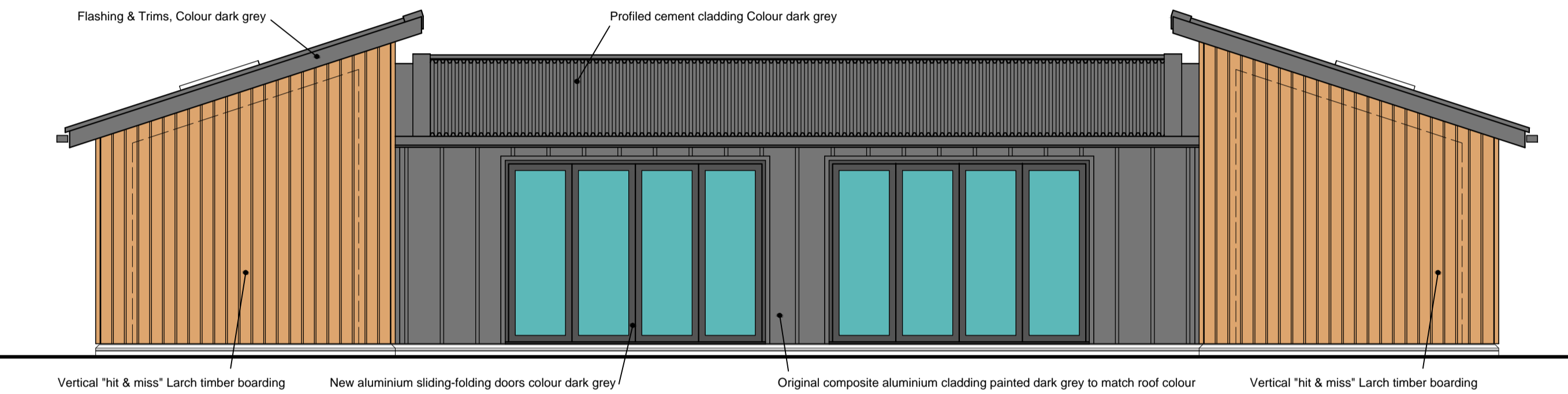
Proposed Elevations @1:50



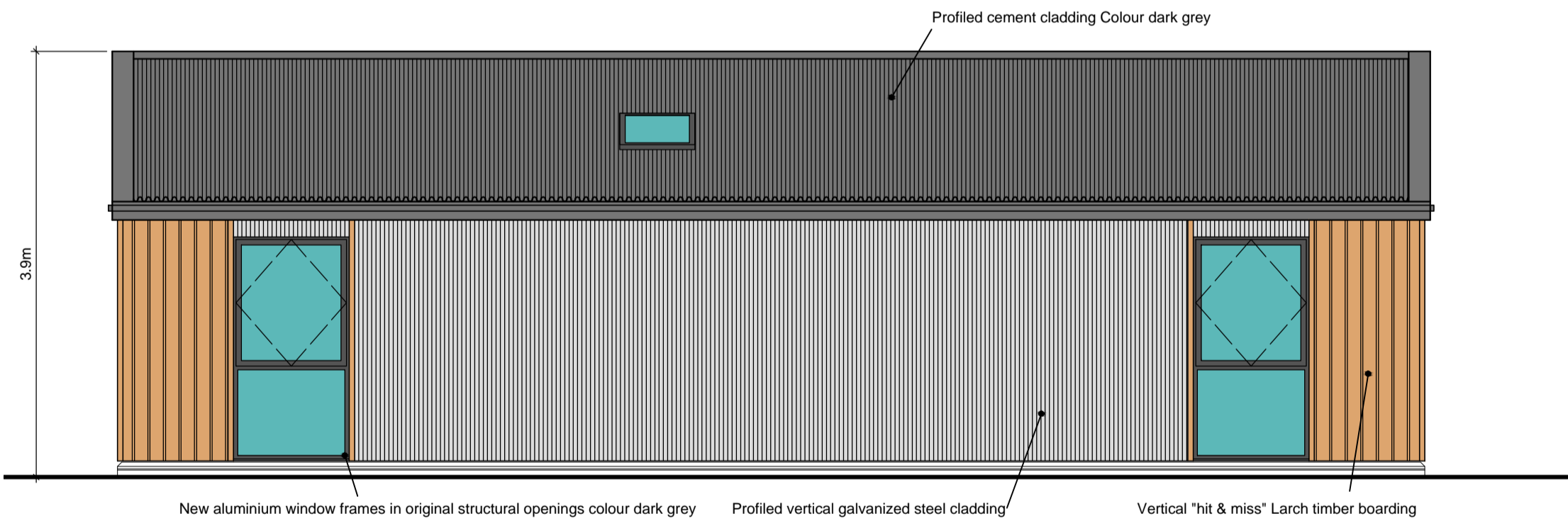
Proposed South Elevation



Proposed West Elevation



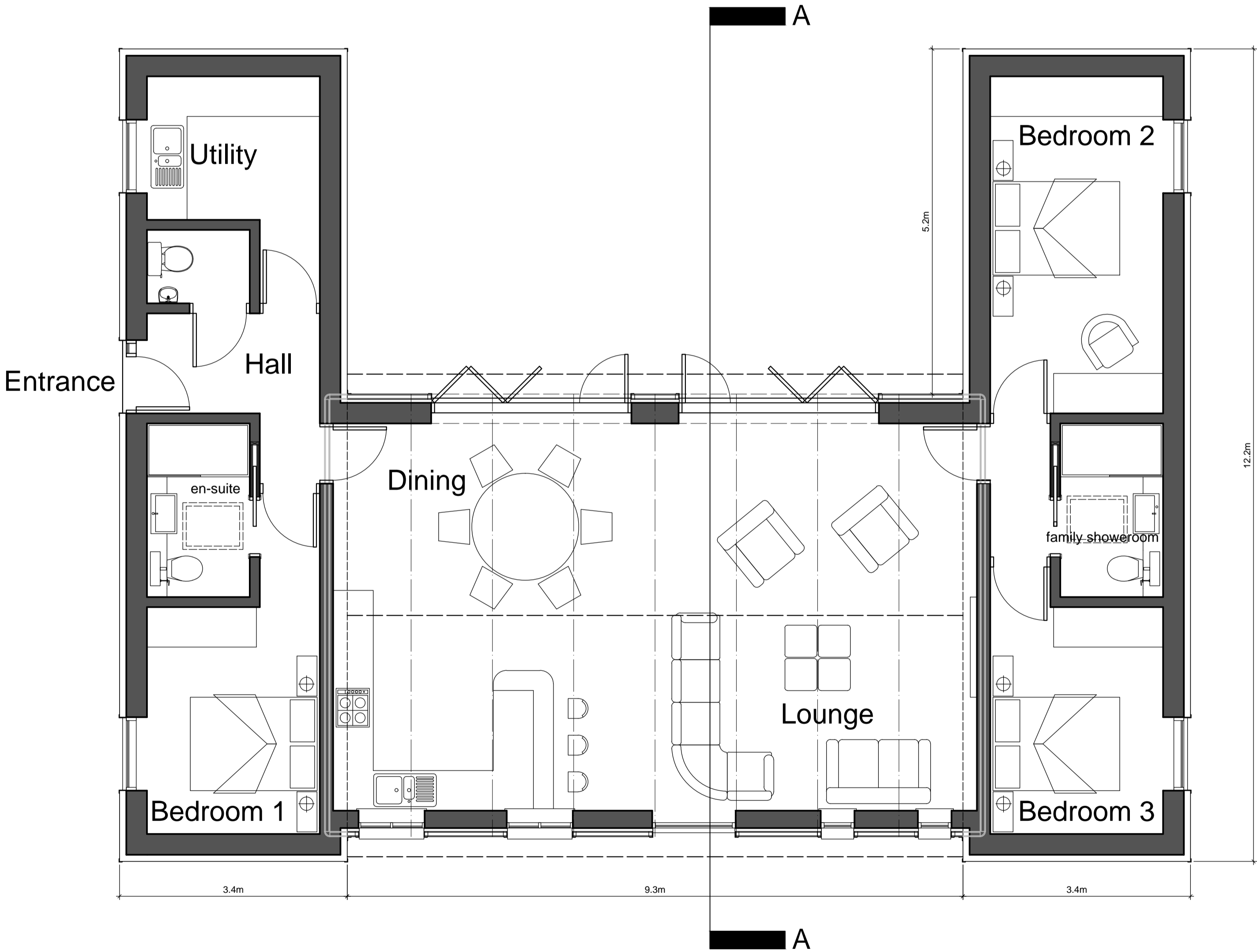
Proposed North Elevation



Proposed East Elevation



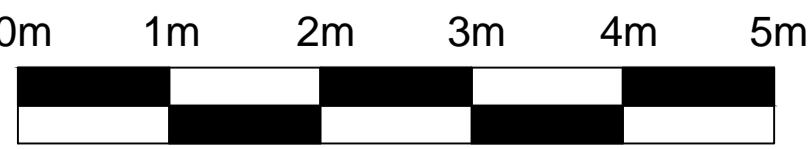
Proposed Section AA



Total gross area 144m²

New Dwelling volume calculation = 443m³

Proposed Building Plan @ 1:50



- NOTES
- This drawing is copyright. No unauthorised copying of drawing without the express permission of the architect.
 - Do not scale from prints. Use figure dimensions only.
 - Contractors to check all dimensions on site prior to commencement of works.
 - All works to be carried out in accordance with current statutory Health and Safety Regulations.
 - This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.

REV.	AMENDMENTS	DATE
Rev A	Drawing prepared for meeting	19-11-26

Project	PART DEMOLITION & PART RE-USE OF EXISTING BUILDINGS TO FORM NEW DWELLING ON LAND AT ARTHUR LANE, AINSWORTH PROPOSED BUILDING PLANS AND ELEVATIONS		
Client	MR M. JAGGER		
Dwn. By	NP		
Scale	1:50 & 1:100 @ A1		
Drg. No.	19-50-10-A		
Drg. Size	A1		
Date	AUGUST 2019		

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

18 February 2020

SUPPLEMENTARY INFORMATION

Item:01 Land off Ainsworth Hall Road, Ainsworth, Bolton BL2 5RY Application No. 64875

Proposed dwellinghouse with attached 'granny annex', detached garage, formation of driveway off existing access lane, associated private garden curtilage, erection and alteration of means of enclosure and hard/soft landscaping

Additional comments - Driveway specification

Information has been supplied with regard to the proposed driveway - see attached specification. Typically the construction comprises a protective base layer of Geotextile mesh with a 'Geocell grid' that is filled with crushed stone. The system helps protect the existing root structures of trees and is permeable. It is considered appropriate to attach a condition to any approval, requiring full details of the specific root protection system for the site to be submitted for approval prior to the commencement of development. The following condition is suggested:

Condition 16 (New). No development shall commence unless and until details of the driveway construction, including a the proposed root protection system have been submitted to and approved by the Local Planning Authority. The driveway shall be implemented in accordance with the approved details and remain in situ thereafter.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to UDP Policy EN8/2 Woodland and Tree Planting of the Bury Unitary Development Plan.

Amended wording on condition 7

No works to trees or shrubs shall commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

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 Section 15 - Conserving and enhancing the natural environment.

Condition 16 (Original) (Submission of Construction Traffic Management Plan) on the main report to replace wording in condition 8.

Condition 17 (Submission of site investigation regarding coal workings) on the main report to be deleted as it is already attached at condition 15.

Additional comments from resident at No.1 The Old Vicarage.

The previous tree applications on the land that have already taken place need to be reassessed. It was raised at the recent Ainsworth Residents Association meeting it was alleged that a Tree Surgeon was asked to put certain things in a report, which he refused. I now suspect the validity of the reports presented in the two previous planning/tree applications.

If this is true then it would confirm why trees (photos supplied) have been removed in conflict with the TPO rules and Conservation regulations.

Nobody from the council visited the site to confirm that everything was in order. I am sure the destruction of the land and leaving it in a sorry state was not part of the

planning application.

I would also like you to investigate the visit of two Council officials from Pest control who were sent to my home claiming someone had rung to complain of a rat infestation at my property. They would not tell me who had complained! This was following my concerns raised with the planning department.

Response to comment

The two previous tree works applications were assessed in accordance with the current legislation and Council policy; multiple site visits were made and works were carried out in accordance with the conditions of the approvals. Works are compliant.

Issues relating to rats and pest control is not a matter relating to the planning application being considered. The implication that the complaint related to the neighbour's objections to previous tree applications is unfounded and refuted.

**Item:02 Margaret Haes Riding Centre, Moor Road, Ramsbottom, Bury, BL8 4NX
Application No. 64955**

Retention of welfare unit with associated landscaping to form welfare and security accommodation

Publicity

1 Lumb Carr Road

- I have now raised issues with the Enforcement Officer pertaining to previous 'containers' installed on the site to determine if these two should have had planning permission, plus alerted him when a site visit is done, re. a massive lay of industrial concrete raft, far more widespread than the original small area - and asked for check if this too should have had prior request for LPA approval .

Conditions

A condition has been added, Condition 4 to read:

Permission is hereby granted for a limited period only, namely for a period expiring 5 years from the date of this decision notice, and the building and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued at the end of the said period and the land reinstated to its former condition unless a valid application is received by the Local Planning Authority for its retention.

Reason. In view of the temporary nature of the building hereby approved and having regard to the particular nature of the site and surroundings pursuant to Policies OL1/2 – New Buildings in the Green Belt, OL4/7 - Development Involving Horses, EN9/1 - Special Landscape Areas, EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control of the Bury Unitary Development Plan and the principles of the NPPF.

**Item:03 Land at Junction of Arthur Lane/Bury Old Road, Ainsworth, Bury
Application No. 64967**

Demolition, conversion and extension of existing stable/livestock buildings to create 1 no. single storey dwelling with enclosed garden and parking

Policy Clarification

As the buildings and land, in recent years, have been primarily used in relation to the

grazing and stabling of horses, the use of the site is considered 'horsiculture' as opposed to agriculture. In the light of guidance with the NPPF (paragraph 145), the site is considered to be previously developed land which could be capable of redevelopment subject to maintaining the openness of the Green Belt.

Additional conditions (Contaminated land and Coal risk assessments)

11. 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.

12. Following the provisions of Condition 11 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.

13. No development shall commence until intrusive site investigations have been carried out on site to establish the exact situation in respect of coal mining legacy features.

- The findings of the intrusive site investigations shall be submitted to the Local Planning Authority for consideration and approval in writing.
- The intrusive site investigations shall be carried out in accordance with authoritative UK guidance.
- Where the findings of the intrusive site investigations identify that coal mining legacy on the site poses a risk to surface stability, a detailed remediation scheme to protect the development from the effects of such land instability shall be submitted to the Local Planning Authority for consideration and approval in writing prior to development commencing.
- Following approval, the remedial works shall be implemented on site in complete accordance with the approved details.

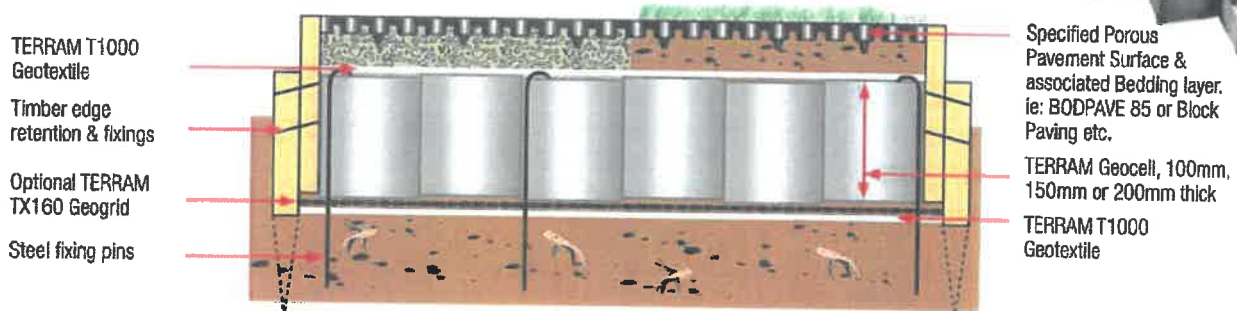
Reason. In order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.

SPECIFICATION, DESIGN & INSTALLATION GUIDANCE

For Tree Root Protection (TRP)



Typical Construction Profile



Installation method for Geocells TRP for permanent access routes and car parks

1. Obtain the approval of the Local Planning Department and Arboricultural Officer for the method of construction proposed and any imposed limitations on the use of mechanical equipment.
2. Remove all debris and reduce surface levels to the allowable reduced dig whilst strictly avoiding soil compaction and tree root damage. Build-up directly on the existing surface levels may be necessary.
3. Ensure that the prepared surface is reasonably even and fill any localised depressions with sharp sand to achieve an even surface profile. Do not roll or consolidate the area.
4. Install tanalised timber edging boards or other approved edge retention to the perimeter of the construction zone as appropriate to the total layer profile thickness. Avoid damage to tree roots when placing fixing posts and pegs.
5. Install a layer of Terram T1000 geotextile across the site, over lapping adjacent rolls by a minimum of 150mm. Lightly pin the geotextile in place until the overlying layers are installed as required.
6. A layer of TERRAM TX160 geogrid may be required depending upon the site soil strength, traffic loading intensity/frequency and any restrictions on build-up depth. Place the geogrid layer over the T1000 geotextile layer and fix down using steel pins to hold flat. Overlap adjacent rolls by minimum 150mm. Avoid tree root damage and soil compaction.
7. Open out the TERRAM Geocell layer and pin in place using steel fixing pins or similar approved between the edging boards. The pins hold the cells in an open and fully expanded position during the filling process. Pin spacing will vary according to the site conditions, generally 1m – 2m centres on flat surfaces around the perimeter and where panels join. Drive the pins in so that they are just touching the top of the cells but do not compress the fabric and avoid tree root damage. Cut the TERRAM Geocell to suit using a sharp knife/scissors or alternatively fold up against the edgings.
8. Fill the TERRAM Geocell with a clean, open graded angular aggregate (5mm - 45mm) working towards the tree from the furthest point away and using the filled TERRAM Geocell as a platform. (Single sized, rounded aggregate or DoT Type 1 should not be used). Do not roll the surface, a light vibratory compaction plate may be permitted to settle the stone into the cells; seek advice from the specifier or Arboricultural Officer. Do not contaminate the filled cells with site debris, soil or mud.
9. Install the permeable surface layer such as TERRAM BODPAVE 85, TERRAM Truckpave, permeable concrete block paving or porous asphalt on top of the TERRAM Geocell according to the manufacturer's recommendations. The type of bedding layer will depend upon the specification of the porous surface, an additional layer of TERRAM T1000 geotextile may be required over the filled Geocell to prevent loss of the bedding layer material into the voids. Please refer to Specification, Design and Installation Guidance for BODPAVE 85 and TERRAM Truckpave, or refer to the specific manufacturers' guidance for other surfacing materials.

Item 01=64875 TERRAM GEOCELL For Tree Root Protection

Specification, Design &
Installation Guidance

Installation method for Geocells TRP for temporary haul road

In some applications a TERRAM Geocell may be installed as a temporary haul road base and completely removed after use. Alternatively a sacrificial stone layer may be installed on the filled Geocell which is removed and replaced with a permanent permeable pavement solution when use of the haul road is complete.

1. Apply all construction detail as for items 1 to 8 above for 'Permanent Access Routes'.
3. Place a separation layer of TERRAM geotextile onto the TERRAM Geocell surface. The geotextile grade will be determined by the specific site design criteria and degree of haul road traffic proposed. E.g. TERRAM T1000 or TERRAM T2000.
4. Place a minimum 100mm thick layer of either clean graded stone or DoT Type 1 sub-base stone onto the TERRAM geotextile.

5. Routinely check for erosion of the surface and repair with additional stone as required to avoid exposure of the separation geotextile.
6. After the haul road use is completed, remove the sacrificial layer of stone and geotextile and follow item 9 above for 'Permanent Access Routes'. Avoid contamination of the open-graded stone within the TERRAM Geocell during removal of the sacrificial stone layer. Alternatively remove the entire construction profile and return the site to its original status. At all times avoid damage to tree roots and soil compaction during removal and disposal of the construction layers.
7. Seek the specifiers' advice on renovation and restoration of the landscaped surfaces within the tree protection zone upon removal of the Geocell TRP system.

General Design Overview for TERRAM Geocell TRP

TERRAM Geocell TRP is a three dimensional geocellular sub-base confinement system designed for the protection of tree roots where the construction of roads, car parks and access routes are required in the vicinity of trees and where Tree Preservation Orders (TPO) may be enforced. The structure confines and stabilises the sub-base stone ensuring that vehicle loads are dissipated, rutting and soil compaction is prevented and damage to tree roots is avoided. When installed as advised, TERRAM Geocell will also allow the continued passage and circulation of air, water and nutrients to tree roots to sustain a healthy growing environment as recommended by the following 2 documents:

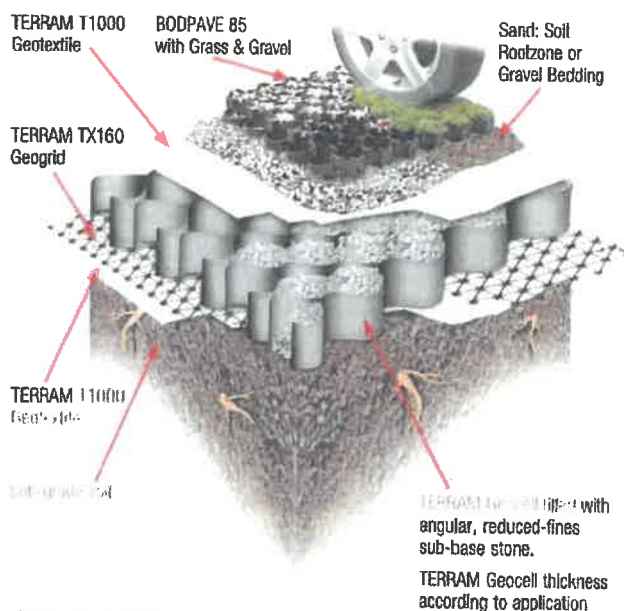
- British Standard BS5837: 'Trees in Relation to Construction' (2012).
- Arboricultural Advisory and Information Services APN12— Driveways Close to Trees.

TERRAM Geocells are supplied flat packed and open to form a strong three dimensional geocellular structure. In this type of 'Reduced-Dig' or 'No-Dig' TRP application, TERRAM Geocell is intended for use in conjunction with a water and gas permeable SuDS (Sustainable Drainage System) compliant pavement surface product such as BODPAVE 85 or Truckpave cellular plastic paving, permeable concrete block paving or porous asphalt surfaces. Although TERRAM Geocell can be used by traffic in isolation for a very limited period when filled; it is not advised that TERRAM Geocell is used as the permanent surface finish for vehicle access routes. Exceptions may arise where TERRAM Geocell is installed as a temporary haul road for example as a site access route and may be removed and disposed of or fully re-surfaced after use.

Design Notes for Geocell TRP

1. BS5837 advises that any new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the TRP area.
2. Geocells must be filled with clean, open graded angular aggregate, normally in the particle size range of 5mm - 45mm. Clean 4/20 or 4/40 stone or a reduced-fines DoT Type 1X or Type 3 may be acceptable. Single sized, rounded aggregate or DoT Type 1 should not be used.
3. TERRAM Geocell layer thickness and inclusion of a geogrid will depend upon subgrade soil strength and proposed traffic loadings. See table 1 for further guidance.
4. Specific advice on CBR% strengths, ground conditions and construction over weak ground with a CBR less than 1% is available from TERRAM. CBR% = California Bearing Ratio, a measurement of subgrade soil strength.
5. Soil compaction will severely affect the trees ability to take up water and oxygen; similarly, raising soil levels around trees will deprive roots of oxygen and cause stress and dieback.
6. In most cases 80% - 90% of a trees root system are in the upper 1m of soil and the small fibrous tree roots are the most important to a tree's health. The fine roots enable transport of oxygen, water and nutrient to the tree via the larger roots which also anchor the tree and provide stability. Severing only a small proportion of the fine surface root structure can severely affect the tree, causing stress, die back and loss of stability.

Typical Profile



Typical Profile showing various product layers.
Not all layers will apply to every application.

e.mail: info@terram.com
www.terram.com

TERRAM
Geosynthetics you can trust

REPORT FOR DECISION

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	18 FEBRUARY 2020
SUBJECT:	DEVELOPMENT MANAGEMENT VALIDATION CHECKLIST CRITERIA
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 outlines the updated checklists that are required for the validation process of planning applications submitted
SUPPLEMENTARY UPDATE:	<p>Validation Checklist Criteria – Supplementary Update</p> <p>1. Amend 'Wind Turbine Developments' to state:</p> <ul style="list-style-type: none"> Community Engagement where the hub exceeds <u>15m</u>. <p>This means that the original criteria remains <u>unchanged</u>.</p> <p>Further Commentary The Government's Planning Practice Guidance recommends a three step process for reviewing and revising the local validation lists. The steps are to</p> <ul style="list-style-type: none"> Review the list in consideration of National Planning Policy and the development plan or guidance; Consult on the proposed changes; and Finalise the list having considered representations, if any, received. <p>As such the recommendation in the report is: "To request that the Planning Control Committee endorse those lists that remain unchanged and where changes have been identified, that the Local Planning Authority carry out a consultation exercise on those changes suggested to the list(s). Following this exercise, the final report be made back to the Planning Control Committee to determine."</p>

This page is intentionally left blank

REPORT FOR NOTING

Agenda Item 5

Bury
COUNCIL

**Agenda
Item**

5

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	18 February 2020
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

Bury Metropolitan Borough Council

**PLANNING APPLICATIONS DECIDED UNDER
DELEGATED POWERS**

Between 13/01/2020 and 09/02/2020

Application No: 64665 **Application Type:** LBC **Case Officer:** Mark Kilby

Decision Date: 20/01/2020 **Decision:** Approve with Conditions

Applicant: J D Wetherspoon plc **Agent:** Harrison Ince Architects Ltd

Location: Art Picture House, Haymarket Street, Bury, BL9 0AY

Proposal: Listed building consent for alteration to new kitchen area and relocation of ice machine into bottle stored area

Application No: 64722 **Application Type:** FUL **Case Officer:** Jennie Townsend

Decision Date: 21/01/2020 **Decision:** Refused

Applicant: EE (UK) Ltd and H3G (UK) Ltd **Agent:** Entrust Professional Services

Location: Junction of Polefield Approach/Bury Old Road, Prestwich, M25 1WJ

Proposal: Installation of replacement a 20m monopole, accommodating 12 no. antenna in an open headframe together with the upgrade of the equipment cabinets and ancillary development thereto

Application No: 64804 **Application Type:** FUL **Case Officer:** Amanda Uhunmwagho

Decision Date: 07/02/2020 **Decision:** Approve with Conditions

Applicant: Mr Steve Bromley **Agent:** Design Surveying Partnership Ltd

Location: 2 Derwent Avenue, Whitefield, Manchester, M45 8HF

Proposal: Single storey extension at side and access ramps at front and rear

Application No: 64834 **Application Type:** FUL **Case Officer:** Amanda Uhunmwagho

Decision Date: 15/01/2020 **Decision:** Approve with Conditions

Applicant: Mr Simon Delaney **Agent:**

Location: 36 Newcombe Road, Ramsbottom, Bury, BL0 9UT

Proposal: Single storey extension at side/rear

Application No:	64835	Application Type:	FUL	Case Officer:	Helen Goldsbrough
Decision Date:	21/01/2020	Decision:	Approve with Conditions		
Applicant:	Mrs I Arra	Agent:	Mr S Rothwell		
Location:	22 Benson Street, Bury, BL9 7ER				
Proposal:	Change of use of ground floor from shop (Class A1) to dwellinghouse (Class C3) with exterior alterations				
Application No:	64840	Application Type:	FUL	Case Officer:	Jane Langan
Decision Date:	16/01/2020	Decision:	Approve with Conditions		
Applicant:	Mr Sarfraz Haider	Agent:	Mr Mohammed Akram		
Location:	598 Bolton Road, Bury, BL8 2DR				
Proposal:	Two storey side extension; Single/two storey rear extension; Canopy at front				
Application No:	64842	Application Type:	FUL	Case Officer:	Helen Goldsbrough
Decision Date:	15/01/2020	Decision:	Approve with Conditions		
Applicant:	Mr Mike Linley	Agent:	35 the studio limited		
Location:	29 Mountside Crescent, Prestwich, Manchester, M25 3JF				
Proposal:	Two storey extension to side and rear, single storey rear extension including new car parking space to front				
Application No:	64844	Application Type:	FUL	Case Officer:	Tom Beirne
Decision Date:	15/01/2020	Decision:	Approve with Conditions		
Applicant:	Cuckoo Cafe Bar	Agent:			
Location:	395, 397 & 399 Bury New Road, Prestwich, Manchester, M25 1AW				
Proposal:	Change of use of the first floor into an extension of the Cuckoo Cafe Bar (A3) and the use of the second floor into offices and studios				
Application No:	64852	Application Type:	FUL	Case Officer:	Tom Beirne
Decision Date:	23/01/2020	Decision:	Approve with Conditions		
Applicant:	Mr Mohammed Ahmed	Agent:			
Location:	70 Water Street, Radcliffe, Manchester, M26 4DF				
Proposal:	Demolition of existing building and erection of two storey building with 1 no. retail unit (Class A1) and 1 no. cafe (Class A3) with extraction flue at rear to ground floor and 2 no. self-contained apartments to first floor with access/external staircase at rear				

Application No:	64854	Application Type:	ADV	Case Officer:	Mark Kilby
Decision Date:	04/02/2020	Decision:	Approve with Conditions		
Applicant:	Mr S Nevitt	Agent:	Mr P Summersgill		
Location:	Former Floors To Go building, corner of Millett Street & Bolton Street, Bury, BL9 0HY				
Proposal:	2 No. Internally illuminated digital advertisement display units to front and rear elevations				
Application No:	64861	Application Type:	FUL	Case Officer:	Jane Langan
Decision Date:	03/02/2020	Decision:	Approve with Conditions		
Applicant:	Mr G Singh	Agent:	Mr A S Egan		
Location:	6 Higher Lane, Whitefield, Manchester, M45 7FY				
Proposal:	Single storey extension at rear and loft conversion with addition of roof lights				
Application No:	64862	Application Type:	FUL	Case Officer:	Helen Goldsbrough
Decision Date:	14/01/2020	Decision:	Refused		
Applicant:	Mr R Fentem	Agent:	Campbell Driver Partnership		
Location:	400 Bass Lane, Summerseat, Ramsbottom, Bury, BL9 5NR				
Proposal:	Demolition of existing conservatory at rear, two storey extension at rear and erection of outbuilding comprising of 2 no. double garages and workshop				
Application No:	64866	Application Type:	FUL	Case Officer:	Jennie Townsend
Decision Date:	03/02/2020	Decision:	Approve with Conditions		
Applicant:	Mrs Nicola Murphy	Agent:	T&S Design		
Location:	50 Bolton Street, Ramsbottom, Bury, BL0 9HX				
Proposal:	Change of use from retail (Class A1) to restaurant (Class A3); Installation of extraction flue to rear elevation				
Application No:	64871	Application Type:	ADV	Case Officer:	Mark Kilby
Decision Date:	17/01/2020	Decision:	Approve with Conditions		
Applicant:	Picton Property Income Limited	Agent:	WSP Indigo		
Location:	Poundstretcher, Unit C, Angouleme Retail Park, George Street, Bury, BL9 0BZ				
Proposal:	1 No. internally illuminated fascia sign				

Application No:	64879	Application Type:	FUL	Case Officer:	Tom Beirne
Decision Date:	21/01/2020	Decision:	Approve with Conditions		
Applicant:	Mr Gareth Lindsay	Agent:			
Location:	8 The Rock, Bury, BL9 0NT				
Proposal:	Change of use from retail (Class A1) to apprenticeship training centre (Class D1)				
Application No:	64887	Application Type:	FUL	Case Officer:	Tom Beirne
Decision Date:	23/01/2020	Decision:	Approve with Conditions		
Applicant:	Mrs L Ulshan	Agent:	Mr S Rothwell		
Location:	323 Walmersley Road, Bury, BL9 5EZ				
Proposal:	External staircase to first floor flat at rear; external alterations				
Application No:	64888	Application Type:	ADV	Case Officer:	Mark Kilby
Decision Date:	17/01/2020	Decision:	Approve with Conditions		
Applicant:	Picton Property Income Limited	Agent:	WSP Indigo		
Location:	TK Maxx, Unit A, Angouleme Retail Park, George Street, Bury, BL9 0BZ				
Proposal:	2 No. internally illuminated fascia signs				
Application No:	64889	Application Type:	ADV	Case Officer:	Mark Kilby
Decision Date:	17/01/2020	Decision:	Approve with Conditions		
Applicant:	Picton Property Income Limited	Agent:	WSP Indigo		
Location:	Argos, Unit B, Angouleme Retail Park, George Street, Bury, BL9 0BZ				
Proposal:	2 No. internally illuminated fascia signs				
Application No:	64896	Application Type:	LDCP	Case Officer:	Oliver Sear
Decision Date:	13/01/2020	Decision:	Refused		
Applicant:	Mr C Holden	Agent:	Mr John Hodkinson		
Location:	202 Lumb Carr Road, Ramsbottom, Bury, BL8 4NH				
Proposal:	Lawful development certificate for proposed replacement doors/windows in garden building and replacement of timber boarding with natural stone.				

Application No:	64901	Application Type:	FUL	Case Officer:	Oliver Sear
Decision Date:	16/01/2020	Decision:	Approve with Conditions		
Applicant:	Mrs Suzanne Bryce	Agent:			
Location:	2 Tedder Close, Bury, BL9 8PW				
Proposal:	Extend the front of the garage and porch by 1400mm				
Application No:	64903	Application Type:	FUL	Case Officer:	Jane Langan
Decision Date:	30/01/2020	Decision:	Approve with Conditions		
Applicant:	Miss C Hudson	Agent:	Mr N Butterworth		
Location:	2 Turton Close, Bury, BL8 2EE				
Proposal:	Demolition of garage to be replaced with single storey side extension; Widening of driveway				
Application No:	64912	Application Type:	FUL	Case Officer:	Jennie Townsend
Decision Date:	03/02/2020	Decision:	Approve with Conditions		
Applicant:	Crystal Properties Ltd	Agent:	AvalonTownPlanning Ltd		
Location:	Former Whitefield Spiritualist Church, Victoria Avenue, Whitefield, Manchester, M45 6BZ				
Proposal:	Demolition of former church and erection of 2 no.semi-detached houses				
Application No:	64913	Application Type:	FUL	Case Officer:	Jane Langan
Decision Date:	14/01/2020	Decision:	Approve with Conditions		
Applicant:	Mr & Mrs Morris	Agent:	Cube7Design		
Location:	37 Ajax Drive, Bury, BL9 8EE				
Proposal:	First floor extension at rear with juliet balcony				
Application No:	64915	Application Type:	FUL	Case Officer:	Jane Langan
Decision Date:	31/01/2020	Decision:	Approve with Conditions		
Applicant:	Mr B Prendergast	Agent:	Northside Plans Ltd		
Location:	40 Brooklawn Drive, Prestwich, Manchester, M25 2GS				
Proposal:	Two/single storey extension at side				

Application No:	64924	Application Type:	FUL	Case Officer:	Jane Langan
Decision Date:	16/01/2020	Decision:	Approve with Conditions		
Applicant:	Mr M Serene	Agent:	Gold Sketch Studios Ltd		
Location:	Eastholme, St Anns Road, Prestwich, Manchester, M25 9LD				
Proposal:	Single storey extension at rear				
Application No:	64933	Application Type:	FUL	Case Officer:	Amanda Uhunmwagho
Decision Date:	05/02/2020	Decision:	Approve with Conditions		
Applicant:	Mr Adam Yaffe	Agent:	DaC Design		
Location:	2 Willingdon Drive, Prestwich, Manchester, M25 1PA				
Proposal:	Single/Two storey rear extension; Render to external elevations and alterations to windows/door to side elevation; Widening of existing driveway				
Application No:	64938	Application Type:	FUL	Case Officer:	Amanda Uhunmwagho
Decision Date:	03/02/2020	Decision:	Approve with Conditions		
Applicant:	Mr & Mrs B Koffman	Agent:	Mrs Caroline Tamworth		
Location:	17 Butt Hill Road, Prestwich, Manchester, M25 9NJ				
Proposal:	Roof extension to increase height and pitch of mono-pitched roof				
Application No:	64940	Application Type:	TEL	Case Officer:	Helen Leach
Decision Date:	24/01/2020	Decision:	Prior Approval Required and Refused		
Applicant:	EE (UK) Ltd & Hutchinson 3G UK Ltd	Agent:	WHP Wilkinson Helsby		
Location:	Ramsbottom Cricket Club, Acre Bottom, Ramsbottom, Bury, BL0 0BS				
Proposal:	Prior approval for installation of 25.00m High Commscope Monopole Tower on RC Base and associated works including antennae & base cabinets				
Application No:	64943	Application Type:	FUL	Case Officer:	Jane Langan
Decision Date:	14/01/2020	Decision:	Approve with Conditions		
Applicant:	Mr Lupton	Agent:	AJH Associates		
Location:	6 Hawkshaw Lane, Tottington, Bury, BL8 4JZ				
Proposal:	Single storey front extension				

Application No:	64944	Application Type:	FUL	Case Officer:	Jane Langan
Decision Date:	21/01/2020	Decision:	Approve with Conditions		
Applicant:	Stuart Brown	Agent:			
Location:	27 Shipston Close, Bury, BL8 1QH				
Proposal:	Two storey extension at side with dormers at front/rear and single storey extension at side/rear				
Application No:	64945	Application Type:	FUL	Case Officer:	Jane Langan
Decision Date:	16/01/2020	Decision:	Approve with Conditions		
Applicant:	Ms Fiona Anwar-Lindley	Agent:	Mr S Hartley		
Location:	5 Whittingham Drive, Ramsbottom, Bury, BL0 9LZ				
Proposal:	Single storey rear and side extension				
Application No:	64946	Application Type:	FUL	Case Officer:	Helen Goldsbrough
Decision Date:	21/01/2020	Decision:	Approve with Conditions		
Applicant:	Mrs Helen Kiely	Agent:	R.A.Fisk and Associates		
Location:	Land at side of 16 Hall Street, Walshaw, Tottington, Bury, BL8 3BD				
Proposal:	Demolition of existing garage and erection of 1 no. dwelling				
Application No:	64952	Application Type:	FUL	Case Officer:	Amanda Uhunmwagho
Decision Date:	16/01/2020	Decision:	Approve with Conditions		
Applicant:	Mr Craig Mansell	Agent:	MGD		
Location:	624 Whitefield Road, Bury, BL9 9PP				
Proposal:	Two storey side and rear extension				
Application No:	64953	Application Type:	FUL	Case Officer:	Oliver Sear
Decision Date:	03/02/2020	Decision:	Approve with Conditions		
Applicant:	Mr & Mrs Murphy	Agent:	Thorp Design Services Ltd		
Location:	6 Cheshire Court, Ramsbottom, Bury, BL0 0BL				
Proposal:	Single storey rear extension; Removal of garage to be replaced with two storey side extension; Front porch				

Application No:	64954	Application Type:	FUL	Case Officer:	Amanda Uhunmwagho
Decision Date:	27/01/2020	Decision:	Approve with Conditions		
Applicant:	Mr Daniel Smith	Agent:			
Location:	23 Newhaven Close, Bury, BL8 1XX				
Proposal:	First floor extension above garage; Single storey front extension; Single storey and two storey extensions at rear				

Application No:	64958	Application Type:	FUL	Case Officer:	Helen Goldsbrough
Decision Date:	21/01/2020	Decision:	Approve with Conditions		
Applicant:	Mr J & D Earl	Agent:	APB BUILDING SURVEYORS		
Location:	31 George Road, Ramsbottom, Bury, BL0 9NQ				
Proposal:	Single storey rear, side and front extension; Front porch				

Application No:	64959	Application Type:	FUL	Case Officer:	Jane Langan
Decision Date:	21/01/2020	Decision:	Approve with Conditions		
Applicant:	Mr & Mrs A Mayall	Agent:	Mr N Butterworth		
Location:	24 Lansdowne Close, Ramsbottom, Bury, BL0 9WE				
Proposal:	Two storey/single storey rear extension				

Application No:	64961	Application Type:	FUL	Case Officer:	Oliver Sear
Decision Date:	15/01/2020	Decision:	Approve with Conditions		
Applicant:	Mr & Mrs Pickford	Agent:	Thorp Design Services Ltd		
Location:	31 Rudgwick Drive, Bury, BL8 1YA				
Proposal:	Proposed first floor front extension				

Application No:	64964	Application Type:	LDCP	Case Officer:	Oliver Sear
Decision Date:	15/01/2020	Decision:	Lawful Development		
Applicant:	Mr J & Mrs L Gibson	Agent:	Mr Simon Jackson		
Location:	146 Cotswold Crescent, Bury, BL8 1QP				
Proposal:	Rear facing roof dormer extension				

Application No:	64965	Application Type:	FUL	Case Officer:	Helen Goldsbrough
Decision Date:	21/01/2020	Decision:	Approve with Conditions		
Applicant:	Mr James Haffner	Agent:	Equilibrium Architects Ltd		
Location:	10 Heythrop Close, Whitefield, Manchester, M45 7YB				
Proposal:	Garage conversion				
Application No:	64971	Application Type:	FUL	Case Officer:	Jane Langan
Decision Date:	04/02/2020	Decision:	Approve with Conditions		
Applicant:	Mr S & Mrs H Leigh	Agent:	Goodchild Design Partnership(GDP)		
Location:	19 Lindrick Avenue, Whitefield, Manchester, M45 7GE				
Proposal:	Two storey side extension; Widen existing drive				
Application No:	64972	Application Type:	FUL	Case Officer:	Amanda Uhunmwagho
Decision Date:	17/01/2020	Decision:	Approve with Conditions		
Applicant:	Mr & Mrs Phil Green	Agent:	PPY design Ltd		
Location:	24 Ventnor Avenue, Bury, BL9 8HH				
Proposal:	Single storey side and rear extension				
Application No:	64973	Application Type:	FUL	Case Officer:	Jane Langan
Decision Date:	21/01/2020	Decision:	Approve with Conditions		
Applicant:	Mrs Catherine Herbert	Agent:	Conway Architectural Design		
Location:	10 Strathmore Close, Ramsbottom, Bury, BL0 9YW				
Proposal:	Two storey extension at side/rear and first floor extension at front				
Application No:	64976	Application Type:	FUL	Case Officer:	Amanda Uhunmwagho
Decision Date:	05/02/2020	Decision:	Approve with Conditions		
Applicant:	Mr & Mrs D Bolton	Agent:	Mr Neil Butterworth		
Location:	4 Lomond Drive, Bury, BL8 1UL				
Proposal:	Two storey side and rear extension; extended pavement crossing				

Application No:	64982	Application Type:	GPDE	Case Officer:	Oliver Sear
Decision Date:	15/01/2020	Decision:	Prior Approval Not Required - Extension		
Applicant:	Miss Rebecca Knowles	Agent:			
Location:	14 Holthouse Road, Tottington, Bury, BL8 3JP				
Proposal:	Prior notification for proposed single storey rear extension				
Application No:	64983	Application Type:	FUL	Case Officer:	Jane Langan
Decision Date:	05/02/2020	Decision:	Approve with Conditions		
Applicant:	Miss Momina Batool	Agent:	Mr S Rothwell		
Location:	5 Grosvenor Street, Bury, BL9 9BJ				
Proposal:	Two storey extension at front/side, two/single storey extension at rear and single storey granny annex at rear; Widening of existing driveway				
Application No:	64986	Application Type:	FUL	Case Officer:	Amanda Uhunmwagho
Decision Date:	05/02/2020	Decision:	Approve with Conditions		
Applicant:	Mr & Mrs Loveridge	Agent:	JPL Design and Construct Ltd		
Location:	35 Wheatfield Close, Bury, BL9 6XD				
Proposal:	Two storey extension at side/rear				
Application No:	64988	Application Type:	LBC	Case Officer:	Mark Kilby
Decision Date:	27/01/2020	Decision:	Approve with Conditions		
Applicant:	Miss Louise Jackson	Agent:	harryjacksonsurveyorsltd		
Location:	16 Market Street, Bury, BL9 0AB				
Proposal:	Listed building consent for change of use from business (Class A2) to cafe (Class A3) with internal alterations (the provision and removal stud partitions) to separate first and second floor offices from ground floor cafe together with alterations to ground floor layout				
Application No:	64989	Application Type:	FUL	Case Officer:	Mark Kilby
Decision Date:	27/01/2020	Decision:	Approve with Conditions		
Applicant:	Miss Louise Jackson	Agent:	harryjacksonsurveyorsltd		
Location:	16 Market Street, Bury, BL9 0AB				
Proposal:	Change of use from business (Class A2) to cafe (Class A3)				

Application No:	64992	Application Type:	ADV	Case Officer:	Mark Kilby
Decision Date:	04/02/2020	Decision:	Approve with Conditions		
Applicant:	Clear Channel UK	Agent:			
Location:	Land at Car Depot, Derby Way, Bury, BL9 0NJ				
Proposal:	Installation of 1no. freestanding internally illuminated digital advertising display unit				
Application No:	64993	Application Type:	FUL	Case Officer:	Helen Goldsbrough
Decision Date:	04/02/2020	Decision:	Approve with Conditions		
Applicant:	Mr Ihsan UI Haq	Agent:	Building Design Services		
Location:	103 Brierley Street, Bury, BL9 9HN				
Proposal:	First floor extension at rear				
Application No:	64998	Application Type:	FUL	Case Officer:	Helen Goldsbrough
Decision Date:	27/01/2020	Decision:	Approve with Conditions		
Applicant:	Mr John Schofield	Agent:	MTC Designs		
Location:	47 Bloomfield Drive, Bury, BL9 8JX				
Proposal:	Single storey extension at side/rear				
Application No:	65004	Application Type:	GPDE	Case Officer:	Mark Kilby
Decision Date:	06/02/2020	Decision:	Prior Approval Not Required - Extension		
Applicant:	Mr & Mrs Higginbotham	Agent:	Mr Zach Thorp		
Location:	24 Garstang Drive, Bury, BL8 2JS				
Proposal:	Prior notification for proposed single storey rear extension				
Application No:	65005	Application Type:	FUL	Case Officer:	Helen Leach
Decision Date:	04/02/2020	Decision:	Approve with Conditions		
Applicant:	James Hall and Company Ltd	Agent:	Smith and Love Planning Consultants Ltd		
Location:	Tottington Motor Co, Market Street, Tottington, Bury, BL8 3LS				
Proposal:	Variation of condition no. 2 (approved plans) of planning permission 62780 to allow for the siting of an external condensor unit in the approved acoustic fenced bin store area				

Application No:	65006	Application Type:	LDCP	Case Officer:	Oliver Sear
Decision Date:	27/01/2020	Decision:	Lawful Development		
Applicant:	Barlow	Agent:	Mr Ben Clarke		
Location:	37 Burrswood Avenue, Bury, BL9 5HW				
Proposal:	Lawful development certificate for proposed single storey rear extension with two velux windows to be installed into the new roof.				
Application No:	65013	Application Type:	ADV	Case Officer:	Helen Goldsbrough
Decision Date:	04/02/2020	Decision:	Approve with Conditions		
Applicant:	McDonald's Restaurants Ltd	Agent:	Planware Limited		
Location:	McDonalds Restaurant, Park 66, Pilsworth Road, Bury, BL9 8RD				
Proposal:	Installation of 4 no. new digital freestanding signs and 1 no. 15" digital booth screen.				
Application No:	65014	Application Type:	GPDE	Case Officer:	Oliver Sear
Decision Date:	17/01/2020	Decision:	Prior Approval Not Required - Extension		
Applicant:	Alex McIntosh	Agent:	agfplans		
Location:	60 Launceston Road, Radcliffe, Manchester, M26 3UN				
Proposal:	Prior approval for proposed single storey rear extension				
Application No:	65019	Application Type:	FUL	Case Officer:	Jane Langan
Decision Date:	22/01/2020	Decision:	Approve with Conditions		
Applicant:	Mr Simon Jones	Agent:	Peel Design Partnership Ltd		
Location:	14 Newham Drive, Bury, BL8 2EH				
Proposal:	Single storey extension at rear and part conversion of existing garage to form additional living accommodation.				
Application No:	65023	Application Type:	FUL	Case Officer:	Helen Goldsbrough
Decision Date:	05/02/2020	Decision:	Approve with Conditions		
Applicant:	Mr Mark Mann	Agent:	imhotep design		
Location:	98 Park Road, Prestwich, Manchester, M25 0DY				
Proposal:	Single storey side extension with dormer in the roof space				

Application No:	65026	Application Type:	GPDE	Case Officer:	Mark Kilby
Decision Date:	27/01/2020	Decision:	Prior Approval Not Required - Extension		
Applicant:	Mr E Ulhaq	Agent:	Mr R Mehmood		
Location:	27 Langdale Drive, Bury, BL9 8HP				
Proposal:	Prior notification for proposed single storey rear extension				
Application No:	65028	Application Type:	GPDE	Case Officer:	Oliver Sear
Decision Date:	27/01/2020	Decision:	Prior Approval Required & Granted - Ext		
Applicant:	Mr & Mrs M Ashcroft	Agent:	agfplans		
Location:	59 Wingate Drive, Whitefield, Manchester, M45 7GX				
Proposal:	Prior approval for proposed single storey rear extension				
Application No:	65031	Application Type:	FUL	Case Officer:	Helen Goldsbrough
Decision Date:	27/01/2020	Decision:	Approve with Conditions		
Applicant:	Mr Chadwick	Agent:			
Location:	32 Wavell Drive, Bury, BL9 8PG				
Proposal:	Two storey side extension. Front elevation moved forward circa 500mm.				
Application No:	65036	Application Type:	NON	Case Officer:	Jennie Townsend
Decision Date:	20/01/2020	Decision:	Approve with Conditions		
Applicant:	Cygnnet Health Care	Agent:	Leith Planning		
Location:	Cygnnet Hospital, High Bank, Bury, BL8 2BS				
Proposal:	Non-material amendment following grant of planning permission 64223: Amendment to location of new parking spaces prior to commencement of the development of the White House and final parking layout scheme				
Application No:	65037	Application Type:	GPDE	Case Officer:	Mark Kilby
Decision Date:	23/01/2020	Decision:	Prior Approval Required Refused - Ext		
Applicant:	Mr Pines	Agent:	Gold Sketch Studios Ltd.		
Location:	41 Richmond Avenue, Prestwich, Manchester, M25 0LZ				
Proposal:	Prior notification for proposed single storey extension at rear				

Application No:	65042	Application Type:	NON	Case Officer:	Helen Goldsbrough
Decision Date:	20/01/2020	Decision:	Approve		
Applicant:	Eagles Estate LTD	Agent:	I. Planning Services		
Location:	Land at side of 13 Pine Street South, 13 Pine Street South, Bury, BL9 7BU				
Proposal:	Non-material amendment following grant of planning permission 62015 for 1 no. attached dwelling: Windows are different in size from approved drawings, also rear single storey roof pitch angle is different from approved drawings				
Application No:	65045	Application Type:	LDCP	Case Officer:	Oliver Sear
Decision Date:	27/01/2020	Decision:	Refused		
Applicant:	Vallance	Agent:			
Location:	23 Butt Hill Road, Prestwich, Manchester, M25 9NJ				
Proposal:	Lawful development certificate for proposed: to construct a small extension to adjoin the rear of the property to incorporate a shower toilet room and office room.				
Application No:	65049	Application Type:	GPDE	Case Officer:	Mark Kilby
Decision Date:	07/02/2020	Decision:	Prior Approval Not Required - Extension		
Applicant:	Mr A Smith	Agent:	Northside Plans Ltd		
Location:	285 Heywood Road, Prestwich, Manchester, M25 2RA				
Proposal:	Prior notification of single storey rear extension				
Application No:	65058	Application Type:	GPDE	Case Officer:	Mark Kilby
Decision Date:	22/01/2020	Decision:	Prior Approval Required Refused - Ext		
Applicant:	B Lebrecht	Agent:	Gold Sketch Studios Ltd		
Location:	29 Albert Avenue, Prestwich, Manchester, M25 0LY				
Proposal:	Prior notification for proposed single storey extension at rear				
Application No:	65107	Application Type:	NON	Case Officer:	Amanda Uhumwagho
Decision Date:	27/01/2020	Decision:	Approve with Conditions		
Applicant:	Mr & Mrs J McFadian	Agent:	27 Projects		
Location:	4 Stanley Road, Whitefield, Manchester, M45 8QY				
Proposal:	Non-material amendment following grant of planning permission 64859 for single storey extension at side: Removal of existing rear dual pitched roof and replace with mono pitched roof, removal of two sets of french doors and replace with one larger bifold				

Total Number of Applications Decided Under Delegated Powers : 69

Agenda Item

6

Page 99

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

REPORT FOR DECISION

Agenda Item 7

Bury
COUNCIL

**Agenda
Item**

07

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	18 FEBRUARY 2020
SUBJECT:	DEVELOPMENT MANAGEMENT VALIDATION CHECKLIST CRITERIA
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 outlines the updated checklists that are required for the validation process of planning applications submitted
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to note and approve the report.
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 N/A
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	N/A
Considered by Monitoring Officer:	N/A
Wards Affected:	ALL
Scrutiny Interest:	N/A

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

1.0 Background

- 1.1 The Town & Country Planning (Development Management Procedure)(England)(Amendment) Order 2013 at that time required validation checklist criteria, required in connection with the documents that would be needed to be submitted with planning applications, to be kept up to date and reviewed every two years. This order has since been withdrawn and replaced by the Town & Country Planning (Development Management Procedure)(England) Order 2015.
- 1.2 The regulations introduced are set out in the Article 12 - Validation Dispute and enacted through Article 34(6)(d)– Time Periods for Decisions, that validation checklists should be updated every two years and that they are published on the Council's website, require information for applications that are commensurate with the scale of development proposed and require *material* planning information in relation to a scheme.
- 1.3 Bury's checklists are now due for review and renewal and they are duly attached to this report. The new checklists, if accepted would be operative from 15 March 2020.

2.0 Bury's Checklists

- 2.1 Bury has always acted in a reasonable way in terms of validating applications and it has not insisted on reports being submitted for submitting sake, simply because an item is on a checklist. Instead, the Local Planning Authority has always been reasonable, and always considered what a development is and whether the proposals can reasonably be consulted upon and determined with the submitted information. Where it was considered that information was required, this is requested. Where an agent or applicant disagreed, an application will be validated and will be considered on its merits, taking on board the representations made by an applicant or their agent.
- 2.2 It is reasonable that all participants in the planning process are operating on a level playing field with no ambiguity over what is needed to accompany a development proposal, so that all who are involved, including the public during consultation, can see and understand a development proposal.
- 2.3 The validation checklist criteria sets a local standard by which information accompanying planning applications can start and ensure that applications are reasonably standardised when submitted.
- 2.4 It must be noted that the process of validation is not a judgement on the merits of a scheme. Validation is about whether there is sufficient information to understand a proposal and consult upon it. The assessment process is then

carried out by the team, who then determines the acceptability of a proposal, following the usual steps of consultation and consideration and where required, referral to the planning committee for determination.

3.0 Conclusion

3.1 The attached validation checklists attached have been updated to reflect the current requirements for planning applications, particularly in light of various changes to legislation, guidance and updates from the NPPF. The lists and changes include:

- Advertisement Consent
Addition of LED Hoardings and requirement for driver distraction assessment.
- Householder development
 - Bin storage details;
 - Requirement for street scene plans if raising the height of the ridge;
 - Potential need for topographical plans;
 - Heritage statements as necessary;
 - Green Belt statements.
- Prior Approvals – Telecommunications
No change.
- Wind Turbine developments
Community Engagement where the hub height exceeds 20m.
- Local Requirements – All Applications
 - Requirements where vacant building credit is sought;
 - Heritage – updated references and the need for heritage assessments where non designated heritage assets are involved;
 - Transport – New use classes introduced and floorspaces amended where transport statements and assessments are required; where TfGM would have an input into the highways considerations;
 - Justification for parking numbers;
 - New food classes added for refuse disposal;
 - Topographical information/plans to understand levels and features on existing sites.
- SuDS advice note (AGMA note) – Updated references
- Waste applications – Updated references

3.2 It is therefore requested that the Committee endorse and accept the updated validation lists.

List of Background Papers:-

SI. 2015 - No. 595 - Town & Country Planning (Development Management Procedure)(England) Order 2015
Validation checklists – Proposed to operate from 15 March 2020

Contact Details:-

David Marno
Development Manager
Development Management
Department for Business, Growth and Infrastructure
3 Knowsley Place

Bury
BL9 0EJ

Tel: 0161 253 5291

Email: d.marno@bury.gov.uk

ADVERTISEMENT CONSENT APPLICATIONS VALIDATION CHECKLIST 15 March 2020

Please note that if the application is submitted electronically via the Planning Portal your application will be processed quicker. Please only submit the application on paper as a last resort and if you have any doubts about what is needed, please contact us before you submit your application.

Your application MUST include the following:	
2 copies of the completed planning application form, signed and dated (unless submitted electronically)	Yes/No
Have you spoken about the scheme with any planning staff before? Please tell us who you spoke to and send in any copies of letters or emails you have received:	Yes/No
The correct fee can be found on the planning portal website.	Yes/No
The following plans <u>will</u> be required: (all dimensions must be metric)	
2 copies of an Ordnance Survey based location plan. It should <ul style="list-style-type: none">• be at a scale of 1:1250 or 1:2500• show at least two (if practicable) named roads• show surrounding buildings (named and numbered) and• show the direction of North. The application site should clearly be edged with a red line and any other land you own should be edged with a blue line.	Yes/No
In the case of advertisements to be erected on land - 2 copies of the existing and proposed site layout or block plan (where changes are proposed) at a scale of 1:100 or 1:200 or 1:500. This should include: <ul style="list-style-type: none">• direction of north• all buildings and structures, property/ownership boundaries, gardens, walls, hedges and fences, open spaces, roads, footpaths, access and car parking at your property:• position of all trees on Land adjoining the site:• hard and soft landscaping details: and• adjacent houses and buildings including the location of any windows In the case of advertisements on buildings – 2 copies of the existing and proposed relevant elevations drawn at a scale of not less than 1:100	Yes/No
1 copy of the Advertisement drawings at a scale of not less than 1:100 showing – Size, siting, materials, colour, height above ground level, extent of projection and details of method and colours of illumination In the case of LED advertisement hoardings, a driver distraction assessment	Yes/No
The following information may assist your application, if in doubt please check with us at the number below or via email.	
Photographs and montage	Yes/No
A Tree Survey if any trees are to be removed, lopped or topped	Yes/No

All sections must be answered for an application to be valid.

If you are in any doubt about the information you are submitting please email the Development Management team on development.control@bury.gov.uk or phone them on 0161 253 5432.

APPENDIX 1

Sustainable Drainage Pre-application Standing Advice Bury Council

Sustainable Drainage and the Planning Process

From April 2015 planning applications relating to major development will ensure that Sustainable Urban Drainage systems (SuDs) for the management of run-off are put in place, unless demonstrated to be inappropriate for reasons of ground suitability, safety or viability.

Alongside the legislative changes to implement SuDs through the planning process, the Lead Local Flood Authorities (LLFAs) are now statutory consultees to Planning Authorities in the role of providing technical advice with regard to local flood risk.

The legislation is aimed at major developments to promote good practice for a SuDS approach to be considered on all development sites, whilst it is acknowledged that each site may present constraints and may limit the potential for a solution to achieve maximum benefits for all functions, it is important that it can be demonstrated that consideration has been given to the hierarchy of drainage techniques and run-off destinations in all instances and opportunities to incorporate SuDS measures into drainage schemes maximised.

To support the design and delivery of sustainable drainage the Government have published Non-Statutory Technical Standards¹ which should be used in conjunction with the National Planning Policy Framework (NPPF)², and the associated National Planning Practice Guidance (NPPG).

Major Developments

- A Residential Development consisting of 10 dwellings or more or residential development with a site area of 0.5 hectares or more where the number of dwellings is not yet known.
- A Non Residential Development with provision of a building or buildings where the total floor space to be created is 1000m² or more where the floor area is not yet known, a site area of 1 hectare or more.

Planning applications for major development should be accompanied by a site-specific drainage strategy or statement that demonstrates that the drainage

¹ The Non-Statutory Technical Standards provided by Government relate to the design, construction, operation and maintenance of sustainable drainage systems (SUDS) and have been published as guidance for those designing schemes.

² The NPPF (and associated PPG) related to Government policy on the provision and long term maintenance of sustainable drainage systems.

scheme proposed is in compliance with the both the NPPF / NPPG and the Non-Statutory Technical Standards.

Minor Developments

- A residential development where the number of properties to be constructed is between 1 and 9 inclusive or where the number of properties to be constructed is not given in the application, a site area of less than 0.5 hectares.
- For all other uses, the floor space to be built is less than 1,000 square metres or where the site area is less than 1 hectare.

The density, topography and site history of a proposed development can impact on the types of SuDS features that would be applicable due to previous use and pressures on the area available, often set aside for other uses such as public open space and recreational activities. For this reason it is really important that early consideration and integrated design with respect to SuDS is given which can promote innovative, sustainable and cost effective schemes delivering multiple benefits.

The benefits of sustainable drainage systems (SuDS)

Development can harm water resources if a traditional approach to drainage is adopted. Removing water from site too quickly through piped systems can increase flood risk downstream and reduce infiltration impacting on ground water levels. Surface water run off can also contain contaminants such as oil, toxic metals etc. and can affect water quality in rivers and streams.

SuDS mimic natural drainage processes to reduce the effect on the quality and quantity of run-off from developments. This approach uses a range of techniques including swales, permeable paving and green roofs to mimic the natural drainage of a site. They increase infiltration of water where it lands and reduce the speed of run-off and in addition can provide amenity and biodiversity benefits. When specifying SuDS, early consideration of the potential multiple benefits and opportunities will help deliver the best results.

Hierarchy of drainage techniques

A prioritised order of methods for management of surface water, which is to be considered at all stages of design. Wherever possible the natural drainage of surface water from new developments into the ground will be preferred. Surface water runoff should be managed as close to its source as possible in line with the following drainage hierarchy

The hierarchy of techniques to be used is:

- Prevention of runoff by good site design and reduction of impermeable areas.
- Source control, dealing with water where and when it falls (e.g. infiltration techniques).
- Site control, management of water in the local area (e.g. swales, detention basins).
- Regional control, management of runoff from sites (e.g. balancing ponds, wetlands).

Developers should demonstrate how they have considered and used these techniques.

Runoff Destinations

Surface water runoff not collected for use must be discharged to one or more of the following in the order of priority shown:

- Ground (infiltration),
- Surface water body,
- Surface water sewer, highway drain or other drain,
- Combined sewer.

All SuDS feature design should be completed in accordance with the SuDS Manual (CIRIA C697) with consideration of CIRIA C609B, Sustainable drainage systems: hydraulic, structural and water quality advice.

Pre-application engagement

National Planning Practice Guidance stresses the importance of pre-application engagement with stakeholders to improve efficiency and effectiveness of the planning application system, the planning applications and likelihood of success. Drainage systems considered at the earliest stages of site selection and design are easier to integrate into developments influencing other aspects of the site (i.e. design, layout and function) and reducing impermeable areas wherever possible.

Evidence from case studies suggests that SuDS are cheaper to install and maintain for many new developments. Where SuDS are predominantly green landscaped SuDS measures such as swales and basins much of the maintenance forms part of the site landscaping and is at little or no extra cost.

Effective early engagement can also help deliver SuDS as part of a developments core green infrastructure e.g. in multi-functional spaces such as car parks, landscaped areas, communal spaces etc. and improve cost effectiveness and integration within the development.

Bury Council encourages prospective developers to first contact the local planning authority as in doing so it can help to determine whether your development proposal is acceptable in principle and reduce the likelihood of submitting invalid applications.

The following points should be noted:

- Pre-application advice may be charged for;
- The Environment Agency will continue to provide pre-application advice for developments within Flood Zone 2 or 3; however this is chargeable and needs to be addressed separately.

- The likely drainage method should be identified as early as possible to ensure appropriate drainage can be delivered through sustainable development.
- Bury Council have UDP planning policies which should be taken into account and identified at pre-application stage.

Contact Details

Development Management Section

Department for Business, Growth and Infrastructure | Bury Council

3 Knowsley Place, Duke Street, Bury BL9 0EJ

Tel: +44 (0) 161 253 5432

Email to: development.control@bury.gov.uk

Web site: www.bury.gov.uk/e-planning

Outline Planning Application

An application for outline planning permission allows for a decision on the general principles of how a site can be developed. Outline planning permission will be granted subject to conditions requiring subsequent approval of one or more reserved matters.

The applicant should include the following information as a minimum to enable the LLFA to provide an informed substantive response when advising applicants and when consulted by Local Planning Authorities on planning applications in their role as a statutory consultee.

Outline Planning Application
<i>Compulsory information required to validate the applications.</i>
Drainage statement which includes:
Outline Drainage Assessment to incorporate the following: <ul style="list-style-type: none"> • Topography of the development site, showing existing surface water flow routes, drains, sewers and watercourses • Geological and soil types. • Initial scoping of flood risk issues to inform where applicable the flood risk assessment which may include any of the following: <ul style="list-style-type: none"> • Flood risk from main river • Surface water • Groundwater flood risk
Indicative Site Drainage Strategy, including: <ul style="list-style-type: none"> • Preliminary sustainable drainage proposals • Outfall locations • Discharge rates • On-site storage requirements
Further information that may be required to validate the application.
An appropriate/proportionate site-specific flood risk assessment where one is required. Guidance can be found: <ul style="list-style-type: none"> • https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications • https://www.gov.uk/guidance/flood-risk-assessment-standing-advice • http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/site-specific-flood-risk-assessment-checklist/ <p>A flood risk assessment (FRA) will be needed for developments in:</p> <ul style="list-style-type: none"> • flood zone 2 or 3 including minor developments and change of use • more than 1 hectare in flood zone 1 • less than 1 hectare in flood zone 1, including change of use in development type to a more vulnerable class (e.g. commercial to

- residential), where they could be affected by sources of flooding other than rivers (e.g. surface water, drains, reservoirs)
- in areas within flood zone 1 which has critical drainage problems as notified by the Environment Agency.

The information provided in the flood risk assessment should be credible and fit for purpose. Site-specific flood risk assessments should always be proportionate to the degree of flood risk and make optimum use of information already available, including information in a Strategic Flood Risk Assessment for the area, and the interactive flood risk maps available on the Environment Agency's web site.

Full Planning Application, Reserved Matters, Discharge of Conditions

Full Planning Application, Reserved Matters

(in addition to the information required at Outline stage)

Site and Drainage Layout

Proposed site plan showing exceedance flow routes and identification of catchment area(s)

Drainage layout plan, to include:

- Sustainable drainage system
- Sewers
- Drains
- Watercourses

Site investigation report, including the results for each sustainable drainage system feature of:

- Boreholes or Trial Pits
- Infiltration (Permeability) Testing
- Factual Ground Investigation Report (GIR)
- Geotechnical Design Report (GDR)

Sustainable drainage system flow calculations (*PDF files showing the input and output data for flow calculations*) and storm simulation plan for:

- 1 in 1 year;
- 1 in 2 year;
- 1 in 30 year, and;
- 1 in 100 year + 30% climate change

Discharge of Conditions <i>(in addition to the information required at Full/Reserved Matters)</i>
Drawings and Calculations
<p>Detailed design drawings, including:</p> <ul style="list-style-type: none"> • Details of inlets, outlets and flow controls • Long and cross section drawings of proposed drainage system(s), including design levels • Details of appropriate water quality treatments
Construction
<ul style="list-style-type: none"> • Specification of materials • Phasing of development including Construction Management Plan • Construction phase Surface Water Management Plan • Construction details • Operational Maintenance Plan • Location plan and as built drawings to be provided (Flood Risk Asset Register – Flood and Water Management Act 2010).
Operation and maintenance plan for a full planning application.
<ul style="list-style-type: none"> • Whole life cycle costing for the SuDS including replacement cost. • Details of funding arrangements for SuDS maintenance. • Details of the party / organisation responsible for, and maintenance of, each feature. • Specification for inspection and maintenance, including frequency of maintenance tasks required for each proposed SuDS, setting out a minimum standard to which the SuDS system must be maintained and an estimate of the expected useful life of the suds provision before replacement required. • Details of additional cleansing, repair and maintenance following flooding events where SuDS features are located in a designated flood zone. • Where SuDS features are attached to private property, confirmation of any associated maintenance / adoption / ownership requirements should be provided. For example, if SuDS features are to be included in property deeds, or if householders are required to pay into a communal fund to fund ongoing maintenance. • Details of proposed contingency plans for failure of any part of the drainage system that could present a hazard to people.
Adoption
<ul style="list-style-type: none"> • Proposed arrangements for adoption / ownership to secure the operation of the scheme throughout its lifetime, including physical access arrangements for maintenance and establishment of legal rights of access in perpetuity.

Safety and Access

Consideration should always be given to safety in design and appropriate consideration of access during the design of SuDS. CDM Regulations 2015 must also be considered and applied to the planning, design and construction and long term maintenance of SuDS systems.

HOUSEHOLDER APPLICATIONS VALIDATION CHECKLIST 15 March 2020

Please note that if the application is submitted electronically via the Planning Portal your application will be processed quicker. Please only submit the application on paper as a last resort and if you have any doubts about what is needed, please contact us before you submit your application.

Your application MUST include the following:	
2 copies of the completed planning application form, signed and dated (unless submitted electronically)	Yes/No
A signed Certificate of Ownership and Agricultural Holdings Certificate (or declaration made if submitted electronically) <ul style="list-style-type: none"> The Certificates of Ownership are at the end of the application form. If you own the application site complete Certificate A. If not, you will need to complete Certificate B and notify the owner that you are making a planning application (or C or D if you do not know who the owner is – please seek advice if this applies) 	Yes/No
Have you spoken about the scheme with any planning staff before? Please tell us who you spoke to and send in any copies of letters or emails you have received. Does your proposal comply with Supplementary Planning Document 6?	Yes/No
The correct fee can be found on the planning portal website.	Yes/No
The following plans <u>will</u> be required: (all dimensions must be metric)	
2 copies of an Ordnance Survey based location plan. It should <ul style="list-style-type: none"> be at a scale of 1:1250 or 1:2500 show at least two (if practicable) named roads show surrounding buildings (named and numbered) and show the direction of North. The application site should clearly be edged with a red line (including all the necessary land and land required for access to/from the adopted highway) and any other land you own should be edged with a blue line.	Yes/No
2 copies of the existing and proposed site layout or block plan (where changes are proposed) at a scale of 1:100 or 1:200. This should include: <ul style="list-style-type: none"> Direction of north All buildings and structures, property/ownership boundaries, gardens, walls, hedges and fences, open spaces, roads, footpaths, access and car parking spaces (dimensioned) existing and proposed: Position of all trees on Land adjoining the site: Hard and soft landscaping details: Adjacent houses and buildings including the location of any windows Bin storage 	Yes/No
2 copies of the existing and proposed relevant elevations at a scale of not less than 1:100 - Shown in a street scene context if raising the ridge height	Yes/No
2 copies of the existing and proposed relevant floor plans at a scale of not less than 1:100	Yes/No
The following information may be needed to validate your application, if in doubt please check with us at the number below or via email.	
Details of any new or altered access to any, Public Highway, access ways or a Public Right of Way inc. footpaths. Depending upon complexity this may require a topographical survey	Yes/No
Details of any works that need to be taken in the proposed development to prevent any risk from land contamination . i.e. gas protection membranes (to prevent ingress of landfill gas or other gases) and garden cover systems (to prevent contact with contaminated soils).	Yes/No
Listed Building Character Assessment/Conservation Area Appraisal/Non-designated Heritage Asset – statement of significance statement (see local list – all developments)	Yes/No
Ecological Assessment/survey where protected species may be affected by the development	Yes/No
Green Belt Statement – Extensions to properties within the Green Belt assessing impact on the openness, volume of existing/original dwelling, any extensions and the proposed resultant development	Yes/No

All sections must be answered for an application to be valid.

If you are in any doubt about the information you are submitting please email the Development Control team on development.control@bury.gov.uk or phone them on 0161 253 5432.

LOCAL REQUIREMENTS

The National Criteria in relation to planning applications are set out in the Town & Country Planning (Development Management Procedure)(England) Order 2015 in Part 3. These provisions consider a standardised basis for the submission of applications and information contained therein and appeal procedures where there are validation disputes.

In addition to this criteria, local provisions can apply, which are set out below and in other accompanying checklists.

1. Supporting Planning Policy Statement - To explain how the proposal relates in policy terms to national planning guidance, the development plan and adopted Supplementary Planning Guidance; and as they emerge, the Local Plan and Supplementary Planning Documents.

Threshold:

- All "major" developments
- Developments not in accordance with the development plan
- And other developments if specified in pre-application advice.

The Town & Country Planning (General Development Procedure)(England) Order 2015 Article 9 sets out the requirements for a Design and Access Statement. These should genuinely add value to the application. This includes major development, listed building consents and developments in conservation areas where one or more dwellings are proposed or the floor space to be created would exceed 100m².

2. Planning Obligations/Draft Heads of Terms

To explain how the applicant proposes to resolve planning requirements in relation to infrastructure and service provision made necessary by the development and any other matters which it is anticipated would need to be the subject of a s106 planning agreement or planning obligation.

Threshold:

- All applications which generate requirements for planning obligations in accordance with the Council's adopted Unitary Development Plan and the associated Supplementary Planning Guidance Notes on specific topics;
- Other developments if specified in pre-application advice; and in all cases
- The submission of a proforma stating contact details of the acting solicitor including title documents and deed plans (to be no older than 6 months from the submission date).

Examples of such requirements include:-

- recreation provision for future residents of a housing development or in the local area (see 5)
- the provision of affordable housing (see 3)
- Employment land contributions (see 23)
- Canal improvements as required by UDP policies R4/7, EN1/7, EN10/2 and OL5/3

One of the reasons for delays on major applications is the failure to reach completion on a s106 Agreement without which the proposal would be unacceptable. The complex nature of legal agreements means that it can lead to a lengthy process for drafting them. It is, therefore, a requirement that all such legal agreements and their contents should be discussed with the Council as fully as possible **during pre-application discussions** and that all applications where such an agreement is required shall include with them Heads of Terms and all the required information required via the s106 pro-forma in order to make the application valid. Where this information is not submitted the application will be considered to be invalid.

3. Affordable Housing Statement

To explain what if any, provisions are to be made for affordable housing, including size and tenure of dwelling units and arrangements with social housing providers. Statements should take into account the Council's adopted Supplementary Planning Guidance contained in Development Control Policy Guidance Note 5 – Affordable Housing Provision in New Residential Developments.

Vacant Building Credit

Where applications are seeking to claim vacant building credit (VBC), the proposals must clearly evidence when the building was last used or occupied and the reasons for its vacancy. Evidence such as Council Tax, Business Rates or Electoral Register records may be required to determine whether or not a building is vacant. It would be expected that the proposals clearly show

- the condition of the property
- the period of non-use
- whether there is or has been an intervening use; and
- any evidence regarding the owner's intention

In consideration of the above, it must be demonstrated to the LPA whether the building has been made vacant for the sole purposes of re-development or whether the building is covered by an extant or recently expired planning permission for the same or substantially the same

development. Evidence can also include whether there has been any marketing of the site in seeking to find alternative uses.

Threshold:

- All applications providing 25 or more dwellings,
- Other cases where the proposal specifically provides for affordable housing.

Furthermore, a pro-forma is available on request and should be completed and accompany any application where there is an intention to complete a s106 Agreement concerning affordable housing provision.

4. Sunlighting/Daylighting Assessment

To assess the impact of proposals on adjoining properties, including associated gardens or amenity space, in respect of day lighting and sun lighting.

Threshold:

- All applications involving new buildings of four or more storeys in height, where adjoining other developed land,
- Situations where the application site is itself subject to significant shading from adjoining buildings or trees.
- And other developments if specified in pre-application advice.

5. Amenity Space/ Recreational Provision

All applications involving new residential development will be required to show amenity space to be associated with the development or justify under provision.

Threshold:

- A new residential development of 10 units with a maximum combined floorspace exceeding 1000 square metres; and
- All new residential proposals of 11 dwellings or more; and
- Any other developments if specified in pre-application advice.

Applications involving dwellings will be required to make provision for the recreation needs of the prospective residents in accordance with Policy RT2/2 of the Bury Unitary Development and Supplementary Planning Document1 – Open Space, Sport and Recreation provision in New Housing Development (adopted June 2015 or as subsequently amended) by either on site provision or by providing a commuted sum to the Council for the equivalent enhancement of public open space or recreational provision in the nearby area. The provision through a commuted sum will require a s106 Agreement and the application needs to be accompanied by a completed pro-forma which will be provided on request.

6. Heritage Statements/ Listed Building Character Assessment/Conservation Area Appraisal/Non Designated Heritage Assets

In line with Paragraph 189 of the National Planning Policy Framework applicants are required to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, developers are required to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Applications for listed building consent and planning applications for works to Non Designated Heritage Assets will be required to be accompanied by a heritage statement. The statements should indicate the design principles and concepts that have been applied to the proposed works, and (other than in the case of works only affecting the interior of the building) how issues relating to access to the building and its fabric have been considered. The statement should explain how the principles and concepts referred to, have been applied to the aspects of scale, layout and appearance, and have taken account of

- (i) the special architectural or historic interest of the building;
- (ii) the particular physical features of the building that justify its designation as a listed building; and
- (iii) the building's setting.

A contextual Conservation Area Appraisal will be required for applications for planning permission (apart from change of use) on sites within conservation areas, or affecting the setting of a conservation area.

The appraisal should address how the proposal has been designed to have regard to the character and/or appearance of the conservation area and to explain how the proposal enhances or preserves the character or appearance of the conservation area. The appraisal could form part of a Design and Access Statement.

Any proposals that involve a Listed Building or may affect the setting of a Listed Building, scheduled monument or conservation area will be required to be accompanied by a statement of any impact. Any statements, assessments or appraisals submitted should reflect the content of "A Charter for English Heritage Advisory Services" produced by English Heritage.

Any Design and Access Statement or Conservation Area Appraisal should be accompanied by appropriate photographs.

Works to any heritage asset should provide a written statement of significance in relation to the asset. It should set out what is significant about the property and how the proposals affect the significance. Consideration within the statement should also include whether the proposals can leave the significance unharmed by the works by readjustment to the scheme.

Guidance on how to produce Statements of Significance and to assess the setting of heritage assets can be found in Historic England publications:

Historic England 2019 – Statement of Heritage Significance: *Analysing Significance in Heritage Assets*. Historic England Advice Note 12. Published October 2019

Historic England – The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Published December 2017

7. Transport Assessment/Transport Statement

A Transport Assessment will be required for developments likely to have significant transport impacts. It should quantify and assess the impact of the proposals on traffic movement and highway safety; the availability of alternative transport modes and how alternative modes would be promoted, including, where appropriate, green travel plans; and providing details of any proposals for access or transport improvements.

A Transport Statement will be required when the development is expected to generate relatively low numbers of trips or traffic flows with minor transport impacts. Its purpose would be to cover matters such as trip generation resulting from the development, improvements to site accessibility, car parking provision and internal vehicular circulation, traffic impacts of servicing requirements and the net level of change over any current development within the site.

Thresholds:

1. Development Scale Criteria		
Refer to TfGM if floor areas exceed stated value	Floor Area Thresholds	
	Transport Statement Required	Full Transport Assessment
A1 Food retail	>250sqm	>800sqm
A1 Non-food retail	>800sqm	>1500sqm
A2 Financial & Professional Services	>500sqm	>2500sqm
A3 Restaurants and Cafes	Seek Advice	>2500sqm
A4 Drinking Establishments	Seek Advice	>600sqm
A5 Hot Food Takeaway	Seek Advice	>500sqm

B1 Business	>500sqm	>2500sqm
B2 General Industrial	>500sqm	>4000sqm
B8 Storage or distribution	>500sqm	>5000sqm
C1 Hotels	>30 beds	>100 beds
C2 Residential institutions - hospitals, nursing homes	<50 beds	>50 beds
C2 Residential institutions – residential education	>50 students	>150 students
C2 Residential institutions – institutional hostels	>50 residents	>400 residents
C3 Dwelling houses	>10 units	>80 Units
D1 Non-residential Institutions	>500sqm	>1000 sqm
D2 Assembly and leisure	>500sqm	>1500 sqm
Other commercial premises	Seek Advice	Seek Advice
2. Other Criteria		
Regardless of floor area, the Council will refer to TfGM if proposed development:		
Requires changes to any traffic signals (on or off the KRN)		
Requires changes to existing bus priority infrastructure		
Is adjacent to an operational or proposed Metrolink line		
Is adjacent to a bus or rail station/interchange		
Requires relocation of a bus stop or bus stop and shelter		
Involves provision of a new secondary school		
3. Other Highways Based Criteria		
(To be considered <u>only</u> if proposed development is below scale thresholds set above.)		
The Council will Refer to TfGM if the Development meets one or more of the following criteria:		
Adds or amends site access points on the KRN		
Alters a junction on the KRN		
Requires changes to pedestrian crossings on the KRN		
Requires changes to cycle facilities on the KRN		
Otherwise changes road layout or road space allocation on the KRN		
Directly prejudices committed/planned improvements to the KRN		

The above requirements are not exhaustive and there may be a need for additional information and assessments, depending on local circumstances. The key issue is that the scope of any Transport Statement or Transport Assessment should be agreed at the pre-application stage between the

appropriate authorities and the developer. In addition to the thresholds which relate to the size of the development, there are also a number of other factors which would indicate that a development may require a full Transport Assessment. These include any development:

- That does not conform to the local development plan
- Generating 30 or more two-way vehicle movements in any hour
- Generating 100 or more two-way vehicle movements per day
- Proposing 100 or more parking spaces
- Likelihoods to increase accidents
- Generating significant freight movements
- Proposed in a location where local transport infrastructure (including public transport, walking/cycling facilities) is inadequate
- Proposed in a location within or adjacent to an Air Quality Management Area

8. Parking and Servicing Details

Details of existing and proposed parking provision, including cycle parking, and to justify the level of provision proposed.

Thresholds:

- All non-householder applications
- For major applications, applicants will be required to justify levels of parking provision proposed.
- In the case of householder applications, details of existing and proposed parking details may be required for proposals where existing parking would be lost. This may require a detailed site plan or topographical plan to be provided.
- And other developments if specified in pre-application advice.

9. Environmental Pollution

In situations not covered by the Regulations, Environmental Assessments may nevertheless be required, to explain how the proposal addresses and mitigates against issues such as air quality, external noise and contaminated land.

Thresholds:

- **A) Air Quality** – To cover where a development because of its scale and nature is likely to have significant impacts on air quality particularly where such impact is likely to be particularly important, for example as follows:
 - Where the development is being proposed inside or adjacent to an Air Quality Management Area (AQMA)
 - Where it could in itself result in the designation of an AQMA
 - Where a development would conflict with or render unworkable elements of the Council's Air Quality Action Plan.
- **B) Noise** – For developments that could lead to a noise nuisance to nearby occupiers and/or amenity users and for development close to a permanent source of noise e.g. a main road or motorway.

During pre-application discussions advice should be sought from both the planning officer and the environmental health officer about requirements for sound insulation in residential and commercial developments.

Sound insulation issues should be covered in the supporting statement for applications for change of use of premises under, over or adjacent to residential development or which propose noise sensitive uses adjacent to sources of noise or for uses that would in themselves be a noise source adjacent to noise sensitive uses such as houses, hospitals or schools.

- **C) Contaminated Land** – For all new development with a sensitive end use (e.g. residential, nurseries, schools) a minimum of a Preliminary Risk Assessment (PRA) will be required regardless of the history of the site, contaminated or otherwise. Also, for all new developments on land which has the potential to be affected by contamination a PRA will be required as a minimum.

Dependent on the site and end use and the potential for contamination to affect the development proposals, it may be a requirement that a PRA, Site Investigation and Risk Assessment and Remediation Strategy need to be submitted with the application.

In regard to householder applications it will not be a requirement to for a PRA to accompany these. However, in cases where the property is within 250m of a known landfill site then remediation/precautionary measures may be required.

It is essential for applicants to address potential pollution matters early in pre application discussions with planning officers. Also, additional

technical advice should be sought from Environmental Services or, in the case of water environment pollution concerns, from the Environment Agency.

10. Retail Impact Assessment

To assess the impact of a retail development on the vitality and viability of the town centre and other local shopping centres, in accordance with the NPPF and Local Plan.

Thresholds:

- Assessments will be required in respect of all proposals resulting in significant changes in the level of retail floor space on site.
- Retail developments of over 2,500 sq metres gross floor space (if there is no locally set floorspace threshold).
- and other developments if specified in pre-application advice.

11. Flood Risk Assessment

A flood risk assessment (FRA) should address the issue of flood risk to both property and people. The NPPF Chapter 14 – Meeting the challenge of climate change, flooding and coastal change, and its accompanying technical notes, provides guidance in relation to the undertaking of flood risk assessments and the responsibilities for controlling development where it may be directly affected by flooding or affect flooding elsewhere.

Thresholds:

Development within in flood zone 2 or 3 including minor development and change of use;

- Development of more than 1 hectare (ha) in flood zone 1;
- Development of less than 1 hectare in flood zone 1, including a change of use in development type to a more vulnerable class (eg from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (eg, surface water drains, reservoirs)
- in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency

11 (b) Sustainable Urban Drainage Systems (SuDS)

From April 2015 planning applications relating to major development will ensure that Sustainable Urban Drainage systems (SuDs) for the management of run-off are put in place, unless demonstrated to be inappropriate for reasons of ground suitability, size, safety or viability. Alongside the legislative changes to implement SuDs through the planning process, the Lead Local Flood Authorities (LLFAs) are now statutory consultees to Planning Authorities in the role of providing technical advice with regard to local flood risk.

The legislation is aimed at major developments to promote good practice for a SuDS approach to be considered on all development sites, whilst it is acknowledged that each site may present constraints and may limit the potential for a solution to achieve maximum benefits for all functions, it is important that it can be demonstrated that consideration has been given to the hierarchy of drainage techniques and run-off destinations in all instances and opportunities to incorporate SuDS measures into drainage schemes maximised.

To support the design and delivery of sustainable drainage the Government have published Non-Statutory Technical Standards¹ which should be used in conjunction with the National Planning Policy Framework (NPPF), and the associated National Planning Practice Guidance (NPPG).

Thresholds:

Major Developments

- A Residential Development consisting of 10 dwellings or more or residential development with a site area of 0.5 hectares or more where the number of dwellings is not yet known.
- A Non-Residential Development with provision of a building or buildings where the total floor space to be created is 1000sqm or more where the floor area is not yet known, a site area of 1 hectare or more.
- Planning applications for major development shall be accompanied by a site-specific drainage strategy or statement that demonstrates that the drainage scheme proposed is in compliance with the both the NPPF / NPPG and the Non-Statutory Technical Standards. SuDS will also apply to minor developments but the levels of information shall be commensurate with the scale of the scheme and consider areas that are known to be problematic for surface water run-off by the LLFA. SuDS can include a wide range of techniques which developers can employ on both major and minor applications to reduce the impact of surface water without significant construction works.

Minor Developments

- A residential development where the number of properties to be constructed is between 1 and 9 inclusive or where the number of properties to be constructed is not given in the application, a site area of less than 0.5 hectares.

- For all other uses, the floor space to be built is less than 1,000 square metres or where the site area is less than 1 hectare. The density, topography and site history of a proposed development can impact on the types of SuDS features that would be applicable due to previous use and pressures on the area available, often set aside for other uses such as public open space and recreational activities. For this reason it is really important that early consideration and integrated design with respect to SuDS is given which can promote innovative, sustainable and cost effective schemes delivering multiple benefits.

Within Appendix 1 is the full technical guidance note to accompany this section on the provision of SuDS within development that should form part of applications subject to the stated thresholds and details expected.

12. Archaeology

To address issues relating to archaeological investigation of the site and the preservation and/or recording of archaeological deposits.

Thresholds:

- Development involving the disturbance of ground in areas that are the subject of major development proposals or significant infrastructure works, where archaeological remains may survive, or where archaeological remains may survive as identified in the Sites and Monuments Register.
- And other developments if specified in pre-application advice.

13. Ecology Assessment

An ecological impact report shall be provided to assess the impacts up on protected flora and fauna and potential impacts and the mitigation for such impacts.

Thresholds:

- Proposals on sites within or adjacent to Sites of Biological Importance, Local Nature Reserves and Wildlife Links and Corridors as identified in the Unitary Development Plan.
- Proposals to demolish or remove a building, roof or roof space, remove trees, scrub, and hedgerows or alter water courses will need to include information on species present and potential impacts and the mitigation for such impacts.
- In respect of sites with known protected or priority species and habitats. Further information can be accessed through

www.bury.gov.uk/Environment/LandAndPremises/Conservation/Biodiversity/interest.

14. Tree Surveys and Tree Works Proposals

The survey should be undertaken by or under the guidance of a qualified arboriculturalist in accordance with the recommendations set out in BS 5837:2005 and should include the positions of all trees of 75mm stem diameter at a height of 1.5 metres within the site and adjoining or overhanging the site boundaries; the canopy spread of such trees; all shrub masses and hedges, and any other relevant features of the site such as banks, slopes, walls and fences and water features. Details of the species and location of trees should be recorded and the trees should be categorised in accordance with the tree categorisation method set out in BS 5837:2005. Works proposed should be set out and justification for the works and details of replacement mitigation. An Ordnance Survey location plan should identify the site 1:1250 in scale and a site plan of 1:200 identifying the trees within the site (or as otherwise appropriate).

Thresholds:

- All applications involving new development on sites containing significant tree cover, or individual specimen trees, or trees which are the subject of a Tree Preservation Order,
- For householder applications, any proposals involving development within two metres of the canopy spread of any tree(s) should indicate the position and spread of the tree(s) on the application plans.
- All applications for tree works proposals made under the Town & Country Planning (Tree Preservation)(England) Regulations 2012

15. Hard and Soft Landscaping Details

All developments (apart from change of use not involving works) should be formulated with the landscaping of the site in mind. Landscaping should form part of the design concept for the site, and not as a separate process or afterthought after the buildings have been designed. There should be reference to landscaping in the design and access statement and detailed landscaping proposals should be included which follow from the design concept. Existing trees and other vegetation should, where practicable, be retained in new developments and protected during the construction of the development.

Landscaping schemes should include:

- (a) Proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc);
- (b) Proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.);
- (c) Planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of

plants, noting species, planting sizes and proposed numbers/planting densities where appropriate;

(d) Existing vegetation to be retained together with measures for its protection during the course of construction.

(e) Maintenance details

Thresholds:

- Applications for full planning permission (apart from change of use) should preferably be accompanied by a fully detailed scheme, as above. There is a minimum requirement for proposals to indicate the intended landscape structure, which should be cross-referenced with the design and access statement.
- Applications for reserved matters for landscaping will not normally be considered separately from layout and scale.
- Householder applications should be accompanied by landscaping proposals, in circumstances where the proposal would be particularly prominent or result in the loss of significant existing landscape features.
- And other developments if specified in pre-application advice.

16. Ventilation/Extraction Details

Details are required for the position and design of ventilation and extraction equipment, including elevational plans of the ducting, odour abatement techniques and acoustic (Noise) characteristics.

Thresholds:

- All applications for the use of premises for purposes within Use Classes A3, A4 and A5.
- This information should be accompanied with HVAC compliance specialist confirmation of acceptability (excluding odour abatement techniques unless specifically required) and will also be required for significant retail, business, industrial or leisure or other similar developments where substantial ventilation or extraction is proposed to be installed.

17. Refuse Disposal Details

Details of proposed facilities for the storage and collection of refuse, including recycling facilities and access for refuse collection vehicles.

Thresholds:

- All proposals involving the creation of new dwellings or new business, retail, food, pub and restaurant uses, industrial or leisure or other similar developments; and
- And other developments if specified in pre-application advice.

18. External Lighting Details

Details of any external lighting and the proposed hours when the lighting would be switched on will be required where they are proposed. These details shall include a layout plan with beam orientation, a schedule of the equipment in the design, and a lighting diagram showing the intensity of illumination.

Thresholds:

- All proposals involving the provision of publicly accessible developments, in the vicinity of residential property, a Listed Building or a Conservation Area, or open countryside, or where external lighting would be provided or made necessary by the development, that may have long range views of the lighting.
- And other developments if specified in pre-application advice.

19. Statement of Community Involvement

This will be required where proposals are likely to generate significant public interest and the statement shall include the views of the local community, and where appropriate the views of Statutory Consultees have been sought and taken into account in the formulation of development proposals.

Thresholds:

- All major planning applications
- And other developments if specified in pre-application advice.

20. Structural Survey

This will be required to support applications for the conversion of a rural building in the Green Belt to demonstrate that it is capable of conversion without major or complete reconstruction.

To support applications for the erection of buildings on sites where there is a possibility of land instability.

In some cases structural information would be required to support applications for listed building consent or conservation area consent.

21. Existing and Proposed Levels

It is necessary for applications to demonstrate how proposed buildings and proposals relate to existing site levels, features and neighbouring development.

Plans should, therefore, show existing site levels and finished floor levels (with levels related to a fixed datum point off site) and also show the proposals in relation to adjoining land and buildings. Levels should also be taken into account in the formulation of design and access statements be

evident on elevations. Topographical plans will be required where there are complex matters to consider.

Thresholds:

- All applications involving new buildings or extensions and site redevelopment.

22. Crime Impact Statements

A statement of how the application has taken into account existing crime in the area and how the development has been designed to both address issues of crime and minimise its impact on the safety and security of the area.

Thresholds:

➤ **All major planning applications**

➤ **Residential**

- Residential Development (new or conversions) where ten or more units are created
- New build or conversion to student accommodation where six or more units are created
- New build schemes or conversions for supported housing e.g. rest homes, nursing homes and hostels

➤ **Office/ Industrial / Warehousing**

- Any scheme where 500sqm gross or more of floor space is created

➤ **Retail**

- Any retail scheme where 500sqm gross or more of floor space is created

➤ **Community facilities**

- All schools new or significant extensions thereof where 500sqm gross or more of floor space is created
- All health facilities new or significant extensions thereof where 500sqm gross or more of floor space is created
- Community centres / meeting halls
- Religious buildings
- Day nurseries / crèches

➤ **Leisure /Recreation**

- All new leisure/recreation facilities, both public and private, or significant extensions thereof where 500sqm gross or more of floor space is created
- New Public open space, canal developments
- New Hotels
- Licensed premises
- Clubs/discos

Transport Infrastructure

- New train /tram stations or significant alterations / extensions to existing facilities.
- New bus / coach stations or significant alterations / extensions to existing facilities.
- All free standing and multi storey car parks.

- And other developments if specified in pre-application advice.

23. Employment Land

In situations where permission is proposed to develop existing employment land for an alternative use (eg residential) a report will be required justifying the proposals in the context of UDP policy EC2/2 where the Council are seeking to retain existing employment land and premises. The report will need to demonstrate that the site is no longer suited to employment use in whole or in part and to satisfy the requirements of the Development Control Policy Guidance Note 14 – Employment land and Premises.

24. Coal Mining Reports

All new developments will need to have regard to previous or current mine workings and features. For the majority of the Borough, standing advice will suffice. In some instances there may be a higher level of risk and in these instances, a coal mining report assessing the proposal and the ground will be required.

Thresholds

- All development that breaks the ground within areas of pre-identified area of high risk (using Coal Authority mapping),
- Areas of land subject to development that have known mine shafts or capping.

25. TV Impact Assessment

To assess the impact of proposals on adjoining properties in respect of TV reception.

Threshold:

- All applications involving new buildings of four or more storeys in height, where adjoining other developed residential land,
- And other developments if specified in pre-application advice.

APPENDIX 1

Sustainable Drainage Pre-application Standing Advice Bury Council

From April 2015 planning applications relating to major development will ensure that Sustainable Urban Drainage systems (SuDs) for the management of run-off are put in place, unless demonstrated to be inappropriate for reasons of ground suitability, size, safety or viability.

Alongside the legislative changes to implement SuDs through the planning process, the Lead Local Flood Authorities (LLFAs) are now statutory consultees to Planning Authorities in the role of providing technical advice with regard to local flood risk.

The legislation is aimed at major developments to promote good practice for a SuDS approach to be considered on all development sites, whilst it is acknowledged that each site may present constraints and may limit the potential for a solution to achieve maximum benefits for all functions, it is important that it can be demonstrated that consideration has been given to the hierarchy of drainage techniques and run-off destinations in all instances and opportunities to incorporate SuDS measures into drainage schemes maximised.

To support the design and delivery of sustainable drainage the Government have published Non-Statutory Technical Standards² which should be used in conjunction with the National Planning Policy Framework (NPPF)³, and the associated National Planning Practice Guidance (NPPG).

¹ The Non-Statutory Technical Standards provided by Government relate to the design, construction, operation and maintenance of sustainable drainage systems (SUDS) and have been published as guidance for those designing schemes.

The NPPF (and associated NPPG) related to Government policy on the provision and long term maintenance of sustainable drainage systems.

Major Developments

- A Residential Development consisting of 10 dwellings or more or residential development with a site area of 0.5 hectares or more where the number of dwellings is not yet known.
- A Non Residential Development with provision of a building or buildings where the total floor space to be created is 1000m² or more where the floor area is not yet known, a site area of 1 hectare or more.

Planning applications for major development should be accompanied by a site-specific drainage strategy or statement that demonstrates that the drainage scheme proposed is in compliance with the both the NPPF / NPPG and the Non-Statutory Technical Standards.

Minor Developments

- A residential development where the number of properties to be constructed is between 1 and 9 inclusive or where the number of properties to be constructed is not given in the application, a site area of less than 0.5 hectares.
- For all other uses, the floor space to be built is less than 1,000 square metres or where the site area is less than 1 hectare.

The density, topography and site history of a proposed development can impact on the types of SuDS features that would be applicable due to previous use and pressures on the area available, often set aside for other uses such as public open space and recreational activities. For this reason it is really important that early consideration and integrated design with respect to SuDS is given which can promote innovative, sustainable and cost effective schemes delivering multiple benefits.

The benefits of sustainable drainage systems (SuDS)

Development can harm water resources if a traditional approach to drainage is adopted. Removing water from site too quickly through piped systems can increase flood risk downstream and reduce infiltration impacting on ground water levels. Surface water run off can also contain contaminants such as oil, toxic metals etc. and can affect water quality in rivers and streams.

SuDS mimic natural drainage processes to reduce the effect on the quality and quantity of run-off from developments. This approach uses a range of techniques including swales, permeable paving and green roofs to mimic the natural drainage of a site. They increase infiltration of water where it lands and reduce the speed of run-off and in addition can provide amenity and

biodiversity benefits. When specifying SuDS, early consideration of the potential multiple benefits and opportunities will help deliver the best results.

Hierarchy of drainage techniques

A prioritised order of methods for management of surface water, which is to be considered at all stages of design. Wherever possible the natural drainage of surface water from new developments into the ground will be preferred. Surface water runoff should be managed as close to its source as possible in line with the following drainage hierarchy

The hierarchy of techniques to be used is:

- Prevention of runoff by good site design and reduction of impermeable areas.
- Source control, dealing with water where and when it falls (e.g. infiltration techniques).
- Site control, management of water in the local area (e.g. swales, detention basins).
- Regional control, management of runoff from sites (e.g. balancing ponds, wetlands).

Developers should demonstrate how they have considered and used these techniques.

Runoff Destinations

Surface water runoff not collected for use must be discharged to one or more of the following in the order of priority shown:

- Ground (infiltration),
- Surface water body,
- Surface water sewer, highway drain or other drain,
- Combined sewer.

All SuDS feature design should be completed in accordance with the SuDS Manual (CIRIA C697) with consideration of CIRIA C609B, Sustainable drainage systems: hydraulic, structural and water quality advice.

Pre-application engagement

National Planning Practice Guidance stresses the importance of pre-application engagement with stakeholders to improve efficiency and effectiveness of the planning application system, the planning applications

and likelihood of success. Drainage systems considered at the earliest stages of site selection and design are easier to integrate into developments influencing other aspects of the site (i.e. design, layout and function) and reducing impermeable areas wherever possible.

Evidence from case studies suggests that SuDS are cheaper to install and maintain for many new developments. Where SuDS are predominantly green landscaped SuDS measures such as swales and basins much of the maintenance forms part of the site landscaping and is at little or no extra cost.

Effective early engagement can also help deliver SuDS as part of a developments core green infrastructure e.g. in multi-functional spaces such as car parks, landscaped areas, communal spaces etc. and improve cost effectiveness and integration within the development.

Bury Council encourages prospective developers to first contact the local planning authority as in doing so it can help to determine whether your development proposal is acceptable in principle and reduce the likelihood of submitting invalid applications.

The following points should be noted:

- Pre-application advice may be charged for..
- The Environment Agency will continue to provide pre-application advice for developments within Flood Zone 2 or 3; however this is chargeable and needs to be addressed separately.
- The likely drainage method should be identified as early as possible to ensure appropriate drainage can be delivered through sustainable development.
- Bury Council have UDP planning policies which should be taken into account and identified at pre-application stage.

Contact Details

Development Management Section

Department for Business, Growth and Infrastructure| Bury Council

3 Knowsley Place, Duke Street, Bury BL9 0EJ

Tel: +44 (0) 161 253 5432

Email to: development.control@bury.gov.uk

Web site: www.bury.gov.uk/e-planning

Outline Planning Applications

An application for outline planning permission allows for a decision on the general principles of how a site can be developed. Outline planning permission will be granted subject to conditions requiring subsequent approval of one or more reserved matters.

The applicant should include the following information as a minimum to enable the LLFA to provide an informed substantive response when advising applicants and when consulted by Local Planning Authorities on planning applications in their role as a statutory consultee.

Outline Planning Application
<i>Compulsory information required to validate the applications.</i>
Drainage statement which includes:
Outline Drainage Assessment to incorporate the following: <ul style="list-style-type: none">• Topography of the development site, showing existing surface water flow routes, drains, sewers and watercourses• Geological and soil types.• Initial scoping of flood risk issues to inform where applicable the flood risk assessment which may include any of the following:<ul style="list-style-type: none">• Flood risk from main river• Surface water• Groundwater flood risk
Indicative Site Drainage Strategy, including: <ul style="list-style-type: none">• Preliminary sustainable drainage proposals• Outfall locations• Discharge rates• On-site storage requirements
Further information that may be required to validate the application.
An appropriate/proportionate site-specific flood risk assessment where one is required. Guidance can be found: <ul style="list-style-type: none">• https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications• https://www.gov.uk/guidance/flood-risk-assessment-standing-advice• http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/site-specific-flood-risk-assessment-checklist/
A flood risk assessment (FRA) will be needed for developments in:

- flood zone 2 or 3 including minor developments and change of use
- more than 1 hectare in flood zone 1
- less than 1 hectare in flood zone 1, including change of use in development type to a more vulnerable class (e.g. commercial to residential), where they could be affected by sources of flooding other than rivers (e.g. surface water, drains, reservoirs)
- in areas within flood zone 1 which has critical drainage problems as notified by the Environment Agency.

The information provided in the flood risk assessment should be credible and fit for purpose. Site-specific flood risk assessments should always be proportionate to the degree of flood risk and make optimum use of information already available, including information in a Strategic Flood Risk Assessment for the area, and the [interactive flood risk maps](#) available on the Environment Agency's web site.

Full Planning Application, Reserved Matters, Discharge of Conditions

Full Planning Application, Reserved Matters <i>(in addition to the information required at Outline stage)</i>
<i>Site and Drainage Layout</i>
Proposed site plan showing exceedance flow routes and identification of catchment area(s)
Drainage layout plan, to include: <ul style="list-style-type: none"> • Sustainable drainage system • Sewers • Drains • Watercourses
Site investigation report, including the results for each sustainable drainage system feature of: <ul style="list-style-type: none"> • Boreholes or Trial Pits • Infiltration (Permeability) Testing • Factual Ground Investigation Report (GIR) • Geotechnical Design Report (GDR)
Sustainable drainage system flow calculations (<i>PDF files showing the input and output data for flow calculations</i>) and storm simulation plan for: <ul style="list-style-type: none"> • 1 in 1 year; • 1 in 2 year; • 1 in 30 year, and; • 1 in 100 year + 30% climate change

Discharge of Conditions <i>(in addition to the information required at Full/Reserved Matters)</i>
Drawings and Calculations
<p>Detailed design drawings, including:</p> <ul style="list-style-type: none"> • Details of inlets, outlets and flow controls • Long and cross section drawings of proposed drainage system(s), including design levels • Details of appropriate water quality treatments
Construction
<ul style="list-style-type: none"> • Specification of materials • Phasing of development including Construction Management Plan • Construction phase Surface Water Management Plan • Construction details • Operational Maintenance Plan • Location plan and as built drawings to be provided (Flood Risk Asset Register – Flood and Water Management Act 2010).
Operation and maintenance plan for a full planning application.
<ul style="list-style-type: none"> • Whole life cycle costing for the SuDS including replacement cost. • Details of funding arrangements for SuDS maintenance. • Details of the party / organisation responsible for, and maintenance of, each feature. • Specification for inspection and maintenance, including frequency of maintenance tasks required for each proposed SuDS, setting out a minimum standard to which the SuDS system must be maintained an estimate of the expected useful life of the suds provision before replacement required. • Details of additional cleansing, repair and maintenance following flooding events where SuDS features are located in a designated flood zone. • Where SuDS features are attached to private property, confirmation of any associated maintenance / adoption / ownership requirements should be provided. For example, if SuDS features are to be included in property deeds, or if householders are required to pay into a communal fund to fund ongoing maintenance. • Details of proposed contingency plans for failure of any part of the drainage system that could present a hazard to people.
Adoption
<ul style="list-style-type: none"> • Proposed arrangements for adoption / ownership to secure the operation of the scheme throughout its lifetime, including physical access arrangements for maintenance and establishment of legal rights of access in perpetuity.

Safety and Access

Consideration should always be given to safety in design and appropriate consideration of access during the design of SuDS. CDM Regulations 2015 must also be considered and applied to the planning, design and construction and long term maintenance of SuDS systems.

PRIOR APPROVAL FOR TELECOMMUNICATIONS EQUIPMENT VALIDATION CHECKLIST

15 March 2020

Please note that if the application is submitted electronically via the Planning Portal your application will be processed quicker. Please only submit the application on paper as a last resort and if you have any doubts about what is needed, please contact us before you submit your application.

Your application MUST include the following:	
2 copies of the completed planning application form, signed and dated (unless submitted electronically)	Yes/No
Have you spoken about the scheme with any planning staff before? Please tell us who you spoke to and send in any copies of letters or emails you have received:	Yes/No
The correct fee can be found on the planning portal website.	Yes/No
Ownership certificates	Yes/No
Evidence that the developer has given notice of the development	Yes/No
The following plans <u>will</u> be required: (all dimensions must be metric)	
2 copies of an Ordnance Survey based location plan. It should <ul style="list-style-type: none"> be at a scale of 1:1250 or 1:2500 show at least two (if practicable) named roads show surrounding buildings (named and numbered) and show the direction of North. The application site should clearly be edged with a red line and any other land you own should be edged with a blue line.	Yes/No
2 copies of the existing and proposed site plans of the equipment showing: <ul style="list-style-type: none"> Siting and layout (with dimensions) at a scale of 1:100 or 1:200 or 1:500 direction of north all buildings and structures, property/ownership boundaries, gardens, walls, hedges and fences, open spaces, roads, footpaths and access: position of all trees on Land adjoining the site: hard and soft landscaping details: and adjacent houses and buildings including the location of any windows accurate and dimensioned siting/position of any free standing equipment 	Yes/No
2 copies of all elevation plans at a scale of not less than 1:100	Yes/No
2 copies of the supporting statements including: <ul style="list-style-type: none"> ICNIRP certificate Evidence of the need for the facility Evidence of alternative locations, areas of search and alternative solutions Map showing relationship to schools and other telecommunications equipment in the vicinity Supplementary information template (Annex F of the Code of best practice) 	Yes/No
The following information may be needed to validate your application, if in doubt please check with us at the number below or via e-mail	Yes/No
Environmental pollution Statement of community involvement Photographs and montage Tree survey Listed building character assessment/conservation area appraisal Visual impact assessment	

All sections must be answered for an application to be valid.

If you are in any doubt about the information you are submitting please email the Development Management team on development.control@bury.gov.uk or phone them on 0161 253 5432.

GUIDANCE NOTES FOR WASTE PLANNING APPLICATIONS

WASTE PLANNING APPLICATION GUIDANCE NOTE

Detailed Checklist of Mandatory and Additional Information to Assist with the Preparation of Applications for Waste Management Facilities

Pre-Application Discussions - In light of the rapidly evolving policy context and the legislative, commercial and timetabling drivers that affect Greater Manchester, and of course the complex nature of proposals in these categories, **all applicants are encouraged to seek pre-application discussions with the relevant LPA and WDA.**

WASTE PLANNING APPLICATION GUIDANCE NOTE INTRODUCTION

All decisions on waste planning applications in Greater Manchester are made by the relevant local planning authority (referred to in this document as the 'Waste Planning Authority' (WPA)).

To determine applications for waste development, the WPA must have sufficient information and clarity on which to base their development control decisions, and therefore will require submission of a full planning application for any such development. Developers should ensure that they have submitted alongside their applications any additional information which will support their application.

Pre-application consultation with the WPA is essential in terms of establishing what supporting information is likely to be required and as such is strongly encouraged as an important element of applying for permission for waste development. Such liaison will also help ensure that planning applications are processed efficiently and effectively. In line with good practice, it is strongly encouraged that developers consult on their proposals with the local community at the earliest stage.

INFORMATION REQUIRED

The SI 2015 No. 595 - Town & Country Planning (Development Management Procedure)(England) Order 2015, sets out the scope of information nationally required prior to validation of an application for planning permission.

The list includes both compulsory requirements and additional information. Where the required information is not submitted the application will be declared invalid by the WPA unless the applicant can provide written justification as to why it is not appropriate to submit additional information in the particular circumstances.

COMPULSORY REQUIREMENTS

The Submission - Agree with the WPA the way in which the application shall be submitted i.e. through the planning portal or directly to the WPA.

The application should be in digital format and should not contain any reports exceeding 10Mb. If any documents do, then break the report down accordingly into separate files.

Unless the authority states otherwise, **2 hard copies** of the application form and **one electronic copy** are required to be submitted.

1 The completed application form

2 The correct fee

3 Ownership Certificates

Under section 65(5) of the Town and Country Planning Act 1990, read in conjunction with section 5 of the Town and Country Planning (General Development Procedure) Order 1995 (GDPO), WPAs cannot entertain an application for planning permission unless the relevant certificates concerning the ownership of the application site have been correctly completed.

All applications **except** for approval of reserved matters, discharge or variation of conditions, tree preservation orders and express consent to display an advertisement must include the appropriate certificate of ownership.

An ownership certificate must be completed stating the ownership of the property (Certificates 2 A, B, C and D). For this purpose, an 'owner' is anyone with a freehold interest, or leasehold interest the unexpired term of which is not less than 7 years.

4 Agricultural Holdings Certificate

This certificate is required whether or not the site includes an agricultural holding. All agricultural tenants must be notified prior to the submission of the application. This certificate is not required if the applicant is making an application for reserved matters, renewal of temporary planning permission, discharge or variation of conditions, tree preservation orders, or express consent to display an advertisement.

5 Part 1 Notice – Requirements to serve notice before submitting

A notice to owners of the application site must be used if Certificate B has been completed and may be required if Certificate C has been completed. A copy should be served on each of the individuals identified in the relevant certificate.

6 The location plan

All applications must include copies of a location plan based on an up-to date Ordnance Survey map at a scale of 1:1250 or 1:2500.

Plans should where ever possible show at least two named roads and surrounding buildings. The properties shown should be numbered or named to ensure that the exact location of the application site is clear.

The application site must be edged clearly with a **red** line. It should include all land necessary to carry out the proposed development for example, land required for access to the site from a public highway, visibility spays, landscaping, car parking and open areas around buildings.

A **blue** line must be drawn around any other land owned or controlled by the applicant, close to or adjoining the application site.

7 Site Plan - Copies of the site plan should be submitted. This should be drawn at a scale of 1:500 or 1:200 and should accurately show:

- The direction of North;

- The proposed development in relation to the site boundaries and other existing buildings on the site, with written dimensions including those of the boundaries outlined in red;
- Existing Topographical study plan;
- All the buildings, roads and footpaths on land adjoining the site including access arrangements;
- The species, position and spread of all trees within 12 metres of any proposed building works;
- The extent and type of any hard surfacing;
- Boundary treatment including walls or fencing where this is proposed.

8 Drawings (including Floor Plans) These should be drawn to a scale of 1:50 or 1:100 and show clearly the proposed works in detail. Where existing features, such as buildings, walls or hedges are to be demolished these should be clearly shown. The drawings submitted should show details of the existing building (s) and features as well as those for the proposed development. New buildings should also be shown in context with adjacent buildings (including property numbers where applicable).

9 Elevations These should be drawn to a scale of 1:50 or 1:100 or as appropriate and show clearly the proposed works in relation to what is already there. All sides of the proposal must be shown and these should indicate, where possible, the proposed building materials and the style, materials and finish of windows and doors. Blank elevations must also be included; if only to show that this is in fact the case. Where a proposed elevation adjoins another building or is in close proximity, the drawings should clearly show the relationship between the buildings, and detail the positions of the openings on each property.

10 Section drawings drawn at a scale of 1:50 or 1:100 or as appropriate showing a cross section(s) through the proposed building(s). In all cases where a proposal involves a change in ground levels, illustrative drawings should be submitted to show both existing and finished levels. On sloping sites, full information is required concerning alterations to levels, the way in which a proposal sits within the site and in particular the relative levels between existing and proposed buildings. The drawings may take the form of contours, spot levels or cross or long sections as appropriate.

11 Flood Risk Assessments - A flood risk assessment will be required in all cases.

12 Noise Impact Assessments - Almost all minerals and waste applications have potential for generating noise, either through the operation of plant and machinery or from vehicle movements. Therefore unless otherwise agreed in writing by the WPA, all applications should be accompanied by a Noise Impact Statement prepared by a suitable qualified acoustician.

13 Transport Assessment - The nature of waste applications are such that the impact upon and effects of traffic movement serving the site will require assessment. As such, the scope of a Transport Assessment should be first discussed with the Waste Planning Authority and any other required consultees.

ADDITIONAL INFORMATION

Where appropriate the Planning Application should be supported with the following additional information:

1 Supporting Planning Statement

Information will include how the proposed development accords with policies in the development plan and the National Planning Policy Framework. It should include details of consultations with the Waste Planning Authority and wider community/statutory Consultees undertaken prior to submission.

The statement should also include section on community involvement

The supporting planning statement could include information about the following:

- Site assessment - location and setting including physical features and surroundings, as well as planning history (including details of previous planning permissions, applications and appeals and current planning permission).
- Need assessment in response to the Greater Manchester Joint Minerals and Waste Plan, as amended.
- Full description of the development and how it will operate - development proposals including time-scale, types of waste to be managed, quantities of waste to be managed
- Development plan assessment – planning policy context (national and local level) taking into account any provisions set out in the GMJMW
- Restoration and aftercare proposals including timing for implementation.

2 Transport Assessment

Information will include all existing and proposed commercial and residential vehicular and pedestrian movements to and from the site.

Loading areas and arrangements for manoeuvring, servicing and parking of vehicles should also be clearly identified. It should describe and analyse existing transport conditions, how the development would affect those conditions and any measure proposed to overcome any problems.

3 Travel Plan

In certain instances it may be appropriate to submit a travel plan which outlines the way in which the transport implications of the development are going to be managed in order to ensure the minimum environmental, social and economic impacts.

4 Planning Obligations

This could include brief draft heads of terms for a section 106 agreement or unilateral undertaking. Applicants should clarify the WPA requirements in pre-application discussions and confirm any planning obligations that they agree to provide in brief heads of terms.

5 Listed Building appraisal and Conservation Area appraisal (Heritage Statement)

A written statement which includes a schedule of works to the listed building(s) and an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings may be required.

The scope and degree of detail necessary in the written justification will vary according to particular circumstances of each application. Applicants are advised to discuss proposals with either a planning officer or conservation officer before any application is made.

6 Sustainability Statements

A sustainability statement should outline the elements of the scheme that address sustainability issues, including the positive environmental, social and economic implications.

7 Landscaping

Applications may be accompanied by landscaping details and include proposals for long term maintenance and landscape management.

8 Tree Survey/Arboriculture Statements

Where the application involves works that affect any trees within the application site, the species, spread, roots and position of trees should be illustrated accurately on the site plan. This must indicate any trees which are to be felled or affected by the proposed development. The location of any trees within adjacent properties that may be affected by the application should also be shown. A statement in relation to the measures to be adopted during construction works to protect those trees shown to be retained on the submitted drawings may also be necessary.

9 Historical Archaeological Features and Scheduled Monument information

Supporting information may include plans showing historic features that may exist on or adjacent to the application site including listed buildings and structures, historic parks and gardens, and historic battlefields. If an application affects such a site an applicant may need to commission an assessment of existing information and submit the results as part of the application in accordance with advice which should include discussions with the Greater Manchester Archaeological Advisory Service.

10 Nature Conservation/Ecological Assessment/Natural Beauty information

Plans should show any significant wildlife habitats or features and the location of habitats of any species protected under the Wildlife and Countryside Act 1981, Conservation (Natural Habitats etc) Regulations 1994 or Protection of Badgers Act 1992. Applications for development in the countryside that will affect sensitive areas must be accompanied by ecological assessments and include proposals for long term maintenance and management. This information might be incorporated into an Environmental Statement, if one is necessary.

11 Surface Water Drainage Strategies

This should include measures to show how surface water runoff will be dealt with within the application site area and the provisions for SUDS. The all applications checklist includes an appendix in relation to SuDS which should be referred to.

12 Air Quality Assessments

Application proposals that impact upon air quality or are potential pollutants should be supported by an air quality assessment indicating the change in air quality resulting from the proposed development and outlining appropriate mitigation measures as necessary.

13 Assessments for the Treatment of Foul Sewage

This should include a description of the type, quantities and means of disposal of any trade waste or effluent.

14 Utilities Statement

This should include how an application connects to existing utility infrastructure systems.

15 Energy Statements

The statement should show the predicted energy demand of the proposed development and the degree to which the development meets current energy efficient standards.

16 Sound Insulation Requirements

Advice should be sought from the local Environmental Health Service through a planning pre-application discussion for individual Council requirements for sound insulation in residential and commercial developments and from Building Control about the need to submit either a 'Full Plans' application under the building regulations or a Building Notice for the erection of most types of buildings, material alterations to existing buildings. Works will need to be inspected on site during the construction process.

17 Source of waste/details of plant capacity (minimum and maximum)/emergency storage capacity/destination of final endproduct (where appropriate)

Details of the likely sources of waste to be received at the proposed development, together with details of the plant capacity, and the destination of any end product from the site, should be submitted.

18 Lighting Scheme/Light Pollution Assessment

Details of the method of lighting/illumination at the site, together with measure to minimise/avoid light pollution should be submitted.

19 Photographs/Photomontages

These provide useful background information and can help to show how large developments can be satisfactorily integrated within the street scene. Photographs should be provided if the proposal involves the demolition of an existing building or development affecting a conservation area or listed building.

ENVIRONMENTAL IMPACT ASSESSMENT

Environmental Impact Assessment (EIA) is a means of drawing together in a systematic way an assessment of a project's likely significant effects. The result of an EIA is an Environmental Statement.

For planning applications, the EIA process is governed by the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011. The WPA will refer to these Regulations and the National Planning Practice Guidance notes deciding whether an Environmental Statement should be submitted alongside a planning application for waste development. Planning applications falling within the scope of the Regulations will not be determined until a satisfactory Environmental Statement has been submitted and its information taken into consideration.

Where an EIA is required, developers are encouraged to ask the WPA for an opinion as to what should be included in its scope, prior to submitting any application for planning permission. The WPA will consult other relevant conservation and

information-holding bodies (including the Environment Agency) before an opinion is given to ensure that all relevant environmental issues are identified and addressed.

The Regulations prescribe two schedules of development that will either always require an EIA (Schedule 1 development) or may require an EIA if they are likely to have significant effects on the environment by virtue of factors such as their nature, scale or location (Schedule 2 development).

Waste developments that fall under Schedule 1 include proposals for:

- waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste; and
- waste disposal installations for the incineration or chemical treatment of non-hazardous waste with a capacity exceeding 100 tonnes per day.

Waste developments that fall under Schedule 2 include installations for the disposal of waste (unless included in Schedule 1) where:

- the disposal is by incineration; or
- the area of the development exceeds 0.5 hectare; or
- the installation is to be sited within 100 metres of any controlled waters.

There are also circumstances concerning sensitive locations that are not identified in either Schedules 1 or 2 but which may be significantly affected by waste development. In such circumstances the waste planning authority will ask that an EIA be carried out as part of an application for development at that location.

Sensitive locations include Sites of Special Scientific Interest (SSSIs), Areas of Outstanding Natural Beauty (AONBs), locations in or near a designated area of nature conservation value, major or minor aquifers or locations in close proximity to drinking water supplies. The regulations provide further guidance and criteria to assess whether a development requires an EIA.

The 2011 Regulations require an outline of the main alternatives studied by the applicant, and an indication of the main reasons for the final choice taking into account the environmental effects, to be included in an Environmental Statement.

RELATIONSHIP WITH POLLUTION CONTROL MATTERS

Pollution control matters cover a range of issues that are of interest to the WPA and other agencies (in particular the Environment Agency (EA)), and it is important that the roles of each other are not confused. Decisions on land use planning matters are the responsibility of the WPA, not the EA. The WPA should, however, take the EA's advice into account when developing their policies and taking decisions.

The EA, as Waste Regulatory Authority (WRA), is concerned with controlling the pollution aspects of new waste facilities through waste management licensing and issues policy on the location of new waste treatment facilities. The EA is required to consult the WPA when waste management licence applications are being considered.

Where a waste management licence is sought for use of land for which planning permission is required, planning approval has to be obtained before the EA can grant a licence. This is also the case if the waste management facility is to be regulated through the Integrated Pollution Prevention and Control (IPPC) or Local Air Pollution Control (LAPC) regimes. All landfill sites will require an IPPC permit by 2007. The role of the WPA and the EA in the regulation and enforcement of waste management

are therefore separate, but complementary. The Environment Agency also controls the aftercare of waste sites to prevent pollution at this stage.

The WPA works closely with the EA, and with other bodies responsible for pollution control, to ensure that best use is made of their expertise and information, and to avoid unnecessary duplication between the planning and pollution control systems. It is important to be aware however that both a planning permission and a waste management licence or PPC permit could legitimately address some of the same issues, although for different reasons.

WASTE PLANNING APPLICATION GUIDANCE NOTE

Content of Supporting Statements

WASTE PLANNING APPLICATION GUIDANCE NOTE

INTRODUCTION

All decisions on waste planning applications in Greater Manchester are made by the relevant local planning authority (referred to in this document as the 'Waste Planning Authority' (WPA).

To determine applications for waste development, the WPA must have sufficient information and clarity on which to base their development control decisions, and therefore will require submission of a full planning application for any such development. Unfortunately, the application form only provides space for brief details of the proposed development. How much information will be needed will depend on the scale, nature and location of the proposal. For all but the most minor of developments, it is strongly advised that additional detail is provided in the form of a supporting statement.

GENERAL CONTENT OF A SUPPORTING STATEMENT

The information set out below provides guidance on the type of information that is often needed in support of a planning application, including:

- Site assessment;
- Need assessment;
- Full description of the development and how it will operate;
- Development plan assessment;
- Restoration and aftercare; and,
- Other information.

It is important to note that not all of the issues listed will be required in every instance, and similarly some proposals will require information not mentioned. Where a supporting statement is used, the applicant is requested to reply to each question on the application form by stating the page or paragraph number in the statement where the answer is given.

Pre-application consultation with the WPAs is essential in terms of establishing what supporting information is likely to be required and as such is strongly encouraged as an important element of applying for planning permission for waste development. Such liaison will also help to ensure that planning applications are processed efficiently and effectively. In line with good practice, the WPA's would strongly encourage developers to consult on their proposals with the local community at the earliest stage.

1 Site Assessment

Site Description - Description of the physical features of site and its surroundings. Description of any Constraints – Land-use planning designations or physical constraints.

Geological Assessment – Where relevant include details of the geology and topography of the site including spot heights. Where necessary include an assessment of land stability on the site and its environs.

Relevant Site History - including details of previous planning permissions, applications, appeals and current planning permission.

2 Needs Assessment

You should refer to the Greater Manchester Joint Waste Development Plan Document which it may prove be useful to describe the benefits brought by the proposed development.

Applicants are advised to describe how the proposals will contribute to the relevant provisions of the Joint GMMWP. In particular it will be necessary to demonstrate existing and projected future demand as well as markets served. The latest position Statement will provide further assistance on this matter.

3. Full description of the development, how it will operate and its effects

Time-scale – lifespan of the operation and its days and hours of operation.

Types and quantities of waste to be managed - including the daily throughput for which planning permission is being sought, estimated annual quantity of each waste type to be received, and estimated total capacity where relevant. Detail arrangements for the disposal of residues and any hazardous materials to be used or stored on the site.

Design, layout, buildings and plant – a full description of the proposed development including the processes involved, layout and design of buildings, plant, operational areas, haul roads and external lighting.

Details on landfill gas and leachate control infrastructure, and measures to control energy efficiency and recovery, should be included where relevant.

A design and access statement will be required in all cases.

Land and soil assessment and techniques of soil stripping, placement and storage – including the impact on the best and most versatile agricultural land (grades 1, 2 and 3a).

Method of working, filling and phasing, plant and machinery to be used - where relevant.

Hydrology and hydro-geology – geological and hydrogeological suitability of the site and its environs. The impacts of the development (including post restoration) on watercourses, water resources, abstraction rights, flood prevention and drainage on the site and the surrounding area.

A flood risk assessment will be required if a development falls within an Indicative Flood Plain or 'Flood Zone' – these maps are available from the Environment Agency. The EA provides comprehensive guidance for both WPA and applicants in relation to the undertaking of flood risk assessments and the

responsibilities for controlling development where it may be directly affected by flooding or affect flooding elsewhere.

Amenity and Nuisance – The compatibility of the proposed development with existing or neighbouring land uses. Measures to prevent and control land contamination, light pollution, noise, smell, dust, birds and vermin, litter, and any emissions associated with the proposed operations. Details of landscaping management of existing screening, fencing, new planting and maintenance proposals. Where appropriate, the impact of the development on aircraft movements by virtue of bird strikes hazard.

Landscaping management of existing screening, fencing, new planting and maintenance proposals.

Application proposals that raise issues of noise disturbance or are considered to be a noise sensitive development should be supported by a Noise Impact Assessment prepared by a suitably qualified acoustician.

Air pollution – The impact of emissions to atmosphere of any product gasses resulting from specialist treatment/recovery processes.

Application proposals that impact upon air quality or are potential pollutants should be supported by an air quality assessment indicating the change in air quality resulting from the proposed development and outlining appropriate mitigation measures as necessary.

Access, Highways and Traffic – The transport arrangements for waste to be received by the site; including mode of transport, the number of traffic movements per day and per week to be generated by the proposal, access and routing and the impact of such journeys upon the existing highway network.

Transport assessment - may be required if considered necessary by the Highways Authority.

Effect on rights of way – The impact of the proposed development on public rights of way and access to the countryside.

Effect on landscape – The impact of the development on the landscape, including visual amenity.

Effect on Ecology – The impact of the development upon existing features of nature conservation, geological and wildlife value on the site and the surrounding area.

Plans should show any significant wildlife habitats or features and the location of habitats of any species protected under the Wildlife and Countryside Act 1981, Conservation (Natural Habitats etc) Regulations 1994 or Protection of Badgers Act 1992.

Effect on Historic Environment and archaeology – The impact of the development on areas of historical importance including listed buildings and structures, historic parks and gardens, historic battlefields, conservation areas, scheduled ancient monuments and their settings, and areas of archaeological interest.

Economic and social implications – including employment opportunities arising from the development.

Environmental capacity – an assessment of the environmental capacity of the site to accommodate the proposal.

4 Development Plan Assessment

Planning policy context including relevant Development Plan policies, other policy guidance issued by the Department for Communities and Local Government (and its predecessors, where documents still represent current policy) and current best practice. Within this context applicants need to consider the provisions set out in the latest JGMMWP Position Statement.

5 Restoration and Aftercare

(for waste disposal to land and temporary waste use proposals only)

A detailed restoration scheme addressing, where appropriate, measures taken and infrastructure to be provided to control and manage gas and leachate production; soil storage and handling methods; pre and post settlement levels, final contours and the relationship of any final landform with the surrounding area.

The planned after-use of landfill sites, including a 5-year aftercare scheme. Landfill sites are normally subject to two forms of control after waste disposal has ceased:-

- Under conditions attached to the planning permission there is likely to be a 5-year aftercare period, during which actions taken to restore the completed site are monitored. This work focuses upon the after-use and appearance of the site and covers such matters as restoration to agriculture and tree planting;
- Under the controls exercised by the Environment Agency the licence has to be retained by the site operator until the EA is satisfied that the site is stabilised and that there will be no pollution resulting from the breakdown of waste. The operator may not be able to surrender the licence for many years.

6 Other Information Included in the Supporting Statement

Data – any survey data collected or other information used to support the proposal, e.g. data to calculate volumes, flows, inputs, etc. should be supplied with references as to their source and year of sample.

Wind Turbine Validation Checklist

18 February 2020

Please note that if the application is submitted electronically via the Planning Portal your application will be processed quicker. Please only submit the application on paper as a last resort and if you have any doubts about what is needed, please contact us before you submit your application.

For planning applications:

Document or information required	Description	
Application form/Certificate of ownership/Fee	Complete all questions Check declaration and appropriate certificate signed.	
Location plan	To a scale of 1:1250 or 1:2500 with a north point. All development must be within a red edge shown on the location plan and to include any ancillary equipment and access to an adopted highway. Show 2 named roads Show the position of public roads, footpaths and bridleways	
Site layout plan/block plan/levels plan	To a scale of 1:500 or 1:250 showing position of wind turbine and related ancillary equipment. Provide a six figure easting and northing grid reference for the equipment.	
Elevation plans	To a scale of 1:100 or 1:50 for the turbine/s and ancillary equipment	
Design and access Statement	Consider – Use – why this particular site, for what means Amount – why the quantity/type of turbine/s applied for Layout – explain chosen position and a site sequential approach if taken. Annotate to scale the proximity of nearest properties. Scale – details of the wind turbine/s height, blade length, numbers of blades, output, power connections. Landscaping – if to be provided Appearance – type and colour Access – explain chosen access route for construction, service or dismantle. Inclusive access – if accessed publically provide details.	
Planning Statement	To demonstrate how the proposed scheme fits into current national and local planning policy context.	

Landscape and Visual Impact Assessment	<p>Demonstrate how visual impacts have been minimised/mitigated and how the proposal will fit into the landscape. A clear demonstration should be provided of how the chosen arrangements represent the best options.</p> <p>Cumulative visual impacts with other existing operational or permitted turbines should be addressed. Reference should be made to the Landscape Capacity Study for Wind Energy Developments on the South Pennines (Julie Martin Associates 2010).</p> <p>An assessment of the impacts of the proposed turbine/s on cultural, recreational or heritage assets should be included.</p> <p>Provide a Zone of Theoretical Visibility Study and photomontages from the 4 cardinal direction points provided by a suitably qualified person.</p>	
Public Rights of Way	Identify on a scaled plan within a radius of 10 times turbine height from the base of the turbine.	
Ecological Assessment	A clear methodology/evidence of a desk based study at the least should be provided detailing any ecological investigations, to include impact on nesting birds, bats, hedgerow and any other relevant wildlife consideration.	
Noise and Shadow Flicker	<p>Site specific noise assessments/surveys shall be provided, carried out by a suitable qualified person or organisation and full details and recommendations included within a report accompanying the application. The report should demonstrate that any noise is compliant with ETSU-R-97. Submission of a manufacturer's standard noise output specifications for a given turbine model is not sufficient.</p> <p>A report should be submitted which demonstrates that any properties within a radius of 10 times the turbine height will not be subject to any shadow flicker effect. Again, to be carried out by a suitably qualified person and set out clear recommendations.</p>	
Peat and hydrology Assessment	Identify whether peat exists on site and include details of any mitigation measures if required.	
Coal Mining Risk Assessment	If any part of the development is located within a Coal Mining Referral Area, the applicant should contact the Coal Authority for advice.	
Community Benefits	Consider the provision of a community benefit scheme. However, this is not a material consideration in the	

	determination of planning applications.	
Community Engagement	To be carried out for 3 or more turbines OR any turbine with a hub height which exceeds 20m.	
Environmental Impact Assessment	Some developments of a certain size or in certain locations may need to be accompanied by an Environmental Statement/Environmental Impact Assessment. Applicants are advised to contact the Council to seek a screening opinion as to whether this is required, prior to submission of an application.	
Electro Magnetic Interference	Provide evidence the proposed turbine/s will not cause any interference to the operation of any communications or broadcast equipment through consultation with operators of any masts or antennae which may be subject to adverse effects.	

All sections must be answered for an application to be valid.

If you are in any doubt about the information you are submitting please email the Development Management team on development.control@bury.gov.uk or phone them on 0161 253 5432.