

AGENDA FOR

PLANNING CONTROL COMMITTEE

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To: All Members of Planning Control Committee

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

Dear Member/Colleague

Planning Control Committee

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

Date:	Tuesday, 1 September 2020
Place:	Virtual Meeting via Microsoft Teams
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 28TH JULY 2020 *(Pages 1 - 4)*

Minutes of the meeting held on Tuesday the 28th July 2020 are attached.

4 PLANNING APPLICATIONS *(Pages 5 - 60)*

Reports attached.

5 DELEGATED DECISIONS *(Pages 61 - 74)*

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

6 PLANNING APPEALS *(Pages 75 - 82)*

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

7 DEVELOPMENT MANAGEMENT VALIDATION CHECKLIST CRITERIA SUSTAINABLE URBAN DRAINAGE SYSTEMS *(Pages 83 - 124)*

A report from the Head of Development Management outlined the updated checklists that are required for the validation process of planning applications submitted.

8 URGENT BUSINESS

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

Supplementary information produced after publication of the agenda and released before the meeting will be included in the full agenda pack for the meeting on the Council's website.

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 28 July 2020

Present: Councillor G McGill (in the Chair)
Councillors S Briggs, T Cummings, J Harris, M Hayes,
J Mason, I Schofield, C Tegolo, K Thomas and D.Vernon

Also in attendance: Councillors R Cathcart, S Hurst, M Powell & M Smith
Public Attendance: 5 members of the public were present virtually.

Apologies for Absence: Councillor S Haroon

PCC.1 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillor S Haroon.

PCC.2 DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

PCC.3 MINUTES OF THE MEETING HELD ON 23RD JUNE 2020

Delegated decision:

That the Minutes of the meeting held on the 23rd June 2020 be approved as a correct record and signed by the Chair.

PCC.4 PLANNING APPLICATIONS

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

Under item 4 of the agenda listed as planning applications, items 5 and 7 would be deferred to the September Planning Control Committee meeting and removed from the business of the meeting:-

Radcliffe Metrolink Car Park, Spring Lane, Radcliffe, Manchester, M26 2ST
Application No. 65354

The erection of an additional deck and ramp to form a second floor to car park, providing an additional 115 no. spaces; landscaping scheme and lighting

Whitefield Metrolink, Stanley Road, Whitefield, Manchester, M45 8AB
Application No. 65465

Reconfiguration of the bus turning head and the erection of an additional deck and ramp to form a second floor to car park, providing in total an additional 123 no. spaces; landscaping scheme and lightning

Supplementary information was also submitted in respect of application numbers:-
64786, 64949, 64955, 65293, 65569 and 65589.

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

Councillors M Smith and R Cathcart spoke as Ward Representatives in relation to planning application 64949.

Councillors S Hurst spoke as a Ward Representative in relation to planning application 65569

Councillors M Powell spoke as a Ward Representative in relation to planning application 65589

Delegated decisions:

1. That the Committee **Approve with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report and any supplementary information submitted and subject to the conditions included with condition 5 to be amended and condition 12 added in relation to a landscaping scheme with informative:-

64786 Land to the south of Moorbottom Road, Holcombe, Bury, BL8 4NS

Erection of agricultural storage building, retention of field shelter, pig arc and replacement gate & gate post

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

64949 Asda Stores Ltd, Pilkington Way, Radcliffe, Manchester, M26 3DA

Erection of drive thru coffee shop

64955 Margaret Haes Riding Centre, Moor Road, Ramsbottom, Bury, BL8 4NX

Retention of welfare unit with associated landscaping to form welfare and security accommodation (Temporary consent for 5 years)

65293 Land at Green Street, Bury, BL8 1TF

Erection of 3 no. dwellings including associated parking and groundworks

65459 Land off Claybank Drive, (off Victoria Street), Tottington, Bury

Variation of condition no. 2 (approved plans) of planning permission 63275 to amend house on Plot 1 (north) by raising roof eaves/ridge by 600mm, addition of pitched roof dormer to front elevation, additional windows to attic space and removal of hipped end to roof on west elevation.

65469 Land adjacent to 23 Meadway, Bury, BL9 9TY

Reserved matters for layout, scale, appearance and landscaping approval following grant of Outline approval ref. 61369 for 2 no. detached dwellings

65589 Land at rear of 27 Duckworth Road, Prestwich, Manchester, M25 9GF

Variation of condition 2 (approved plans) of planning permission 63374 to remove ash tree (T2)

3. That the following planning application be **deferred** for a physical site visit:-

65569 31 Brookfield Avenue, Radcliffe, Bolton, BL2 5QH

Change of use from dwellinghouse (Class C3) to residential care home (Class C2) with additional parking

Note: Following discussions Councillor Mason proposed an alternative motion for a physical site visit to take place in relation to this application prior to consideration by the Committee.

The proposal was seconded by Councillor Thomas and the Committee voted in favour of the site visit. No further discussions took place in respect of this application.

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 and appendices 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.

Delegated decision:

That the report and appendices be noted.

PCC.7 URGENT BUSINESS

No urgent business was reported.

COUNCILLOR G MCGILL
Chair

(Note: The meeting started at 7.00pm and ended at 9.02pm)

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Title	Planning Applications
To:	Planning Control Committee
On:	01 September 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:	Prestwich - Sedgley	App No.	65327
	Location:	Land at George Street, Prestwich, Manchester, M25 9WS		
	Proposal:	Erection of synagogue (class D1) and offices (class B1) together with associated vehicular access and car parking		
	Recommendation:	Minded to Approve	Site Visit:	N
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02	Township Forum - Ward:	Radcliffe - North	App No.	65569
	Location:	31 Brookfield Avenue, Radcliffe, Bolton, BL2 5QH		
	Proposal:	Change of use from dwellinghouse (Class C3) to residential care home (Class C2) with additional parking.		
	Recommendation:	Approve with Conditions	Site Visit:	N
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03	Township Forum - Ward:	Ramsbottom + Tottington - Tottington	App No.	65645
	Location:	331 Bury Road, Tottington, Bury, BL8 3DS		
	Proposal:	Change of use from post office with living accommodation to hairdressers (Class A1) on ground floor and self-contained dwelling to ground/first floor with access at rear; Installation of new first floor window to side elevation		
	Recommendation:	Approve with Conditions	Site Visit:	N
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Ward: Prestwich - Sedgley

Item 01

Applicant: Kehillas Kol Yaacov

Location: Land at George Street, Prestwich, Manchester, M25 9WS

Proposal: Erection of synagogue (class D1) and offices (class B1) together with associated vehicular access and car parking

Application Ref: 65327/Full

Target Date: 08/07/2020

Recommendation: Minded to Approve

The application is subject to a s106 Agreement to secure the implementation of a resident's parking Permit Scheme pursuant to Bury Unitary Development Plan Policy HT2/4 - Car Parking and New Development and SPD11 - Parking Standards in Bury.

Description

The application site is a vacant piece of land which is designated within the Mountheath Employment Generating Area as defined in UDP Policy EC2/1. It is located on a corner plot adjacent to the entrance to Sedgley Park Trading Estate which comprises a mix of commercial units to the south east. Directly to the west is Rico House, a 2 storey office building and opposite to the north and east are residential properties. The area to the south is currently being developed out for a mixed use development for employment and no. 124 dwellings.

The site is circa 0.18 hectares in area and has become overgrown and self seeded with scrub and vegetation, although there are more established trees particularly along the frontage with George Street. The site slopes from north to south by approximately 3m and is bounded by a mesh and post fence which has fallen down in parts.

The site has a previous consent for a mixed use development of a synagogue (Class D1) and independent offices (Class B1), access, car parking and landscaping which was granted 7/2/2017 (planning reference 60182). This consent has now lapsed.

This application also seeks the redevelopment of the site for a mixed use comprising the erection of a synagogue and offices with associated parking, access and landscaping. This development would be a scaled down scheme in terms of size of building and amount of accommodation and facilities provided, proposing a floor area of 531sqm comparative to the previous scheme of 893 sqm (40% less).

In terms of siting, the proposed development would have a similar layout, set back into the site with a car park for 18 cars located in front from a newly created access which would be formed off George Street. The front of the site would be bounded by 1m high railings with the remainder of the perimeter of the site bounded by 2.4m high mesh fencing. The building would be formed in a split level arrangement due to the sloping topography of the land and would be 2 storey in height at the front facing George Street and 3 storey at the rear.

The main entrance to the synagogue would be located on the front elevation with a secondary access on the western side. A separate access would be provided on the eastern side of the building for the offices.

The building would have a fairly regular rectangular footprint with a part projection from the eastern side which would accommodate an element of the office use. It would have a flat roof with a vertical fenestration pattern incorporating tall windows. Elevations would mainly comprise brickwork with a stone plinth and parapet and stone facade detailing to the main

front entrance.

The internal layout would be split between the synagogue and offices and accommodation would be independent of one another.

The layout would comprise the following:

Synagogue

Ground floor - Lobby, WC's and cloakroom and main sanctuary area

First floor - Ladies gallery to the main sanctuary, lobby and WC's.

Total floor area - 401 sqm

The applicant states that the primary use of the synagogue would be on a Saturday for 3 hours with between 90-100 attendees. Weekday worship is proposed from 7am to 8.30am and 7pm to 10pm for approximately 35-50 people.

The applicant states that the synagogue is a direct requirement to accommodate over subscription at other local synagogues located nearby.

Offices - 7 offices in total

Ground floor - Lobby, 2 offices and WC facilities

First floor - 5 offices, hallway and WC

Total floor area - 130 sqm

The applicant states that the offices would be for small start up businesses requiring local office space. Hours are proposed as 9am to 5pm. There would be up to 25 employees.

Relevant Planning History

60182 - Erection of synagogue (Class D1) and offices (Class B1) together with associated vehicular access, car parking and landscaping - Approved 7/2/2017.

Publicity

Letters sent on 20/5/20 to 48 properties on Jesmond Avenue, Albert Avenue, Arlington Avenue, Peter Street, George Street, Mount Hearth Industrial Estate, Sedgley Park Trading Estate.

Site notice posted 7/6/20

Three objections received from Nos 4, 9, 17 Jesmond Avenue with the following issues raised:

- Parking in Sedgley Park has become an increasing problem with frustration for residents with shopper's cars regularly parked in front of residents homes. The parking planned for this synagogue is clearly inadequate as evidenced by the amount of parking close by the many synagogues in the area, particularly along Bury New Road and adjacent streets.
- Traffic. The development of the Industrial Estate and the planned housing development has made George Street an increasingly busy and dangerous road. The traffic linked with this synagogue will only add to this. The development of the area appears to be piecemeal with the Council having no overall plan for how this increased volume of traffic is to be controlled for the safety of residents
- The traffic on Jesmond Ave will be horrendous and Arlington Ave. It will be used as a rat run even more. Parking has always been an issue on these roads. It will be very dangerous as speeding is always a problem too. Why can't another entrance be made off Bury New Road. It will be even worse if the housing plan goes ahead.
- The industrial park with the new industrial units on George Street have created a large increase in the number of heavy goods vehicles utilising George Street. This has already had a negative impact on the area in terms of traffic noise and vibration from the

vehicles. The new traffic will completely over-load the existing road network and create a dangerous environment for the local community, where accidents have already happened.

- A number of large, mature trees bound the development site and must be retained. Loss of these trees, which have been on George Street for generations would have a negative impact on the character of the area.
- The area surrounding George Street has been an area which has been cherished and enjoyed by many for generations. The recent and future developments in the area, including the new industrial units, housing estate and Synagogue will and are already having a negative impact on the area, which will unfortunately see many of the local residents move away from Sedgley Park.
- It is also worth noting that the construction projects currently being carried out on George Street have had a negative impact on the surrounding properties, the noise levels, dust and vibrations from the construction vehicles have increased maintenance costs for a number of residents, if two further construction projects commence on George Street (new housing development & Synagogue) then this will become increasingly worse.

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

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions

Borough Engineer - Drainage Section - No response received.

Environmental Health Contaminated Land - No objection subject to conditions and informatives

Environmental Health Pollution Control - No response received.

Environmental Health - Commercial Section - No response received.

Planning Policy Manager - No objection

Environment Agency - No response received.

Greater Manchester Police - designforsecurity - No objections

United Utilities (Water and Waste) - No objection subject to a condition to submit a surface water drainage scheme

Greater Manchester Ecology Unit - No objection subject to conditions.

Salford - Urban Vision - No response received.

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

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
EC2/1	Employment Generating Areas
EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
EN8/2	Woodland and Tree Planting
EN5/1	New Development and Flood Risk
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
HT6/2	Pedestrian/Vehicular Conflict
CF1/1	Location of New Community Facilities
SPD11	Parking Standards in Bury
SPD14	Employment Land and Premises
EC4/1	Small Businesses
EC5	Offices
EC5/3	Other Office Locations

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.

Planning policies - The fundamental principle of the NPPF is the presumption in favour of sustainable development, whereby Local Planning Authorities should positively seek opportunities to meet the development needs of their area, and to perform an economic, social and environmental role. This includes contributing to building a strong responsive and competitive economy to support growth and innovation and support strong, vibrant and healthy communities with accessible local services which reflect the community's needs and support its health, social and cultural well being.

UDP Policy EC2/1 - Employment Generating Areas (EGA) allows only for development for uses specified as B1, B2 and B8. Other uses will only be permitted where they constitute limited development or do not substantially detract from an area's value as an EGA.

EC4/1 - Small Businesses - Proposals will be acceptable when the scale of development is appropriate to, and the use is compatible with the surrounding area in which it is to be located, and where they do not conflict with other policies and proposals of the Plan.

EC5 - Offices supports new office development and proposals for development in appropriate locations.

EC5/3 - Other Office Locations states that small scale development providing a service to a local area without detracting from the character of the area can be acceptable.

UDP Policy CF1 - Proposals for New and Improved Local Facilities will generally be considered favourably where they do not conflict with amenity or the local environment.

UDP Policy CF1/1 - Location of New Community Facilities takes into account the following factors -

- impact on residential amenity and the local environment;
- traffic generation and car parking provision;
- the scale and size of the development;
- where applicable, access to shops and other services;
- if the use is intended to serve a local community or catchment area, the suitability of the chosen location in relation to that community or catchment area;
- accessibility by private and public transport;
- the needs and requirements of the disabled.

Policy

Community use

The proposal seeks the redevelopment of the site for a mixed use development comprising the erection of a synagogue (Class D1) and offices (Class B1) with associated car parking, access and landscaping.

Policy CF1 states that it is to everyone's benefit that there are community facilities, such as hospitals, clinics, places of worship, nurseries, schools, meeting places and care facilities of a high standard, in sufficient numbers and in the right locations. The proposed synagogue would be located in a sustainable, highly accessible area and would meet an identified local need for a facility of this type in this area within a walkable catchment area.

Whilst the proposal relates to a Synagogue which would fulfil the need to provide a place of worship for a particular religious denomination in the area, a place of worship falls within Use Class D1. This also includes uses such as medical facilities, nurseries, education institutions, exhibition halls and libraries. Some uses within the D1 category may not be appropriate in this location due to the detrimental impact they may have on the residential

amenities of nearby occupiers. However, in this instance, as the development would be for a specific use within the D1 Category, it is considered reasonable to condition that once built, the building (aside from the office use) could only be used as a place of worship.

The planning application states that the primary use of the Synagogue, generating the greatest numbers of users, would be one service held on a Saturday morning over a two hour period and attendance anticipated to be between 90-120 people. During the week, the application states that services would be held between 7- 8.30am and 7-10pm, with an expected attendance of 35-50 people. The services would be contained within the building and as such it is not expected that the use of the building itself as a place of worship would generate significant levels of noise or disturbance to the local area nor would activity in the area be excessive given the site location within the catchment area of a recognised Jewish community.

Furthermore, it is considered that the design of the building would be contextually appropriate for both a synagogue and office use and would sit comfortably within the mixed use characteristic of the area.

The proposed use would therefore fulfil the principles of the NPPF in terms of planning positively and pro-actively for the needs of the local community and comply with UDP Policy CF1/1 in land use terms.

Employment Use

The application site is located within the Mountheath Employment Generating Area and as such UDP Policy EC2/1 is applicable. In accordance with this Policy, development will only be allowed for B1, B2 or B8 uses. Other development will only be allowed where it constitutes limited development or where it would not substantially detract from the areas value as an EGA.

The application primarily involves the development of a synagogue (D1) use but also includes 130 sqm of independent B1 office floorspace. Whilst the synagogue use is not strictly compliant with Policy EC2/1 this should be balanced against the inclusion of the B1 office use and a judgement made as to the likelihood of the site coming forward for employment use in its entirety.

Taking into account that the site has remained vacant for a number of years, that the applicant has stated that the B1 use has the potential to generate 25 full time jobs and the fact that a synagogue is unlikely to cause any conflict with the remaining areas of the EGA, it is considered that on balance the proposal is acceptable in terms of Policy EC2/1.

Given that the office element is fundamental to the principle of the proposal and how it has been considered against Policy EC2/1, any permission should, if possible, be conditioned to ensure that it remains independent of the synagogue and is not subsumed into it over time.

Layout and siting - The building would be positioned in the southern part of the site, set back from George Street by 17m. The sloping topography of the land would result in a split level building, 2 storey to the front and 3 storey at the rear, similar to that of the adjacent office building Rico House.

Parking for 18 cars including 1 disabled space would be provided in a car park located to the front of the site which would be accessed via a single entrance directly off George Street. Circulation and pedestrian pathways would also be provided into the site and from the car park which would lead to the main entrance of the synagogue located on the front elevation. There would also be a secondary entrance to the synagogue on the western side of the building. The main access to the offices would be on the eastern elevation, behind which would be cycle parking for 10 bicycles.

As the building would occupy a smaller footprint of the site than the previously approved

scheme, there would be more opportunity to incorporate landscaping within the development site. Areas of soft landscaping would be located at the side and to the rear of the site and a condition to secure suitable shrub types would be conditioned, as would a replacement tree planting scheme which has also been recommended by GMEU (see below).

Boundary treatment would comprise 1m high hooped railings along the front of the site which would form an attractive open frontage, with more secure 2.4m high mesh fencing to the side and rear boundaries.

The synagogue would utilise approximately 75% of the building, with accommodation located over the 2 floors to provide the main prayer area and associated facilities. The remaining space would be accommodated by the separate B1 office use for the provision of 5 offices at the ground floor and 2 at the first floor. The offices could be let by a single occupant or as individual businesses.

It is considered that the proposed siting of the building and the layout in terms of its dual usage, parking and servicing areas would be comfortably accommodated within the site boundaries, and with the generous areas of soft landscaping and parking, the proposed development would not be overly dominant or overbearing to the character or context of the surrounding area.

It is therefore considered the proposed development would comply with UDP Policies EC4/1 - Small Businesses, EC5 - Offices, EN1/2 - Townscape and Built Design and CF1/1 - Location of New Community Facilities.

Design and appearance - The proposed building would accommodate both the synagogue and office uses.

Design of office buildings can tend to depend on the type of office use and its locations. For the synagogue use, whilst this would be intended for a specific religious group, there are no particular prescriptive architectural styles which are applicable to synagogues generally, although there does tend to be a common approach to design in the locality which distinguishes this type of building. Contemporary synagogues tend to be more simplistic in design and feature large windows both for light and spiritual effect.

This approach has informed the design of the proposed build, which would have a relatively modest external appearance, with detailing comprising tall vertical windows, decorative surrounds and canopied main entrance to the front entrance to the synagogue. The use of materials would add to the interest and character of the building, mainly proposing a simple brick facade but introducing stonework to a large area to the frontage tying this in with a stone plinth and stone detailing to the roofline.

It is considered that the proposed design would be contextually appropriate for both a synagogue and office use and would appear as a coherent and comprehensive scheme. Whilst it would be unlike other buildings in the immediate location of George Street area, it would not be an overly elaborate or ornamental building and would still sit comfortably within the mix of developments characteristic of the area.

As such, the design and appearance are considered to be acceptable and in compliance with UDP Policies EC4/1, EC5, EN1/2 - Townscape and Built Design and CF1/1 - Location of New Community Facilities.

As an additional consideration, given the specific design of the building, it is more likely to facilitate the religious faith proposed, which would add further credibility and weight to the proposed parking provision, as well as limiting or restricting the religious denomination likely to utilise such a building.

Residential amenity -

Position of the proposed development in relation to the surrounding area - The proposed building would be over 35m away from the houses opposite on George Street. The site is slightly lower in level than these houses and as the building would not be in residential use there is less likely to be issues of overlooking from the building. Given the separation distance and that the new build would be a 2 storey development, and no higher than the houses opposite, it is considered that there would not be a detrimental impact to the amenity of the occupiers of the houses on George Street.

Impact of the proposed uses

Synagogue - The application states that the main and most attended service would be on a Saturday, held over a 3 hour period with attendance anticipated to be between 90-120 people. During the week it is proposed that services would be held between 7-8.30am and 7-10pm with an expected attendance of 35-50 people. There would be no other use of the synagogue other than the stated prayer services.

The services would be contained within the building and as such it is not expected that the use of the building itself as a place of worship would generate significant levels of noise or disturbance to the local area.

The most likely disturbance would arise from the congregation arriving and leaving. This would occur weekday mornings and evenings, which is during a time when it would be expected that most residents would also be carrying out daily activities. In terms of the Saturday service, whilst there would be a larger number of people gathering at the synagogue at the same time, it would be for a relatively short period only.

Although the site is located within an area of mixed uses, it has also been identified by the applicant as within a recognised Jewish catchment community, and as such members of the congregation would live locally and activity in the area would not be excessive.

Given these particular circumstances, it is considered that the use of the synagogue would not have a detrimental impact on the surrounding area in terms of unwarranted noise and disturbance to the area and local residents, and as such would comply with EN1/2 - Townscape and Built Design and CF1/1 - Location of New Community Facilities.

Offices - The applicant states that the office could accommodate up to 25 employees at one time. Hours proposed are 9am to 5pm. The site is allocated as an Employment Generating Area (EGA) which would encourage uses of this type and if the site were to be developed out solely for office use, could generate significantly more activity from workers arriving and leaving, not to mention the site could potentially be used for light industry or storage and warehousing, potentially resulting in more disturbance to local residents than a relatively small scale office development.

It is noted that if the site were to be developed purely for an office use, hours would not likely be restricted as they would be here. It is the applicant who has suggested the hours be proposed as 9am to 5pm, (primarily so as not to conflict with the use of the Synagogue). Given the morning prayer would end by 8.30am and evening prayer would not commence until 7pm, it would be reasonable to condition hours of office use from 9am to 6pm, Monday to Friday.

As such, it is considered that the use of the site for offices is acceptable and given the scale of this aspect of the development, would not cause detrimental harm to local residents in terms of its use and would comply with UDP Policies EC4/1 and EC5.

Traffic generation - As the site is allocated for an employment use, there is the potential that it could be wholly developed for business purposes, accommodating an office building or other business use within B1, B2 (general industry) or B8 (storage or distribution), which would not only generate its own level of parking, but would also necessitate servicing, which could in itself create a number of vehicular movements throughout the day.

The office development could employ approximately 25 full time equivalent employees. In itself, this would not generate a significant amount of traffic, particularly given its sustainable location and in close proximity to public transport.

In terms of traffic generated by users of the Synagogue, there has been a need identified in this area for this particular genre of place of worship, which would serve the local needs of the local Jewish Community. Whilst the Sabbath would generate relatively large numbers attending the Synagogue, the applicant states that members of the congregation would walk to the Synagogue, particular given it would serve local needs and the restrictions on the use of transport on this day. During the week however, it is more likely that members would travel by car, although given the catchment area of the congregation, the expected means of travel would be by foot. In any event, it is considered that given the prayer times would be spread out over a couple of hours and that the site in any event could be developed out for a B1,B2 or B8 use which would generate more traffic than a Synagogue, there would not necessarily be significant levels of traffic generated at one time.

The Highway's Section have not raised an objection to this aspect of the application and in view of these factors, it is considered that the proposed users of the site would not significantly add to the existing traffic generation in the area to warrant refusal, and therefore considered to be acceptable and comply with the principles of the NPPF and UDP Policies EC4/1, EC5 and CF1/1.

Parking - The application proposes to provide 18 spaces which would be located in the car park in front of the building.

Synagogue use - For the synagogue use the SPD maximum parking provision would require circa 66 spaces based on public floor area (1 per 5 sqm), and as such there would be a significant shortfall for this type of development.

Accepting the site is within a highly sustainable and accessible area, there will be some degree of flexibility in seeking the maximum provision. The site is also not on a key route network position and is not as constrained by on street parking restrictions, in comparison to other sites.

In the Transport Assessment, it is stated that the proposed synagogue would be supplementing the other two nearest synagogues in the area, on Kings Street and Bury New Road, which are reportedly over-subscribed. One of the synagogue's has five parking spaces and the other zero spaces, members tending to travel on foot. The proposed synagogue would be close to these other two, and as such the prospective congregation would already live in relatively close proximity to the site, and anticipated by the applicant that the majority would also walk to the weekday services.

The key aspect of selecting the site was to ensure that its congregation could readily be accessible on foot because if this was not possible, in operational terms the building would not be able to function.

The applicant has also stated in the Planning Statement and Transport Statement that the Synagogue would serve members of the Jewish Community, which does not allow for the use of any kind of mechanically propelled transport vehicles on a Sabbath. The restriction by which the Jewish Community are bound on this day would result in members of the congregation travelling to the Synagogue on foot.

For the previous application which proposed the same number of attendees to the synagogue, the Highway's Section raised a substantive concern that given there would be such a shortfall in the proposed on site parking provision, the congregation could park on the residential street in the vicinity, where there is already a reliance for on street parking. Whilst the applicant has made a case for the obvious shortfall and is more than confident

that there would not be an issue of parking for this particular use serving this particular religious faith, the Highway's Section were still unable to support the application, due to the uncertainty as to whether there would be a parking issue or not.

By way of moving forward, the Highway's Section would be more comfortable to support the scheme if some form of provision could be put in place, in case the assumptions made by the applicant that there would be no parking problems caused as a result of the development, do not come to fruition.

A solution which has been put forward to resolve this would be to bind the applicant to funding a residents parking scheme which would be secured by way of a S106 Agreement, to which the applicant has agreed.

The general terms of the S106 would seek a financial contribution from the developer to be held by the Council to implement a Resident's Parking Scheme if considered necessary. This would be for a total amount of £20,000 which would include pre and post development monitoring surveys and implementation of a scheme. Details of the scheme are considered in the Planning Obligations section below.

Given that there would be more certainty that mitigation measures could be put in place if parking in the area become a problem as a result of the development, the Highway's Section would be in a position to support the application subject to conditions and the signing and completion of the S106 Agreement. This, in combination with the control of hours for both uses, with clear ability to avoid overlaps by conditions and the fact that traffic movements in this immediate area are far less than take place on the key route network, would be more supportable from a Highway's perspective.

Office use - Maximum standards for office development is 1 per 35 sqm. The scale of the office development would therefore require a maximum of 7 spaces.

As a stand-alone development, the proposals would be acceptable in terms of parking provision.

In consideration as a dual use with the Synagogue, the weekday hours of worship, (7.00 - 8.30 am and 7-10pm) would unlikely overlap with general office hours, and as such it is considered there would not be a conflict between the mixed uses. To provide certainty in this respect, it would be considered appropriate to impose a condition which would restrict the hours of office use between 9am and 6pm, Monday to Friday, to which the applicant has agreed.

Access to the site, the general level of associated traffic and level of parking has previously been accepted under the consent granted for application ref 60182. Given the requirements of the S106 Agreement which would be put in place and that the proposed development would be of a smaller scale than the previously approved scheme, it is considered the general level of traffic associated with the development and the proposed level of parking provision would be acceptable.

Design for security - There are no objections to the proposed development and recommend the physical security specifications in the Crime Impact Statement be implemented.

Air quality - The site is not located within an Air Quality Management Area. Due to the scale of the development it is considered unlikely that the development would create an increase of more than 500 AADT (annual average daily traffic). Therefore, in line with the EPUK Guidance, an air quality assessment will not be required.

However, Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. The Government report, 'UK Plan for Tackling Roadside NO2', published in July 2017, identified Bury Council as an area having one or more roads with concentrations of NO2 above statutory limits, according to more recent modelling results.

Bury is therefore required to address these exceedances and we are currently engaging with Government on our proposed plans to reduce NO2 concentrations across the borough. Due to this requirement and in line with the principles of Good Practice set out in the EPUK Guidance, the EH Section recommends a condition be placed on any planning permission granted for the provision of one EV charging point for 1000 sqm of commercial floorspace.

Ecology

Summary

The site appears materially unchanged since the previous application 60182. The main ecological issues are nesting birds and mitigation for loss of trees and shrubs.

Protected Species - The only protected species potentially present would be bats roosting on the young mature sycamore on the frontage with George Street, assuming they are still present as it is noted the arboricultural report is the one provided in 2015. These trees appear to be in good condition, with any bats present in the area much more likely to be roosting in the adjacent dwellings. GMEU are therefore satisfied that the risk is very low and recommend an informative advising the applicant of their responsibilities under the Habitat Regulations.

Nesting Birds - The site has bird nesting potential, with trees and scrub present. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. A condition is therefore recommended that no works to trees or shrubs shall 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 which has been agreed in writing by the LPA.

Invasive species - Sites such as this are high risk for species such as Japanese knotweed and Himalayan balsam, both known to be present in the nearby Singleton Brook Valley. Neither however are obviously present. GMEU therefore recommend an informative advising the applicant it is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Species such as Japanese knotweed and Himalayan balsam are included within this schedule. If any such species will be disturbed as a result of this development a suitably experienced consultant should be employed to advise on how to avoid an offence.

Contributing to and Enhancing the Natural Environment - Section 170 of the NPPF 2018 states that the planning system should contribute to and enhance the natural and local environment. The site consists of tall ruderal and scrub vegetation typical of abandoned and derelict sites, with a few early mature sycamore present along the frontage. The proposed site plan indicates all trees will be lost, with soft landscaping described as low maintenance shrubs. Whilst not objecting to low maintenance shrubs, GMEU would recommend that the ecological value of these shrubs is maximised eg native or wildlife attracting species, and would recommend some replacement tree planting along the road frontage, preferably native and the provision of replacement bird nesting opportunities. GMEU note the for the previous permission 60182 this was covered by condition 7 and are satisfied for this condition to be reapplied.

Planning Obligations - This would be a financial contribution to be held by the Council to implement a Resident's Parking Scheme if considered necessary.

The terms of the obligation are summarised as follows:

- £20,000 in total - £7500 monitoring/£12500 implementation.
- Monitoring to include pre commencement of development and post occupation of development, parking surveys at suitable times of the week, to be carried out by TfGM or the Developer
- To include a repayment clause for any unspent contributions to be returned to the Developer within a reasonable timeframe - 5 years for the Monitoring Contribution and 6 years for the Parking Scheme Contribution.

There is an element of risk involved by incorporating a timescale. The Council may find itself in a position where it has refunded the contribution to the developer but should the denomination of the religious faith change which could happen without the need for planning permission, this may have a greater impact on parking. However, it would be unreasonable and unwarranted to expect the Developer to be bound for an indefinite period 'just in case'.

As the development involves a purpose built Synagogue, specifically designed and laid out for the Jewish faith, it is less likely to be used for another purpose or by another denomination in the Borough. There are no other examples in the Borough where this has been the case. The Highway's Section are prepared to accept this risk.

As such, the planning permission would be accompanied by the binding S106 Agreement to be signed and completed before issuing an approval.

Response to objectors

- The issues raised regarding traffic generation, parking, tree removal and landscaping have been covered in the above report.
- Unacceptable levels of noise and disturbance and pollutions etc from construction of the build are not material planning considerations and would be covered under legislation, the Environmental Protection Act.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Mind to Approve

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 Site location and block plan DA14099.1.001; Site topography DA14099.1.501; Landscaping and security plan DA14099.1.005; Proposed plans DA14099.1.002 rev 5; Proposed elevations DA14099.1.003; Proposed side elevations DA14099.1.004 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. No development shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.Reason. The scheme does not provide full details of the actual contamination

and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

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

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

5. Prior to occupation the applicant shall provide one fast capability EV charging point for every 1000m² of commercial floorspace. The EV charging point/s shall thereafter be retained.

Reason. In accordance with the NPPF, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life.

6. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 5 l/s.

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.

7. Foul and surface water shall be drained on separate systems.

Reason. 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.

8. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted on a topographical survey based site plan to, and agreed with, the Local Planning Authority:

- formation of the proposed car park access onto George Street to an heavy duty specification to be agreed, incorporating revised arrangements at the junction with George Street and within the proposed car parking area to increase the proposed kerb radii, reconstruction of all affected adopted

footways abutting the site, demarcation of the adopted highway and all associated highway and highway drainage remedial works and alterations to the affected road markings required as a result of the development, statutory undertakers connections and works to remove the existing trees along the site frontage;

- deletion any vehicular gates within 5m of the back of the adopted highway;
- provision of visibility splays in accordance with the standards in Manual for Streets with no obstructions above the height of 0.6m within them;
- car park surfacing in a permeable/porous (but not loose stone) material and/or measures to prevent the discharge of surface water onto the adjacent adopted highway;
- provision of segregated, Building Regulations compliant pedestrian accesses to the proposed lobbies;
- foundation details for all boundary fencing around the perimeter of the site confirming no encroachment of the existing and future adopted highways.

The details subsequently approved shall be implemented prior to the development hereby approved being brought into use.

Reason. Information has not been submitted at application stage. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies CF1/1 - Location of New Community Facilities, H2/4 - Car parking and New Development, HT6/2 - Pedestrian/Vehicular Conflict and EN1/2 - Townscape and Built Design.

9. 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 footways and carriageways abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections and works to remove the existing trees along the site frontage;
- Access route for vehicles from the highway network;
- Access point to the site from the adopted highway/land under the applicant's control, including any temporary works and measures required to protect highway users and facilitate vehicular access;
- Hours of operation and number of vehicle movements;
- Proposed site hoarding/gate positions if proposed, clear of appropriate visibility splays onto George Street;
- A scheme of appropriate warning/speed limit signage in the vicinity of the construction site access;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
- Parking on site of operatives' and construction vehicles together with storage on site of construction materials;
- Measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

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

Reason. Information not submitted at application stage. To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

10. The turning facilities within the proposed car parking area indicated on the approved plans shall be provided before the development is brought into use and shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, HT2/4 - Car Parking and New Development, HT6/2 - Pedestrian/Vehicular Conflict and CF1/1 - Location of New Community Facilities. .

11. The car parking spaces indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan and CF1/1 - Location of New Community Facilities.

12. No works to trees or shrubs shall 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 which has been approved by the Local Planning Authority.

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.

13. A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include elements to mitigate for loss of trees, shrubs and bird nesting habitat to include native tree and shrub planting and the replacement of bird nesting opportunities. 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. Information not submitted at application stage. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies 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.

14. The B1 office floorspace to which this approval relates shall be used for B1 office use only and for no other purpose (or any amendment thereof, including any other purpose of the Town and Country Planning (Use Classes) Order 1987 or as the order amended 2020).

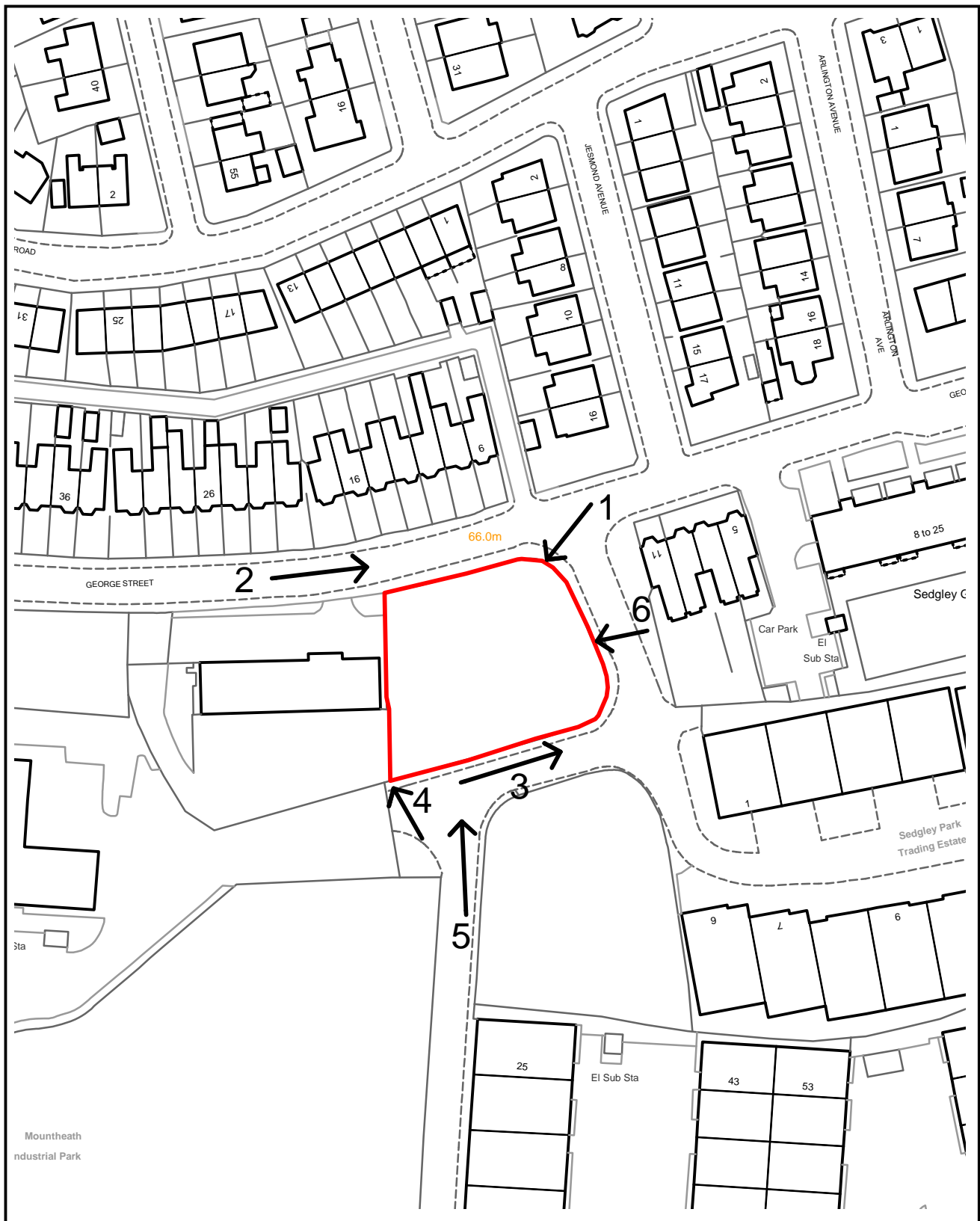
Reason. To ensure the floorspace remains as an appropriate employment use

pursuant to Bury Unitary Development Plan Policy EC2/1 - Employment Generating Areas.

15. The synagogue floorspace to which this approval relates shall be used for a place of worship only and for no other purposes including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification or as the order amended 2020)).
Reason. Due to car parking requirements, the development of the site for any other uses (other than a synagogue use) within Class D1 would not normally be granted consent due to its detrimental effect on the residential amenities of nearby occupiers, and would contravene Unitary Development Plan Policies CF1/1 - Location of New Community Facilities and HT2/4 - Car parking and New Development.
16. Details/Samples of the materials to be used in the external elevations, together with details of their manufacturer, type/colour and size, 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. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policies EN1/2 - Townscape and Built Design.
17. The office use hereby permitted shall only be occupied during the following times: 9am to 6pm Monday to Friday.
Reason. To ensure there would be no conflict of uses and to secure maximum parking provision is available for the office use pursuant to Policies H2/4 - Car Parking and New Development of the Bury Unitary Development Plan and SPD 11 Parking Standards in Bury.
18. The Place of Worship hereby approved shall only be occupied and available for use between the following times - 7am to 8.30am and 7pm and 10pm Monday to Friday and 9am to 12 pm Saturdays.
Reason. To ensure there would be no conflict of uses and to secure maximum parking provision is available pursuant to Policies H2/4 - Car Parking and New Development and CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan and SPD 11 Parking Standards in Bury.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 65327

**ADDRESS: Land at George Street
Prestwich**

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

65327

Photo 1



Photo 2



65327

Photo 3



Photo 4



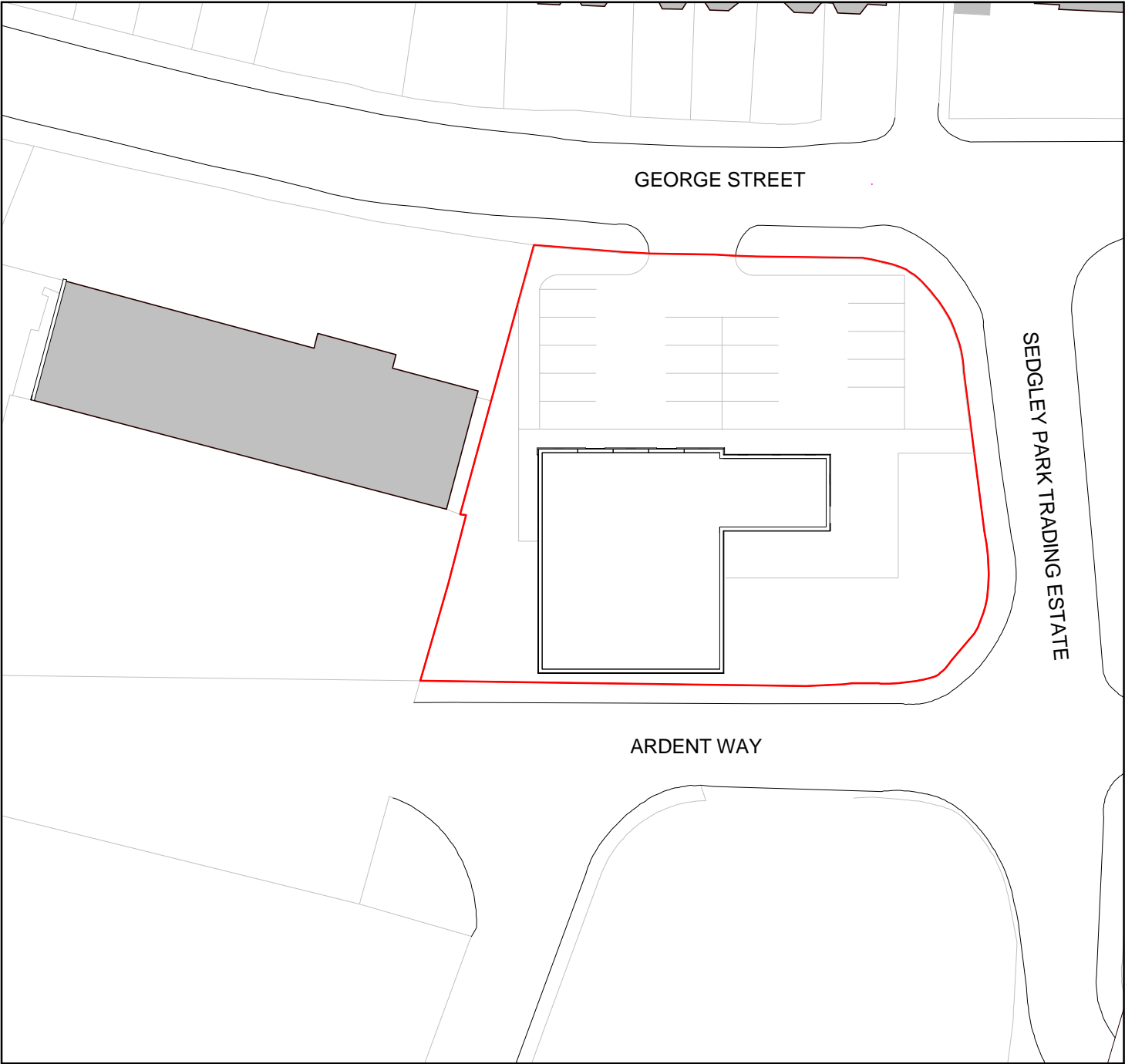
65327

Photo 5

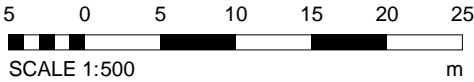
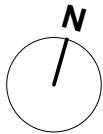


Photo 6



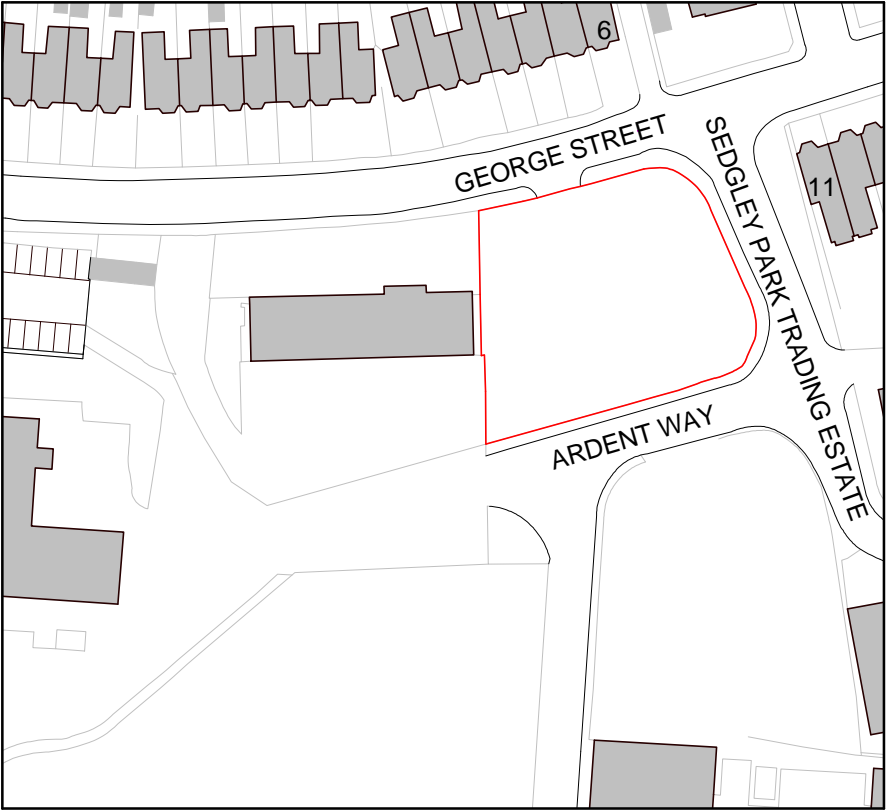


2 Site - Block Plan
1 : 500

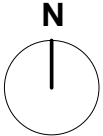
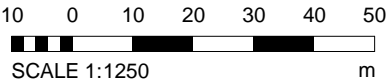


Legend - Boundary

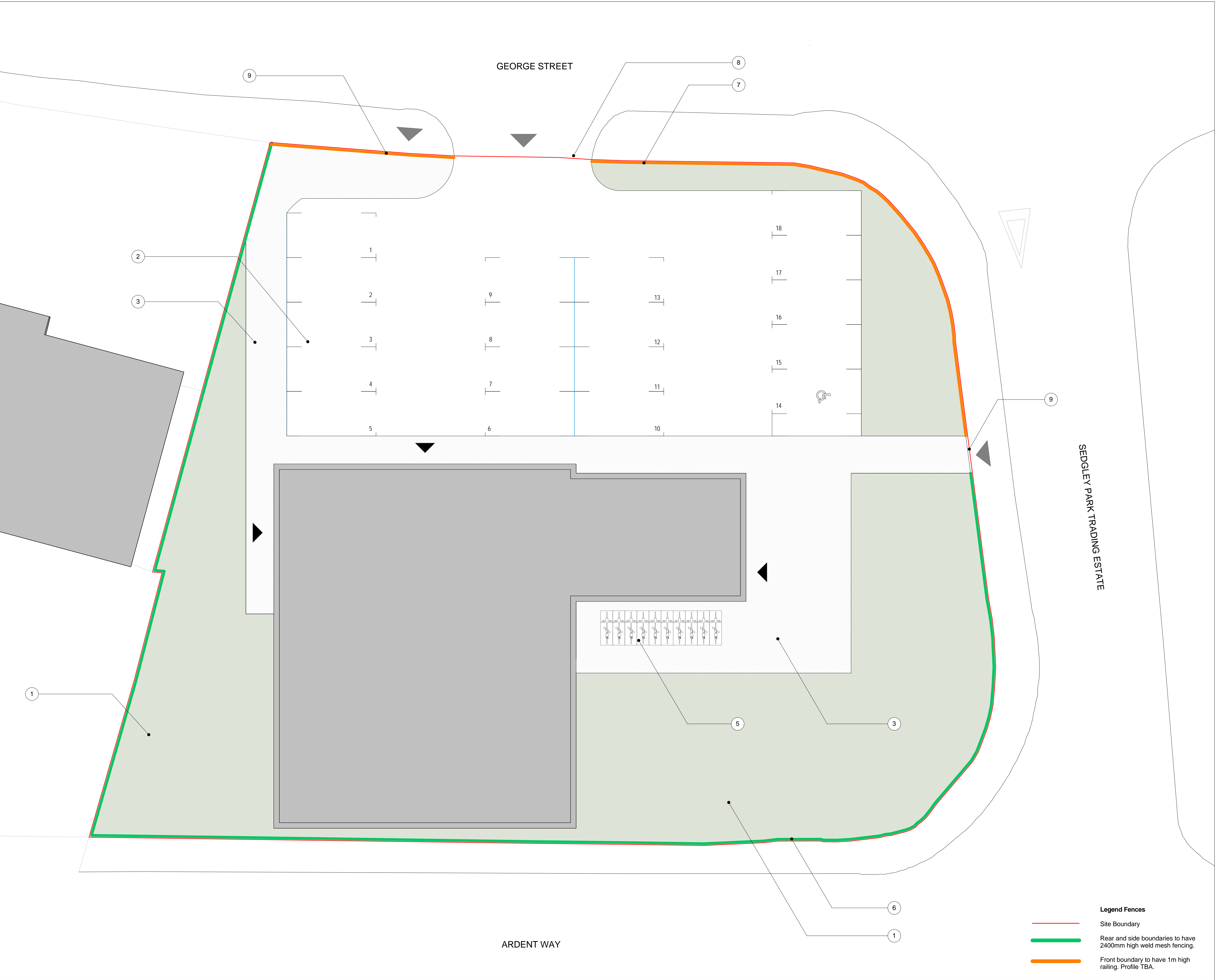
Site Boundary



1 Site - Location Plan
1 : 1250



DEBTAL ARCHITECTURE		
72 Bury New Road, Manchester, M25 0JU. Tel: 0161 773 1630 office@debtalarchitecture.co.uk www.debtalarchitecture.co.uk		
CLIENT	Kehillas Kol Yaacov	
PROJECT	George Street Shull	
TITLE	Site Location and Block Plan	
PROJECT NO.	DRAWING NO.	REV.
DA14099.1.	001.	
STATUS	PLANNING	
SCALE @ A3	DATE	DRAWN BY
As indicated	08 May 2020	JK
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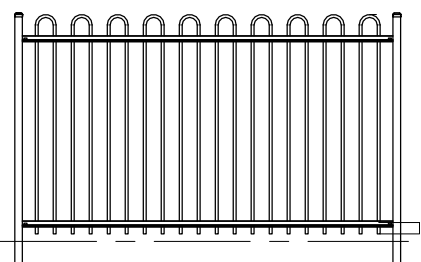


Notes - Security

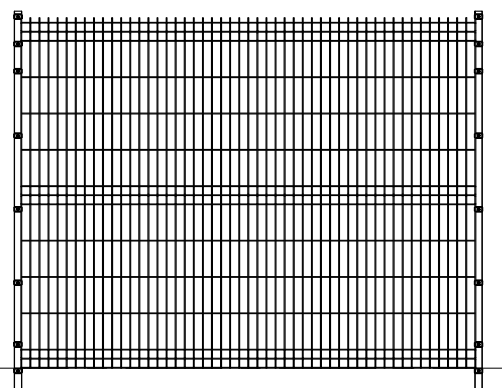
- A Entrance canopy to have recessed security shutter. Line of roller shutter indicated by dashed blue line. Please see image below.
- B First floor windows above canopy to BS PAS 24. Glazing to be laminated and fitted with opening restrictors.
- C Exterior walling to be treated with anti-graffiti product up to 2400mm high.
- D Building to be fitted with monitored alarm system with door contact sensors and PIR detectors. To be linked with Alarm Receiving Centre or Security Control Room.
- E Building to be zoned in terms of alarming and access controls.

Note Block - Landscaping and Security

- 1 Soft landscaped area to be planted with low maintenance shrubs.
- 2 Tarmac surface carpark with white lined parking bays.
- 3 Stone paved area.
- 4 Concrete paving slabs to ramps and aprons to rear of building.
- 5 Cycle Storage Area.
- 6 Rear and side boundaries to have 2400mm high weld mesh fencing. Extent indicated in green line. Please refer to elevation.
- 7 Front boundary to have 1m high railing. Profile TBA. Vehicular and pedestrian entrance gates to be included. Extent indicated in orange line. Please refer to elevation.
- 8 Driveway Gates.
- 9 Pedestrian Gate.

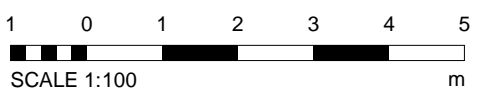
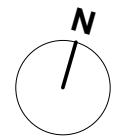


2 Front Boundary Fencing
1 : 50



3 Rear and Side Boundary Fencing
1 : 50

1 Site - Landscaping Plan
1 : 100



Legend Fences

- Site Boundary
- Rear and side boundaries to have 2400mm high weld mesh fencing.
- Front boundary to have 1m high railing. Profile TBA.

DEBTAL ARCHITECTURE

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office@debtalarchitecture.co.uk

CLIENT
Kehillas Kol Yaacov

PROJECT
George Street Shul

TITLE
Landscaping and Security Plan

PROJECT NO.
DA14099.1. 005.

DATE
PLANNING

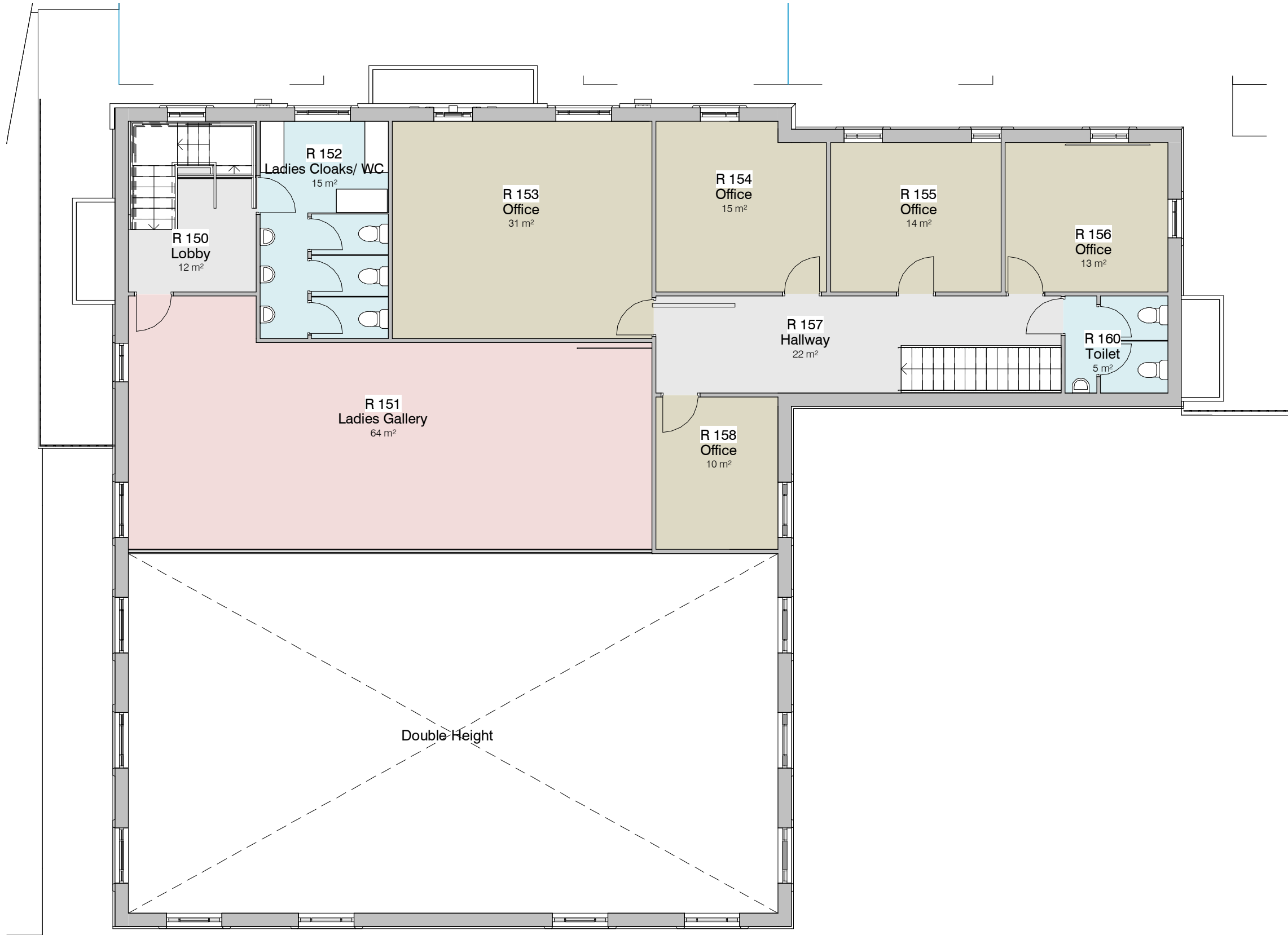
DATE
08 May 2020

DATE
JK

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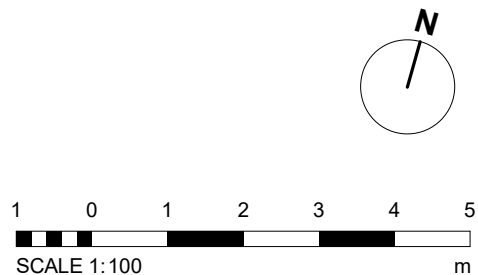


1 Level GF - Proposed
1 : 100



2 Level 1 - GA Proposed
1 : 100

Schedule - Room - Proposed		
Number	Name	Area
051	Teas	8 m²
052	Lobby	12 m²
053	Cloaks	16 m²
054	Lobby	41 m²
055	Shul	165 m²
056	Men Toilet	18 m²
057	Office	27 m²
058	Office	20 m²
059	WC	6 m²
060	Lobby	12 m²
061	Toilet	4 m²
159	Store	2 m²
150	Lobby	12 m²
151	Ladies Gallery	64 m²
152	Ladies Cloaks/ WC	15 m²
153	Office	31 m²
154	Office	15 m²
155	Office	14 m²
156	Office	13 m²
157	Hallway	22 m²
158	Office	10 m²
160	Toilet	5 m²



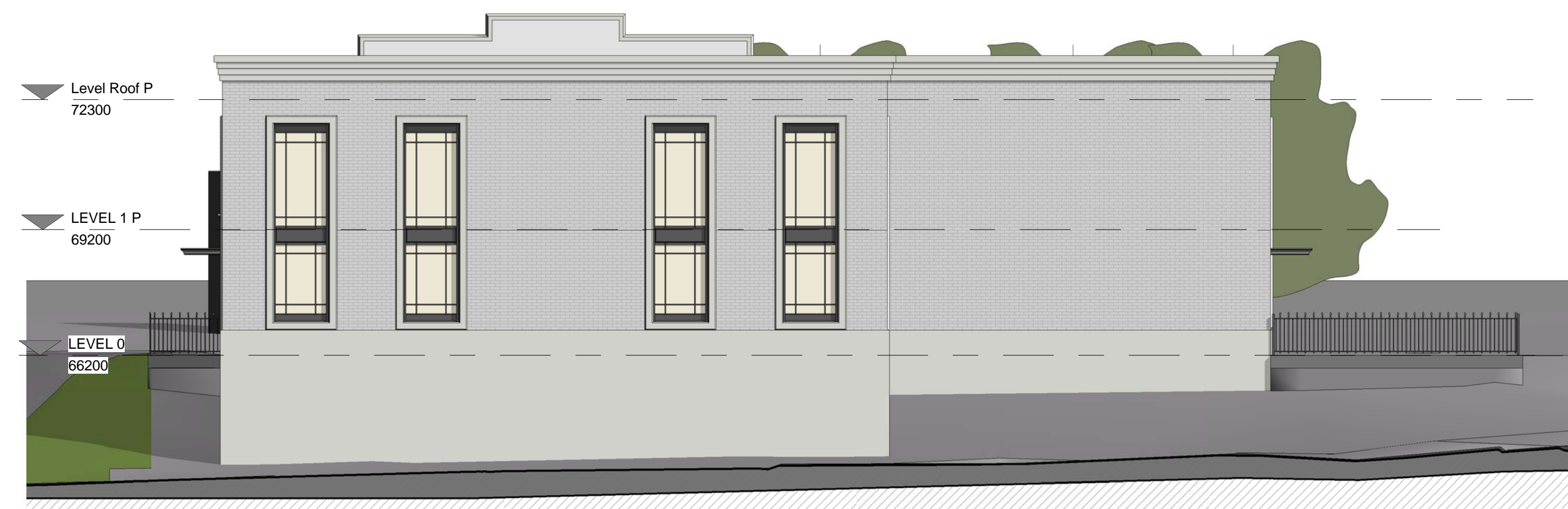
5 Toilet design amendment	28/02/20	AP
4 Plans Amendment	25/02/20	AP
3 Plans Amendment	14/02/20	AP
2 Toilet design amendment	11/02/20	AP
1 Planning Amendments.	31/05/16	SP
DEBTAL ARCHITECTURE		
72 Bury New Road, Manchester, M25 5JL Tel: 0161 773 1520 office@debtalarchitecture.co.uk www.debtalarchitecture.co.uk		
CLIENT	Kehillas Kol Yaacov	
PROJECT	George Street Shul	
TITLE	Proposed Plans	
PROJECT NO.	DA14099.1.002.	5
REFERENCE ONLY		
SCALE BY	DATE	DRAWN BY
1 : 100	28 FEB 2020	AP
NOT BE USED FOR CONSTRUCTION UNLESS REVIEWED FOR ANY CHANGES TO THE ORIGINAL DESIGN		



1 Front Elevation - GA
1 : 100



4 Left Elevation - GA
1 : 100



3 Rear Elevation - GA
1 : 100



2 Right Elevation - GA
1 : 100



1 Front Elevation - Site
1 : 200

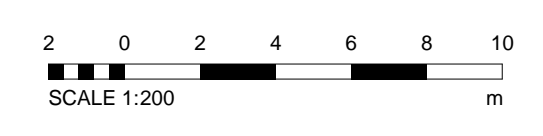


2 Left Elevation - Site
1 : 200



3 Rear Elevation - Site
1 : 200

Page 31



DEBTAL ARCHITECTURE		
72 Bury New Road, Manchester, M25 5JL Tel: 0161 773 1620 office@debtalarchitecture.co.uk www.debtalarchitecture.co.uk		
CLIENT	Kehillas Kol Yaacov	
PROJECT	George Street Shull	
TITLE	Site Elevations	
PROJECT NO.	DRAWING NO.	REV.
1 : 200	DA14099.1.	004.
DATE	DESIGNED BY JK	
1 : 200	13 Aug 2020	DRAWN BY JK
PLANNING		
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Ward: Radcliffe - North

Item 02

Applicant: 4pureheart

Location: 31 Brookfield Avenue, Radcliffe, Bolton, BL2 5QH

Proposal: Change of use from dwellinghouse (Class C3) to residential care home (Class C2) with additional parking.

Application Ref: 65569/Full

Target Date: 29/07/2020

Recommendation: Approve with Conditions

This item was deferred for a site visit at the last meeting of the Planning Control Committee meeting on 28 July 2020

Description

The application site relates to a four bedroom, detached dormer bungalow at the end of a residential cul-de-sac, located on the edge of Ainsworth village. The immediate locality is residential in character with houses to the north, west and east on Brookfield Avenue and Newquay Avenue. To the south is open countryside. The site is within the Green Belt and is a Special Landscape Area.

The main street through the village is Church Street which is approximately 0.5km to the north and has a small section of shops and services and a park. The primary school in the village is Christ Church Ainsworth C of E School and there are also bus stops on Church Street with bus services to Bury, Radcliffe and Bolton.

The property, which faces south, towards the open countryside, comprises a lounge, kitchen, utility, bathroom and two bedrooms on the ground floor with two further bedrooms on the first floor. To the rear is a paved yard area and detached single garage with a driveway (approximately 17m) onto the turning head on Newquay Avenue. There is a small grassed side garden area between the side gable of the house and Newquay Avenue.

The application proposes a change of use from a dwellinghouse (residential use class C3) to a residential care home which falls within the residential use class C2. The property would accommodate a maximum of 3 children, aged between 7-17 years old and in full time education.

There would be 2 full time members of staff present at all times, operating a 24 hour shift pattern and also a home manager working a day shift (9am - 5pm). The two staff would work 2 shifts each, one during the day and one overnight shift. Shifts start at 7:45m and those staff arriving at that time would finish work the following day, leaving the premises at around 8.15am This means that there would be one 30 minute handover period per 24 hours.

A new area of hardstanding (approximately 6m by 5.5m) would be formed within the side garden to accommodate parking for one car with a space for turning. The hardstanding would be formed behind the existing boundary wall and proposed new planting and a small area of grass would be retained. Including the existing garage, the proposed development would provide 4 spaces in total - 2 in front of the garage and 1 on the proposed new hardstanding with space for turning.

The supporting statement sets out the background to the application - At present 4Pureheart have operated a number of children's care homes throughout the country over

the last 20 years. They have one home in Bolton and have recently gained approval for a new home at 121 Lowercroft Road in Bury after the Local Planning Authority granted planning permission under application reference 64816 in December 2019. The existing care homes are registered with Ofsted and also supervised by the Council's Children's Services Team.

It is the company's objective to extend childcare that is currently provided at their Bolton and Bury properties. The care home would accommodate up to three young people who require support from individuals who are experienced within the sector of children's residential care.

Visitors to the site would be infrequent, with occasional social workers visits pre-arranged, normally on a bi-monthly basis. There are no planned medical staff attendances to the home because the home would not cater for young people with a physical disability. Formal meetings with families generally take place away from the home.

Relevant Planning History

None relevant.

Publicity

The following 11 neighbours were notified by letter dated 09/06/2020.

27, 29, 33, 35, 38 Brookfield Avenue, 39 and 41 Newquay Avenue, 30 and 32 Harley Avenue, 37 and 39 Moorside.

One representation in support of the application has been received from the occupier of 70 Church Street who states:

There are lots of people already pre-judging these children and labelling them as 'unruly' and 'aggressive'. We should welcome them with love and offer kindness, care and compassion as this is what they are likely to need the most. The children may lack attachments and have low self worth which can result in challenging behaviours but surely if we as residents of Ainsworth can be supportive and nurturing we can actually help them in becoming positive members of our community. On that basis I am supporting the application.

A petition has also been received with 6 names - Casalingo Restaurant, Post Office, Village Dental Practice, Village Store, Zugafun 45 Church Street and the Duke William Inn Well Street.

The objector at 35 Brookfield Avenue has also submitted a letter from the local MP Christian Wakeford in support of his objection - that the development is unsuitable in this location which has high proportions of elderly and disabled. Children's homes need to be near youth facilities, schools and with good transport.

Councillor Hurst has objected to the scheme and raised the following issues:

- Wholly inappropriate conversion from C3 (dwelling) to C2 (Care home).
- Accessibility constraints will lead to greater planning disputes further down the line.
- Inadequate provision of education and safeguarding issues from applicant.

A total of 47 letters objecting to the scheme from the occupiers of 1, 7, 19, 21, 25, 27, 29, 33, 35 and 37 Brookfield Avenue, 17, 18, 26, 28, 31, 32, 33, 35, 37, 39 and 41 Newquay Avenue, 14, 16, 22, 24, 26, 69A, 75 and 82 Church Street, 26 Harley Avenue, 36 and 38 Broomfield Close, 2 and 4 Kingsbridge Avenue, 37 Moorside, 1 Barnsdale Close, 7 Metcalfe Terrace, 1 Churchill Avenue, 11 Deansgate, 1A Devon Drive, 1 Edgeworth Avenue, 6 Thurlestone Avenue, 16 Bradley Fold Road and Ainsworth Community Association.

Objections are summarised below.

- This part of Ainsworth is a quiet area with a lot of elderly people and as such this care home is an unsuitable use in this location.
- The site is at the end of a cul-de-sac with very poor parking and access facilities.
- The site cannot accommodate all the proposed staff and visitor vehicles and this would

- lead to dangerous manoeuvres on the road and increased traffic on surrounding streets.
- The application has contradictory and misleading information on staff and traffic levels.
- The site location plan is totally misleading with regards to parking and proposed parking areas and indeed the size of the cars on the plan.
- With three staff with vehicles, changes of shift would create gridlock around the site.
- The road already has serious problems with on-street parking and this proposal would make the situation worse.
- The site has posts on the footway to prevent parking in front of the site.
- Access to Nos.33 and 35 is already restricted and this proposal would make the situation worse.
- The premises would be 'open' 24hours.
- Proposal would restrict waste collection even further.
- The company that would be running the care home has had poor Ofsted reports for their existing care homes.
- Anomalies within application - applicant seems to have resigned as a director of 4Pureheart.
- There is a lack of transparency in the planning process which is skewed in favour of the applicant.
- The application has not been dealt with in accordance with proper procedure or with an impartial outlook.
- The proposal would create severe distress amongst residents.
- Concerns about children causing noise and disturbance, unruly behaviour, groups congregating outside the property.
- Problems with relatives visiting
- Danger of children absconding and anti-social behaviour/crime - drugs, thieving, joy riding, arson etc
- The three ponds near the site are a real risk to child safety in light of the incident last year when sensible teenager Shukri Abdi sadly lost her life by drowning in the River Irwell. Whilst I realise we need vulnerable children in a family surrounding this in my mind is the wrong location.
- There are insufficient facilities for children and teenagers in the area.
- Its disgraceful that the application is even being considered.
- Bury Council in considering this application has a conflict of interest in that they may use this facility.
- Company has a poor reputation and poor Ofsted rating.
- Loss of house values in the area.
- Approving this application would open floodgates for further changes of use in area.
- I find it odd that Children's Services did not respond in relation to the Lowercroft Road facility and I think that there might be a conflict of interests should Children's Services be making use of the services provided by 4pureheart. Why would they respond to one and not the other, especially as staff are working from home currently?
- Children's Services go to some lengths to indicate that they have never used the provider and have no connection to them. This seems to be something of an overkill response given that the only public reference to a "potential conflict of interest" was one sentence made by myself. Again, I find myself contemplating; if this is their response, what was the question asked of them?
- It is clear that Children's Services have made no attempt to look into the background of 4pureheart or the Ofsted reports. Children's Services and Bury Council may consider the response to be suitably diligent, but I do not, I find it pathetic.
- It appears in this instance that everyone is kicking the can down the street towards Ofsted and no one is prepared to look into the issues themselves as it is Ofsted that is accountable. What a gutless attitude. Especially after the death of Victoria Climbié 20 years ago exposed this and was supposed to be resolved.
- Personally, given the severity of the Ofsted reports I was surprised that the Bolton facility was allowed to continue operating. "Inadequate" is too small a word to describe their findings. Have you yourself read the Ofsted reports? Does this not concern you in the slightest?

- The information on the website with regard to the planning process is insufficient and lacking in transparency. I want full information regarding the meeting.
- I note that the number of constraints on the website has increased to 9. Attaching these at a later date may give the appearance that a level of due diligence has been undertaken. Are these policies available to the general public?
- What procedures/policies are in place for the LPA to verify and monitor that these constraints are being adhered to?
- How would this development be enforced? I cannot find any specific documents within the UDP that detail the requirements of the constraints.
- GM Police provided comments on how the facility can be protected from crime being committed against it. This does not reflect the concerns from residents and I wonder what question was put to them?
- Anything stated by the applicant is treated as fact, so I will paraphrase - From the response of GM Police it can be assumed that the perceived threat of crime and antisocial behaviour arises from only the residents of Ainsworth. This is an unfair stigmatisation of the marginalised elderly and infirm residents of the area. Just because they are elderly and infirm it does not automatically mean that they will perpetrate crimes against the care home.

Those making representations have been notified of the Planning Control Committee.

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to condition.

Environmental Health - No objection.

Children's Services - No objection. From Children's services perspective 4Pureheart Heart Ltd is a provider that is fully regulated by Ofsted as an operator of Children's homes. I do know of the provider and understand Bolton Council has used them. They most recently they came to my attention as they opened another home up at 121 Lowercroft in Bury. I do need to point out that we have no connection with the provider or company and have not asked for this home to be opened.

From our perspective we only use homes that are regulated by Ofsted as indeed Lowercroft is and I have no doubt this home will also be at some point. From a purely Children's services perspective we have no objection to the home as far as the services provided by 4Pureheart Heart are concerned.

GM Police - No objection subject to conditions re security measures.

Pre-start Conditions - Not applicable.

Unitary Development Plan and Policies

OL1	Green Belt
EN9/1	Special Landscape Areas
CF3/1	Residential Care Homes and Nursing Homes
HT2/4	Car Parking and New Development
EN1/2	Townscape and Built Design
EN1/5	Crime Prevention
EN7/2	Noise Pollution
HT6/2	Pedestrian/Vehicular Conflict
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework
EN7	Pollution Control
H4/2	Special Needs Housing
CF3	Social Services
OL1/5	Mineral Extraction and Other Development 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.

Policy and guidance - Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that: “where in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”.

The Care Standards Act 2000 states that an establishment is a children's home if it provides care and accommodation wholly or mainly for children.

Over recent years central government has allowed children's care homes to be increasingly operated by private companies, albeit regulated by Ofsted and Local Authorities. Today the vast majority of children's care homes are privately run. As of March 2019, there were 2,304 children's homes of all types. Of these 418 are Local Authority run homes. Out of the 12 million children living in England just over 400,000 (3%) are in the social care system at any one time. More than 75,000 of these children are children in care. Across England, there are 152 LAs responsible for ensuring and overseeing the effective delivery of social care services for children. Ofsted regulates and inspects providers who offer placements for children in care.

The Children's Homes (England) Regulations 2015 and the accompanying guidance document Guide to the Children's Homes Regulations including the Quality Standards (April 2015) provides information and guidance for everyone providing residential child care.

Chapter 5 of the National Planning Policy Framework relating to the supply of homes and indicates that local planning authorities should endeavour to provide a sufficient supply of homes of different sizes, types and tenures.

Chapter 8 of the National Planning Policy Framework relates to promoting healthy and safe communities. Paragraph 91 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- promote social interaction, including opportunities for meetings between people who might otherwise come into contact with each other.
- are safe and accessible, so that crime and disorder, and fear of crime, do not undermine the quality of life or community cohesion.
- enable and support healthy lifestyles.

Policy H4/2 Special Needs Housing states that the Council will encourage the provision of special needs housing. Such proposals would be assessed against criteria such as location in relation to shops and services and should provide the necessary car parking and amenity space required for such uses.

CF3 Social services considers favourably proposals for the provision of new, and the improvement of, existing facilities including children and young people, encouraged to live in the local community rather than in large institutions. Support for new and improved services is supported providing that there is no conflict with existing residential amenity and the environment.

CF3/1 Residential Care Homes and Nursing Homes should be located in residential areas and will be permitted where they do not conflict with the amenity of adjoining areas.

The size of the house and numbers of bedrooms is such that the property is only able to accommodate a limited number of children at one time - up to 3 as a maximum. OFSTED and Children's Services would also have a set of criteria for standards of accommodation which would need to be adhered to for children in care.

The applicant and the company is a Registered Provider and has care homes in Bolton and most recently, in Bury (121 Lowercroft Road application reference 64816). Under current legislation the home would be regularly inspected by OFSTED. In addition, the operation would be inspected by the Children's Services Department.

Childrens Services - The Council's Childrens Services have no objection to the application stating that 4Pureheart Heart Ltd is a provider that is fully regulated by Ofsted as an operator of Childrens homes.

Scale and intensification of use - Given the occupation of the property by 3 children and up to three adults would not go beyond what would be generally expected of a family residing in a four bed property.

In terms of staff numbers and shift patterns, the arrangement to provide 2 full time staff over a 24hr period and an additional manager during the day, would not be dissimilar to the normal comings and goings of two working parents with children, possibly up to 17yrs, carrying out daily work, school and leisure activities and routines. It is thus considered that the proposed use would not change the character of the site or surroundings beyond its current residential use.

It is therefore considered that the scale of the proposed use would not have an adverse or detrimental impact on the character of the surrounding area or adjacent properties.

A number of uses fall under the umbrella of Use Class C2 (residential institutions), including a hospital or nursing home, residential school, college or training centre. The size of the property and the existing parking and access may be substandard for such other C2 Uses which would also have greater impact. As such it is considered reasonable to control the use for a child care facility only and for a maximum of 3 children at any one time. Appropriate conditions to this effect would therefore be included.

Visual Amenity and character of Green Belt - There would be no significant alterations to the house with the layout remaining as existing. Externally an additional hardstanding, to accommodate a turning area or parking, would be created at the side of the house.

The dwelling has a relatively long driveway (approximately 17m) leading to the detached garage, situated behind the house. A revised layout plan, submitted in response to concerns about the limitations of on-site parking, indicates a new area of hardstanding (approximately 6m by 5.5m) to accommodate additional parking, giving a total of 3 spaces on site and a turning facility which would be formed behind the existing boundary wall and proposed new planting. As with the existing arrangement, refuse bins would be stored to the side/rear of the house and brought to the road side on collection day. At the rear the yard area would provide outdoor amenity space as it was when the property was a dwellinghouse.

It is therefore considered that there would be no detrimental impact on the character of the residential use or appearance of the existing dwelling, which would for all intents and purposes, continue to function as any other dwelling in the area. As the physical characteristics of the property would not significantly change, it would retain the capability of use as a dwelling in the future.

In terms of Green Belt and Special Landscape policies, the site is suburban in character and within the village envelope. It is not considered that the area of hardstanding that would be created would have a significant and detrimental impact on the character and openness of the Green Belt and Special Landscape Area.

As such, it is considered that the proposal would comply with UDP Policies EN1/2, EN9/1, OL1, OL1/5, CF3 and CF3/1 relating to care homes.

Residential amenity - The impact of the care home on the residential amenity of surrounding residents is a critical factor in the assessment. The main factors within this

assessment are the potential for noise and disturbance from activities within and around the premises from the occupiers and visitors. Another factor is the numbers of vehicles generated by the use, particularly later at night and early mornings with associated opening and closing of doors, revving engines etc.

With regard to noise and disturbance from occupants of the property, whilst they do not constitute a household as such, with three children and up to three adults within the premises (two overnight), the character and the scale of the use would be generally consistent with that of a 'normal' family household occupying a 4 bedroomed house with the associated day to day activities, including the comings and goings from family/friends visiting or deliveries made. With the children under the supervision by qualified carers who could quickly deal with any problems that may arise, it is not considered that there would be excessive noise and disturbance beyond normal 'domestic' activities. Indeed with the constant supervision, it may well be less than that experienced with a family of similar size.

The applicant is a registered and experienced care provider and would be under the supervision of both the Local Authority and OFSTED with regular inspections to ensure the care home is run in accordance with prescribed standards. Living within a community environment and providing the children with a 'normal' lifestyle is also one of the reasons for accommodating children within a house and residential environment, and it is therefore in the interest of the applicant that they integrate within the immediate community rather than be a cause of conflict.

Objections which have been received by local residents allude to the 'type' of children the home could accommodate and the potential disruption or risk they could pose to the area. Whilst noise and disturbance and the potential for anti-social behaviour or even crime and fear of such, are material considerations, such considerations have to be made with all other considerations taken into account in a balanced assessment. The fact that a child is in need of care does not mean that they would necessarily be of an anti-social disposition or bring any disorder or criminal activities to an area. If there is a case of anti-social behaviour, given the supervision in place, this is likely to be limited and short-lived. Indeed, given the investment within the operation and the regulation by both Ofsted and the Local Authority, it would be in the interests of the operator to ensure that the care home is run in a professional manner that would not give rise to complaints by surrounding residents. One of the objectives of the care home would be to ensure that the children were able to live as part of the local community, functioning as much as possible as a 'normal household' to bring stability and to be able to live as part of the community.

With regard to the impact of vehicles on residential amenity, the most noticeable difference would be during the daily 'change of shift' of the staff.

Staff would work a double shift, one during the day and one overnight shift. Two members of staff would be present at all times. Staff work on rota, completing the double shift including an overnight stay. Shifts start at 7:45am and those staff arriving at that time will finish work the following day. Meaning there is one handover per 24 hour period. New staff would arrive around 7:45am whilst the previous day's staff will leave by 8:15am. This means that there is a 30 minute window for the staff handover. In addition, the home manager would attend the property, their working hours are 9am-5pm and as such they do not crossover with the handover.

There would be some visits by social workers and these would normally be bi-monthly and, as with the majority of visitors, pre-arranged with carers. The applicant states that is usual practice to have family visits away from the premises, thereby reducing potential traffic generation. It is also indicated that, unlike some families, any teenagers staying at the property would not have a car. The care facility would not cater for children with physical disabilities and as such, special medical attention and visits by medical staff would not be required.

As a 4 bedroomed dwelling, the property could easily be occupied by 3 car owners, plus any

additional trips to the site by visitors, friends/family and from deliveries or any servicing requirements associated with day to day living.

There would also be the usual servicing vehicles or potentially deliveries made to the site but this would be typical of everyday life and not dissimilar to that of a family in a dwelling of this size.

Given the nature and number of occupants and the operating procedures that would be in place, it is not considered that the proposal would generate excessive noise and disturbance so as to cause serious and detrimental harm to the residential amenity of surrounding neighbours. As such the proposal would be acceptable and comply with the NPPF and UDP Policies CF3, CF3/1 and EN7/2 with regard to residential amenity.

Highways and Parking - The property has an existing detached garage with access off Newquay Avenue and there are no proposals to change this arrangement. It is proposed to create an additional hardstanding in the side garden area for additional parking and turning within the site. The turning head outside the premises, at the end Newquay Avenue is relatively small but there are no parking restrictions on the road itself. Most properties in the area have their own driveways but it is evident that there is on-street parking along the road.

With a maximum of three children and up to three staff (two staying overnight), it is not considered that the proposed use would generate significantly more traffic than could currently be experienced at the property if a family were in occupation. Given the existing garage and driveway and the proposed additional hardstanding to allow for parking for at least three cars with turning, the proposal layout is considered suitable for the scale of use proposed. Whilst the majority of staff in care homes may arrive by car, some may utilise alternative forms of transport as many conventional households do. Although visitors could park on the road, this would be no more likely than anyone visiting a family, indeed with pre-arranged visits, it is more likely that the parking arrangements would be managed better than in a more ad-hoc family situation.

The traffic team have assessed the scheme and have no objection to the proposal subject to a condition requiring the parking and turning arrangements to be implemented prior to the use commencing. It is considered that the proposed development would not significantly increase traffic to the area or generate levels of parking beyond what would reasonably be expected of a family dwelling of this size. Vehicle parking facilities are therefore considered adequate and the proposal is therefore considered to comply with UDP Policies EN1/2, CF3/1, HT2/4 and HT6/2.

Servicing - The property would be serviced as a regular household would be with the regular waste collections.

Greater Manchester Police - The police have recommended a number of measures that could be introduced to ensure the facility can be operated safely and securely. It is considered appropriate to attach an informative setting out the recommended measures. A suitable condition would also be attached to any approval requiring details of any external lighting to be submitted to the Local Planning Authority prior to occupation to ensure that it would be suitable in this residential setting.

Facilities for children - Ainsworth Village has a primary school and a range of shops, services and recreational facilities, including park and play area. There are bus services to Bury and Bolton and carers, as with any parents with children living in the village, are able to take children to events or facilities further afield. There are high schools in Bury and Tottington.

Public safety - Children in care homes come from a wide range of backgrounds and experiencing a range of issues. With the proper safeguarding procedures in place, regulated by Ofsted and Childrens services, it would be unreasonable to assume the

children occupying the property are a serious danger to the public or even criminally minded. Whilst the concerns about the proposed care home amongst residents are recognised to a point, the proposal has to be assessed on policies and material considerations.

With regard to the safety of children, the carers would be suitably qualified to ensure that the proper safeguarding measures are in place and the children are adequately supervised both in the property and outside.

Conditions - It would be reasonable to attach a condition, restricting the use to that of a care home only to prevent a further change to other uses with the C2 use class.

A condition would limit the number of staff and children residing in the property at any one time to prevent any over intensification of use of the C2 care facility.

A condition would require the hardstanding to be completed prior to the use/occupation commencing.

A condition would require details of any external lighting to be submitted and approved prior to use/occupation commencing.

Objections -

- Where relevant to the assessment of the planning application, the issues raised by the objectors have been addressed in the above report.
- Although there may be a high proportion of elderly people in the area, government guidance suggests that a suitable mix of tenures and residents is preferable to concentrations of similar groups in a particular area. In addition to elderly people within the area, there are also families and single person households.
- The Local Planning Authority (LPA) has to assess the land use of the proposed use and its impacts upon the wider environment. The planning acts are clear that the planning system should not replicate conditions or controls of other legislation, but should trust the regulatory bodies to act. In this case, the Local Planning Authority is not kicking the can down the street, but allowing the appropriate bodies, Children Services and Ofsted, to monitor and manage the facility in accordance with their rules and regulations. Should Ofsted, and/or the Local Authority Children's services, find a problem with the care home, it would take the necessary action which could, in extreme circumstances, include closing the home.
- Where relevant to the assessment of the planning application, the issues raised by the objectors have been addressed in the main report. Although there may be a high proportion of elderly people in the area, government guidance (paragraph 61 of the NPPF) suggests that a suitable mix of tenures and residents is preferable to concentrations of similar groups in a particular area. In addition to elderly people within the area, there are also families and single person households.
- Any conditions attached to the proposed development would be enforced by the Enforcement Section in accordance with the Enforcement Charter.
- Children's Services were consulted and invited to comment as a consultee and received the same letter/e-mail as any other consultee.
- The operation of a facility in Bolton is for Bolton Council and Ofsted to monitor and manage.
- All reports and plans are available on the website for scrutiny. The Council has been open and transparent about the application. The objector has received notice of the meeting.
- The constraints referred to are the relevant policies from the UDP, SPD and NPPF. These are all publicly available.
- GM Police were consulted with the same letter as any other consultee.
- Neither the applicant or the Local Planning Authority have suggested that the elderly (or any) residents of Ainsworth would perpetrate crimes against the care home.

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

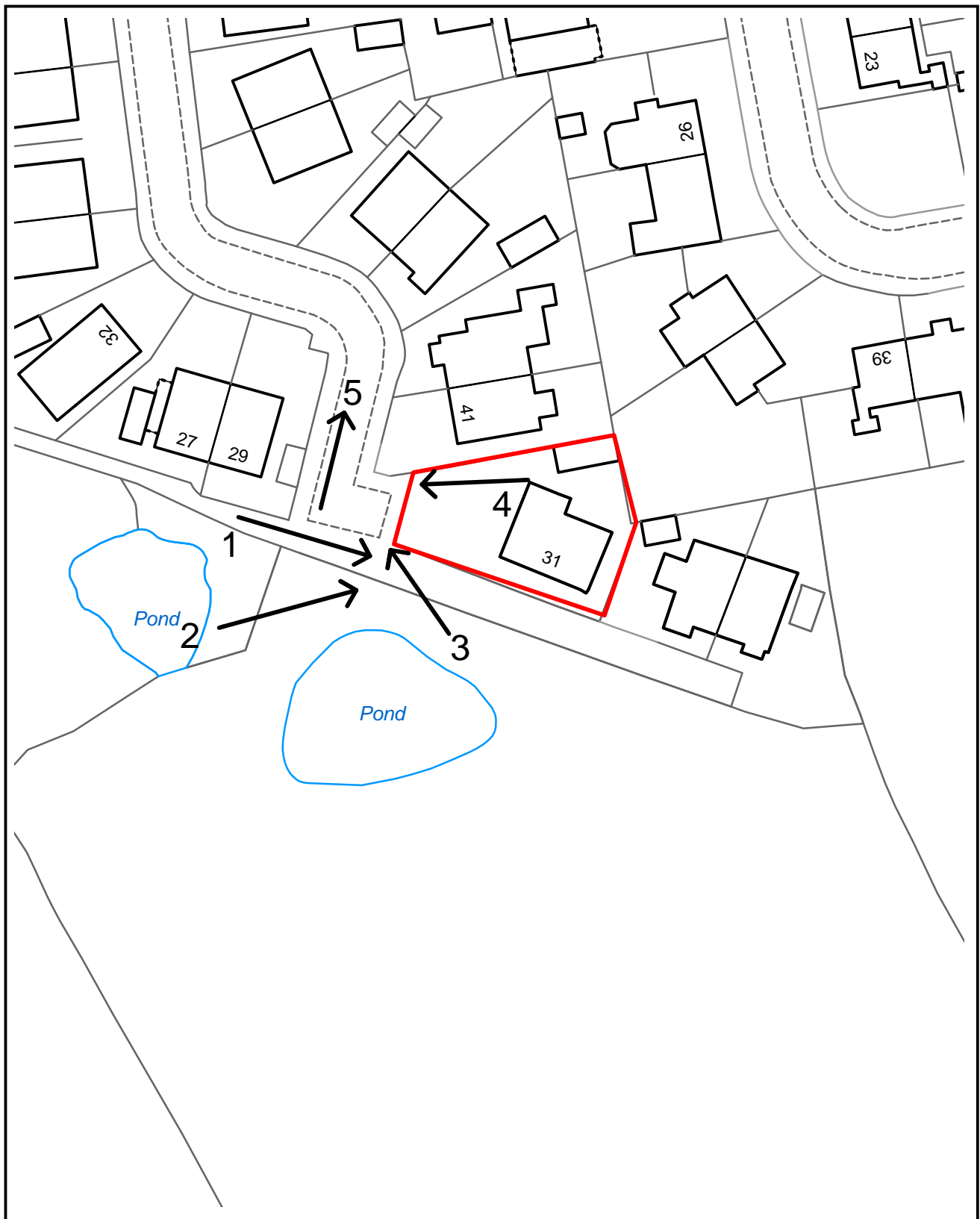
Conditions/ Reasons

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 - Existing and proposed floor plans and site location plan 31/BA/COU/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 premises to which this approval relates shall be used for residential accommodation and care for people in need of care and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).
Reason: To ensure the intensification and scale of uses in the property does not extend beyond acceptable levels which would cause impact to residential amenity and highway safety in respect of the associated parking, access and servicing requirements or general activity and disturbance pursuant to policies EN1/2 Townscape and Built Design, CF3 Social Services, CF3/1 Residential Care Homes and Nursing Homes, HT2/4 Car Parking and New Development and HT6/2 Pedestrian/Vehicular Conflict of the Bury Unitary Development Plan.
4. There shall be no more than 3 children accommodated at the property hereby approved and no more than 3 staff, including the home manager, on duty at any one time.
Reason. To ensure the appropriate provision of facilities and standards of accommodation are provided for future occupiers and to ensure the use of the property is not over intensified to unacceptable levels which would incur additional activities and disturbances to local residents beyond that which would be accepted for a residential dwelling in a residential area pursuant to Bury Unitary Development Plan Policies EN1/2 Townscape and Built Design, CF3 Social Services and CF3/1 Residential Care Homes and Nursing Homes.
5. The car parking and turning facilities indicated on approved plan reference 31/BA/COU Revision B shall be surfaced and made available for use to the written satisfaction of the Local Planning Authority prior to use hereby approved commencing and thereafter maintained at all times.
Reason. To ensure adequate off-street car parking provision and to minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Policy HT2/4 Car Parking and New Development.

6. Details of the planting along the boundary with Newquay Avenue shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The approved scheme shall thereafter be implemented not later than 6 months from the date the property is first occupied and any plants removed, dying or becoming severely damaged or becoming severely diseased within three years of planting shall be replaced by plants 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 EN1/2 Townscape and Built Design and EN1/3 Landscape Provision.
7. Prior occupation, details of all external lighting and/or CCTV to be installed at the premises, shall be submitted to the Local Planning Authority for written approval. Only the approved details shall be implemented and remain in situ thereafter.
Reason. In the interests of security, public safety and residential amenity pursuant to the NPPF and UDP Policies EN1/2, EN1/5, EN7 and CF3.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 65569

**ADDRESS: 31 Brookfield Avenue
Ainsworth**

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

65569

Photo 1



Photo 2



65569

Photo 3

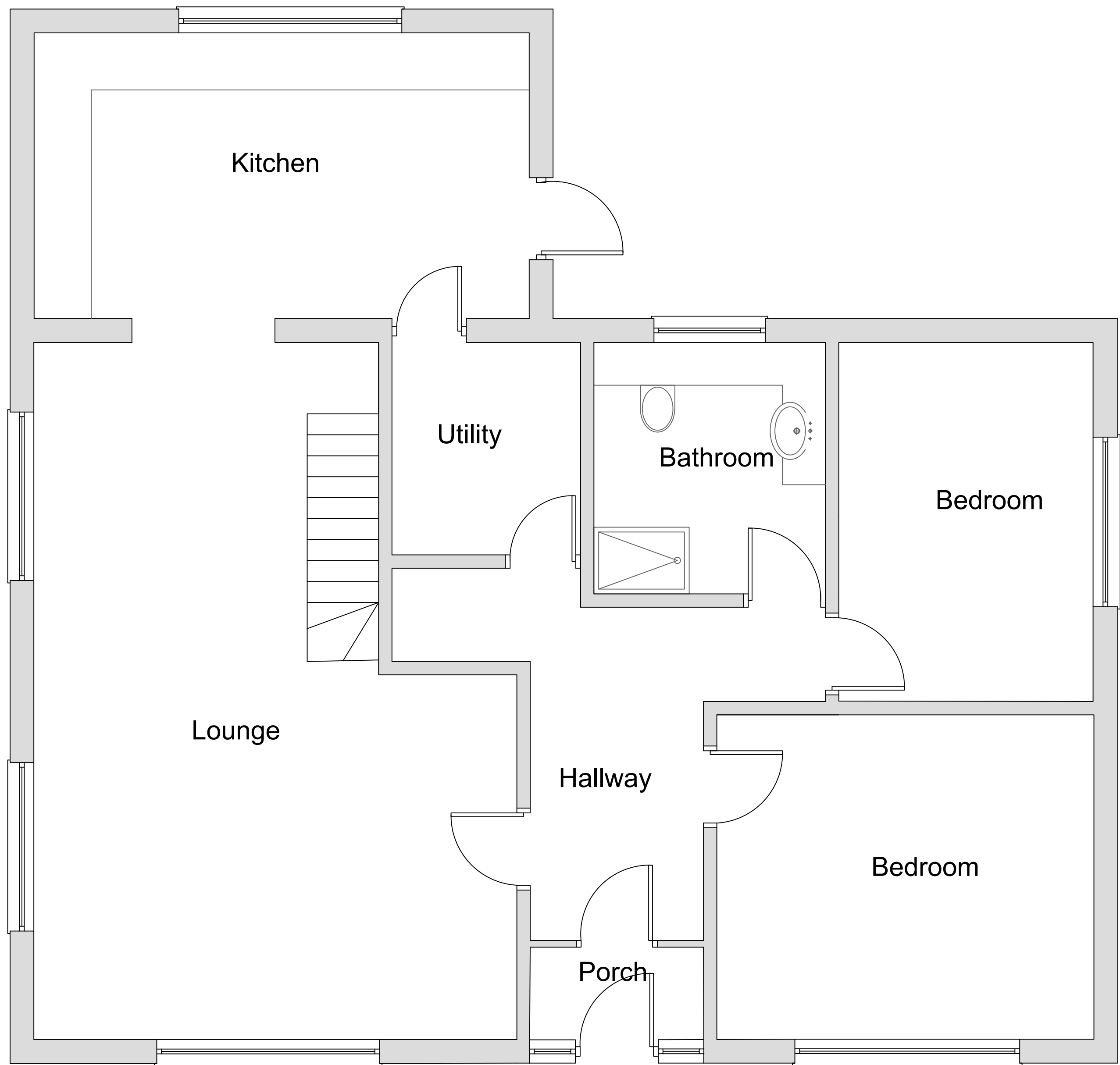


Photo 4



Photo 5

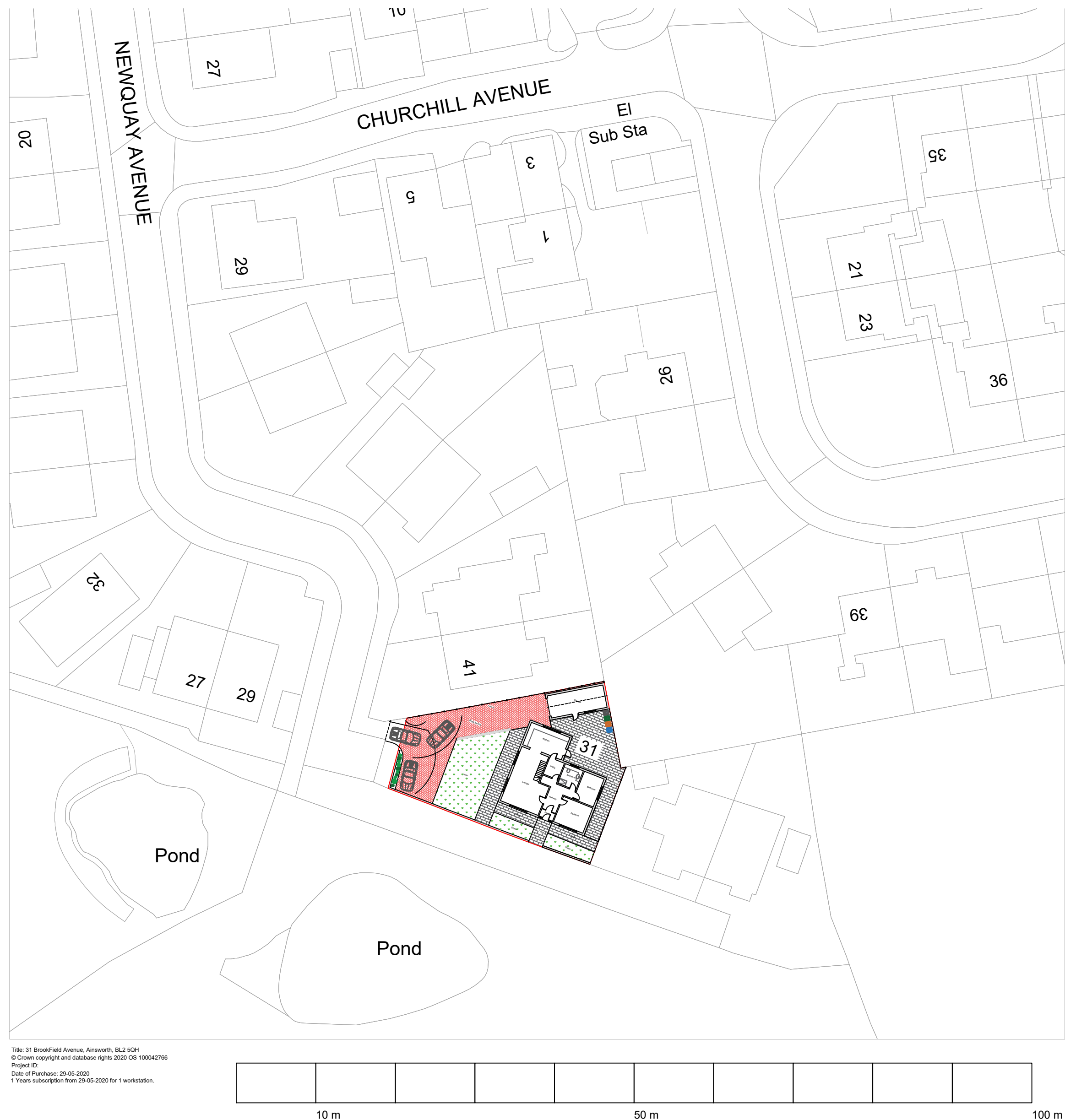




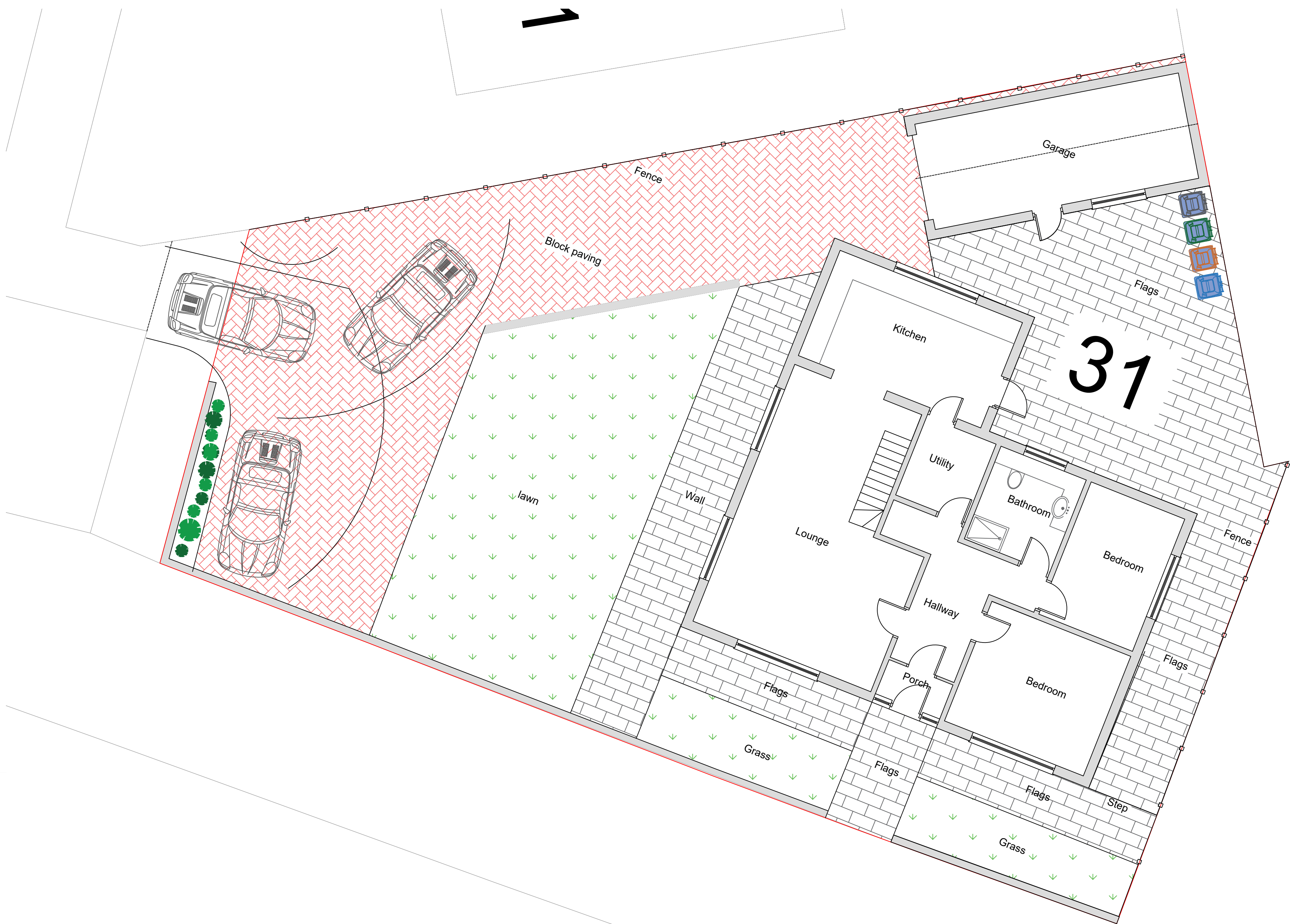
Ground Floor
Existing & Proposed Plans @ 1:100



First Floor



Site Location plan @ 1:1250



Site Layout plan @ 1:200

DO NOT SCALE OFF THIS DRAWING

B	09.07.20	MH	Planting added to boundary.
A	09.07.20	MH	Car swepth path added. Lawn changed.
Revision:	Date:	By:	Details of Revision:

client

Paul Davidson

project

31 Brookfield Avenue, Ainsworth, BL2 5QH

project no

drawing no

rev

31/BA/COU

Existing & proposed floor plans & site location plan.

B

description -

Change of Use from C3 to C2.

scale

date drawn

drawn by

authorised by

As shown @ A3

29.05.2020

MH

MH

purpose of issue

planning ☒ building regs ☐ tender ☐ comment ☒ approval ☒ construction ☐

Ward: Ramsbottom + Tottington - Tottington

Item 03

Applicant: Mr A Nolan

Location: 331 Bury Road, Tottington, Bury, BL8 3DS

Proposal: Change of use from post office with living accommodation to hairdressers (Class A1) on ground floor and self-contained dwelling to ground/first floor with access at rear; Installation of new first floor window to side elevation

Application Ref: 65645/Full

Target Date: 28/08/2020

Recommendation: Approve with Conditions

Description

The site relates to a 2 storey terrace property which was formerly a post office, now vacant (Use Class A1) at ground floor with associated living accommodation. It is located at the end of a row of other terraced properties which are all residential dwellings and in an area which is predominantly residential in character, with terrace houses opposite and to the rear and continuing along the frontage of Bury Road. The property is located over half a mile to the south of Tottington Village.

The property itself has a 2 storey rear outrigger adjacent to the boundary with No 329 and a small rear yard area where bins are stored.

Internally, the former post office accommodated the front room at the ground floor of the building with the remainder of the ground floor and first floor providing living accommodation and 2 bedrooms in association with the business.

There is on-street parking along the front of this row on Bury Road and there is informal parking on the unadopted side street adjacent to the site.

The application seeks the change of use of the post office (Use Class A1) with associated living accommodation to a hairdressers (Use Class A1) and a separate dwelling to the ground and first floor and installation of a new first floor side window.

The hairdressers would be located in the one front room which was formerly the post office and would operate independently to the dwelling which would accommodate the remaining ground floor rooms and the first floor. This is similar to the existing arrangement apart from the complete separation of the business from the residential unit.

The hairdressers would occupy 26sqm of floorspace and utilise the existing front entrance off Bury Road. Hours proposed are Monday to Friday 9am to 6pm and Saturday 9am to 1pm. Employee numbers are proposed as 1 full time and 1 part time.

For the dwelling, living accommodation would be in the rear part of the ground floor, 3 bedrooms and bathroom at first floor with access taken from the existing door on the side elevation.

The rear yard would be divided to provide a small bin store area for the hairdressers and a larger outside amenity space and bin store area for the dwelling, each area separately accessed.

External alterations would comprise the insertion of a new 1st floor window in the side elevation to a bedroom. There would be no changes to the front elevation.

There is off-road parking on the unadopted side road adjacent to the side elevations of Nos 331 and 333 and on-street parking on the main road which are used by residents in the area to park.

Relevant Planning History

64107 - Notification of prior approval for proposed change of use from retail/post office (Class A1) to dwellinghouse (Class C3) - Prior Approval Not Required 13/06/2019

Publicity

Letters sent on 7/7/20 to 7 properties on Bury Road and Royds Close.

3 Objections received.

No 331 Bury Road raises the following:

- Change of use element - No objection. However, my comment/request would be that - as was the case with previous business owners in the premises - the new business owner undertakes to ensure the unadopted road at the side elevation of the premises (between 331 and 333 Bury Road) is maintained in a satisfactory state of repair. If that is in place, I have no objection to this element of the application.
- Installation of new first floor window to side elevation - I object to this element as the new large principal window in any position on the first floor of the side elevation would look directly into my kitchen, and the close proximity to my house (approx. 8m) would make this very intrusive. I would request that any new first floor window should be fitted with obscured glass. There is an obscure glazed window at ground floor already so its not unreasonable to request the same.

Nos 47 Shepherd Street, 10 Donnington Road and 9 Collins Street raises the following issues:

- The council allowing so many salons to open in such close proximity to each other is harmful to the local businesses, there are to date in our small village approx 8 salons inc Barbers;
- We need a more diverse selection of shops to enable our small village to thrive and bring people in and would only be another stepping stone to its demise.
- There is already massive problems with parking in this area which will be greatly exacerbated by this turning into a salon premises.

Those who have objected have been notified of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - No objection

Environmental Health - Pollution Control - Recommend soundproofing be implemented to the A1 hairdressing use.

Pre-start Conditions - Not applicable

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/2	Townscape and Built Design
HT2/4	Car Parking and New Development
EN7/2	Noise Pollution
SPD11	Parking Standards in Bury

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.

UDP Policy EC4/1 - Small Businesses states that proposals will be acceptable where the scale of the development is appropriate to and the use environmentally compatible with the surrounding area in which it is to be located.

UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development takes into consideration factors relating to the height and roof type of adjacent buildings, the impact of developments on residential amenity, the density and character of the surrounding area and the position and proximity of neighbouring properties. Regard is also given to parking provision and access, landscaping and protection of trees/hedgerows and external areas.

Principle

The property already has an existing and extant use as an A1 retail shop. A hairdressers also falls within the same A1 use class and as such, in itself planning permission for a change of use would not be required and the use could be carried out as permitted development.

Planning permission is only required as the development would bring a mixed use and a separation of one planning unit (currently the post office and living accommodation) into two separate units (an A1 hairdressers and C3 dwelling).

The proposed use would cover a floor area of 26sqm and would be a small scale business able to facilitate very few clientele at one time, and with only one full and one part time member of staff. It is located over half a mile south of Tottington Village would not form a part of this shopping area, and would more likely serve local needs. There are no external alterations proposed.

It is considered that as the proposed use would operate within the same use class as the existing use and that it would be a small scale business serving local needs, it would be compatible with the surrounding area and there would not be a detrimental impact on the character of the area and would therefore comply with UDP Policies EC4/1 and EN1/2.

Similarly, the remaining ground and first floor areas also have a current residential use, albeit currently in association with the Post Office business and this application proposes to retain the same space for the separate residential accommodation.

Aside from the insertion of a window, there would be no external alterations to facilitate the development and the layout would fundamentally not change. There would be no conflict with the local environment in terms of the nature and character of the surrounding area and land uses.

It is therefore considered that the proposed development would be acceptable and would comply with UDP Policies H2/1 and H2/2.

Layout - The proposed layout would not fundamentally change from the existing arrangement. The main entrance to the shop would be at the front of the property, with access to the dwelling via the existing side entrance. The yard area would be divided to provide a small bin store area for the shop which would be separated from the rest of the yard to provide the outdoor amenity space and bin store facilities for the dwelling. Internally, the shop accommodation would be located in one front room of the property. The rest of the ground floor would remain as the living accommodation for the dwelling with 3 bedrooms at first floor.

There is no dedicated parking for the property but this would not change from the current situation where residents to this property and in the vicinity currently park on the adjacent

side street as well as in front of the houses on this stretch of Bury Road.

For all intents and purposes, there would be no perceptible changes to the existing layout arrangements and the property would continue to function as a dwelling with a small scale A1 use.

As such, it is considered that the proposed layout would be acceptable and would comply with UDP Policies EC4/1, H2/1 and H2/2.

Impact on residential amenity - In terms of the proposed hairdressing use, this would be located in one room at the front of the property and as such would be a relatively small scale business, realistically only able to accommodate 1 or 2 clients at any one time. As such, it is considered that there would not be significant levels of noise and disturbance from the use which would affect the living conditions of the adjacent occupiers. That said, the pollution control section have identified that soundproofing should be incorporated within the party wall and to the upper floor of the property to minimise any noise impacts from equipment used by a hairdressing business such as hairdryers. The proposed plans show that there would be comprehensive soundproofing to the party walls and the upper floors of the hairdressing unit and this would be conditioned.

There would also be a certain amount of footfall to the business from comings and goings of clients. However, given the nature of a hairdressing use, customers visiting the premises would tend to be there for longer periods of time than customers 'popping' into a post office and as such activity to and from the shop would likely be less comparative to its use as a post office.

Hours proposed are 9am to 6pm weekdays and 9am to 1pm on a Saturday morning. These hours would not be dissimilar to that of a post office business and as they are daytime only, and at a time when residents would usually be performing daily activities or be out at work, it is considered there would not be an impact on residential amenity.

The only external alteration would be the insertion of a first floor bedroom window on the side elevation. The new window would face the blank gable wall of No 333. There are no windows on the side elevation of this property and therefore no impacts of overlooking or privacy.

The resident of No 333 states the new window would directly overlook into their kitchen window. This window is located on the side of the single storey outrigger located at the back of their property. It is a secondary window to a non habitable room and is also partly screened by a brick boundary wall. The kitchen window is positioned at such an oblique angle to the proposed new window that any views from the new window to the kitchen window of No 333 would be highly improbable.

As such, it is considered that there would not be a detrimental impact on the amenity of the adjacent or adjoining occupiers and the proposed development would comply with UDP Policies H2/1 and EN1/2.

Highway issues -

In terms of trip generations by car, it is likely that a hairdressing use would generate less traffic than a post office, as customers would tend to spend longer periods of time at a hairdressers comparative to customers calling into a post office for relatively short periods of time to use their services or buy goods. The hairdressers would occupy one room of the premises and as such it is considered to be a small scale business. Located over half a mile away from Tottington Village and within a predominantly residential area, the premises would be ideally suited to meet local needs, and to where many customers could also walk. It is therefore considered there would not be added pressure to the parking situation in the area above and beyond the current situation.

In terms of the separate dwelling, it is proposed to add an additional bedroom to the first

floor by sub-dividing an existing room to create a 3 bed dwelling. This does not require planning permission and would not constitute 'development'. That aside, it is considered that on its own merits alone, there would not be a significant increase to the existing accommodation and would not generate the need for any additional parking than already exists for the property.

As a terrace property on a main road, and like the other terraces on this row, there is no dedicated parking for No 33. The houses directly to the south, Nos 333-351, do have their own parking to the rear. However, there is off-street parking on the side road next to the gable of No 331 which can accommodate up to 7 cars and there is also on street parking in front of the premises and along much of this stretch of Bury Road. The property is also located in a highly sustainable area with access to public transport services.

The property has previously and could continue to function as a combined A1 retail Use and residential use and given the character of the proposed uses for retail and dwelling would not change and that the scale of the development would not significantly increase, it is considered that there would not be any additional added pressure to trip generations or the existing parking arrangements.

The Highways Section have raised no objection to the application and there are no conditions required.

It is therefore considered the proposed development would comply with H2/1, H2/2, EN1/2 and HT2/4.

Response to objectors

- The property has an existing A1 use and planning permission would not be required for the change of use to a hairdressers.
- Located over half a mile from Tottington Village, the proposed use would not be considered part of Tottington's shopping area and there would be no impact to the viability or vitality of Tottington.
- The proposed development would not significantly intensify the current use of the unadopted side road and as such maintenance is considered unnecessary and unreasonable, and would be a private matter between those who used it.
- The issues raised in terms of overlooking, privacy and parking have been covered 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

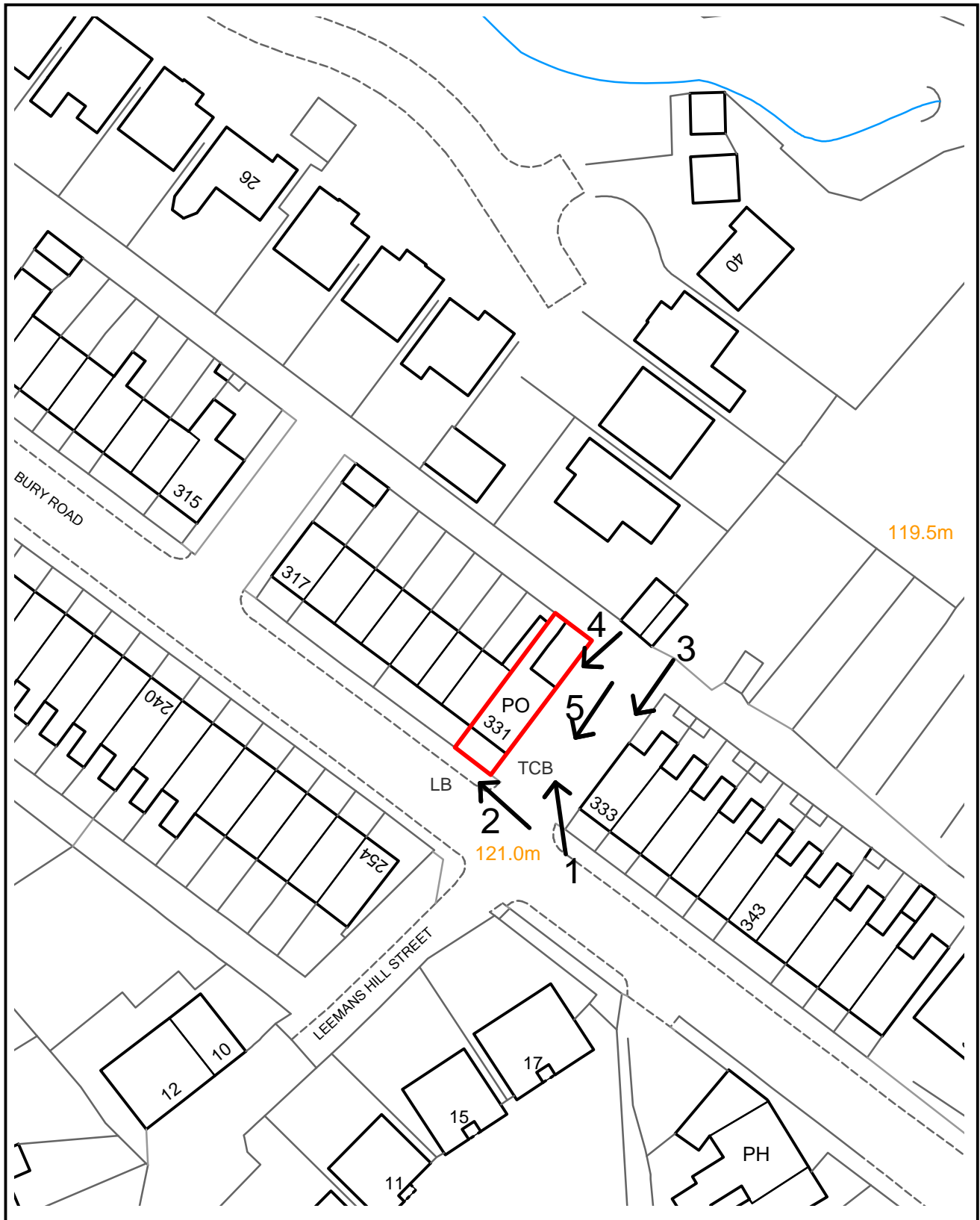
Conditions/ Reasons

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 - Proposed plans and elevations dwg 1; Proposed detailed plans and sections dwg 2; Proposed ground floor/site plan dwg 3; Section A-A rec'd 30/7; Proposed ground floor plan rec'd 30/7 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. Notwithstanding approved plan dwg No 1, the details for the provision of bin store for the uses hereby approved for No 331 and 331A Bury Road shall be provided and made available for use prior to the first use or occupation of the development hereby approved and thereafter maintained.
Reason. In the interests of residential amenity and to ensure sufficient waste store areas are provided for the future occupiers of the property pursuant to Bury Unitary development plan Policies H2/2 - the Layout of New residential Development, EN1/2 - Townscape and Built Design and HT2/4 - Car Parking and New development.
4. The development hereby approved shall be carried out in accordance with the soundproof scheme and details shown on approved plans Section A-A rec'd 30/7 and Proposed ground floor plan rec'd 30/7 between the floor/ceiling of the approved A1 Use and No 331A Bury Road and the party walls to Nos 331A and 329 Bury Road, and which shall be, at a minimum, in accordance with standards of construction specified in current Building Regulations. Such works that form the approved scheme shall be completed before the development is brought into use.
Reason. To maintain and protect the residential amenities of the occupiers of the adjacent residential dwellings pursuant to UDP Policy EN7/2 Noise Pollution.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 65645

**ADDRESS: 331 Bury Road
Tottington**

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

65645

Photo 1



Photo 2



65645

Photo 3



Photo 4



65645

Photo 5



331 BURY ROAD, TOTTINGTON

SITE PLAN SHOWING 1. PARKING SPACES

DWG. No. 3

SCALE . 1:100

2. BISTORE LAYOUTS

3. * NO 333 IS NOT AFFECTED
BY NEW WINDOW IN OUR CABLE

AS GOT NO SIDE WINDOWS
IS ONLY A KITCHEN WINDOW TO
REAR OUTRIGGER

* NO 333 HAS
THEIR OWN
DESIGNATED
PARKING
SPACE AT
REAR
(ACROSS BACK ST.)

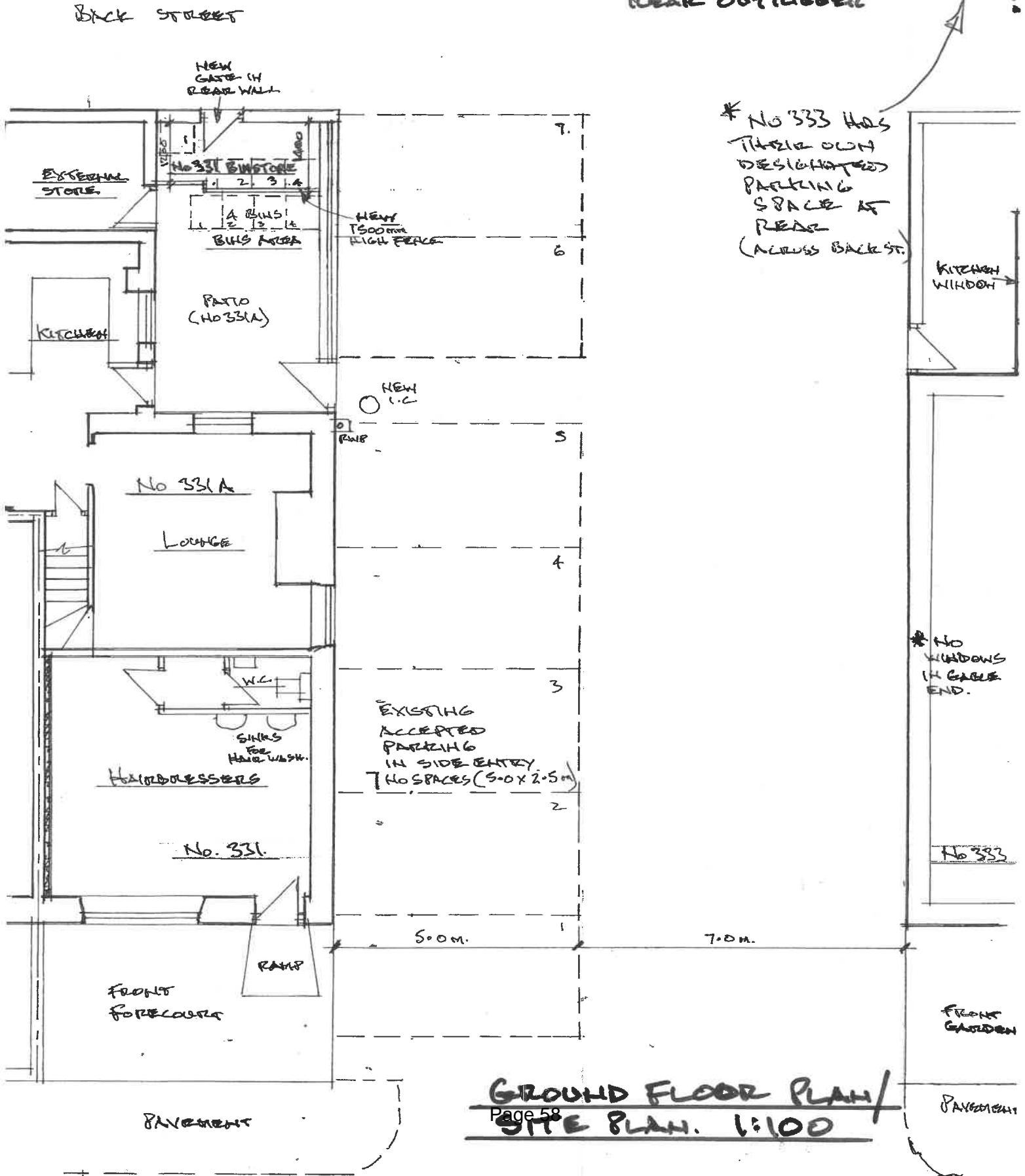
KITCHEN
WINDOW →

* NO WINDOWS IN GABLE END.

46 333

FRONT
GARDEN

PAYMENT:



GROUND FLOOR PLAN/
SITE PLAN. 1:100

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REPORT FOR NOTING

Agenda Item 5

Bury
COUNCIL

**Agenda
Item**

5

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	01 September 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

Planning applications decided using Delegated Powers

Between 20/07/2020 and 23/08/2020

Ward: **Bury East**

Application No.: 64776 **App. Type:** FUL 12/08/2020 Approve with Conditions
Location: Bridge House, Topping Fold Road, Bury, BL9 7NQ
Proposal: Two storey extension and alterations to existing residential care home to provide 22 no. additional bedrooms

Application No.: 65290 **App. Type:** OUT 11/08/2020 Refused
Location: St Pauls Vicarage, Fir Street, Bury, BL9 7QG
Proposal: Outline application for erection of 3 no. dwellings, creation of new vehicular access point, formation of dwelling associated car park and creation of associated hard and soft landscaping

Application No.: 65400 **App. Type:** FUL 23/07/2020 Approve with Conditions
Location: 53 Wilson Street, Bury, BL9 7EU
Proposal: Single storey rear extension

Application No.: 65473 **App. Type:** FUL 24/07/2020 Approve with Conditions
Location: 41 Fourth Avenue, Bury, BL9 7RH
Proposal: Single storey extensions at side and rear

Application No.: 65640 **App. Type:** TEL 18/08/2020 Prior Approval Required and Refused
Location: Manchester Old Road, Bury, BL9 0TB
Proposal: The installation of a 20 metre high monopole supporting 6 no. antennas and 2 no. transmission dishes, 4 no. equipment cabinets and development works ancillary thereto.

Application No.: 65663 **App. Type:** TEL 18/08/2020 Prior Approval Required and Granted
Location: Parsons Lane, Bury, BL9 0LY
Proposal: Proposed telecommunications installation: Proposed Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works.

Ward: **Bury East - Moorside**

Application No.: 65162 **App. Type:** FUL 30/07/2020 Refused
Location: Land at Bradshaw Hill Stable (opposite Bradshaw Hill bungalow), Castle Hill Road, Bury, BL9 6UN
Proposal: Demolition of existing buildings and erection of 3 no. dwellings

Application No.: 65361 **App. Type:** FUL 19/08/2020 Approve with Conditions
Location: 2 Arley Avenue, Bury, BL9 5HD
Proposal: Demolition of existing buildings; Erection of 1 no. dwelling with associated landscaping

Application No.:	65579	App. Type:	FUL	29/07/2020	Approve with Conditions
Location:	426 Walmersley Road, Bury, BL9 6QE				
Proposal:	Single storey rear extension				

Application No.:	65614	App. Type:	FUL	14/08/2020	Approve with Conditions
Location:	48 Lowes Road, Bury, BL9 6PJ				
Proposal:	Single storey extension at side/rear				

Application No.:	65649	App. Type:	ADV	18/08/2020	Approve with Conditions
Location:	Land at Moorgate, Bury, BL9 6AB				
Proposal:	Removal of 7no. advertisement displays to be replaced with 2no. internally illuminated 48 sheet display units				

Ward: **Bury East - Redvales**

Application No.:	65171	App. Type:	FUL	28/07/2020	Approve with Conditions
Location:	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,				
Proposal:	Various flood defence proposals including sheet piled walls, concrete L-walls and earth embankments, finished in a manner consistent with the local aesthetic.				

Application No.:	65628	App. Type:	FUL	21/08/2020	Approve with Conditions
Location:	3 Waterloo Court, Bury, BL9 0UE				
Proposal:	Two/single storey extension at rear; First floor extension at side; Garage conversion to living accommodation with single storey extension at front/side; Porch and bay window at front; Alterations to driveway/parking area at front				

Application No.:	65642	App. Type:	FUL	19/08/2020	Approve with Conditions
Location:	20 Heaton Fold, Bury, BL9 9HF				
Proposal:	Insertion of new door with roller shutter to front inner right side elevation.				

Application No.:	65680	App. Type:	GPDE	12/08/2020	Prior Approval Required & Granted - Ext
Location:	226 Market Street, Bury, BL9 9AB				
Proposal:	Prior approval for proposed single storey rear extension				

Application No.:	65683	App. Type:	FUL	19/08/2020	Approve with Conditions
Location:	201 Parkhills Road, Bury, BL9 9AJ				
Proposal:	Single storey extension at front, two storey extension at side/rear, dormer at rear and single storey extension at rear				

Application No.:	65693	App. Type:	GPDE	10/08/2020	Prior Approval Not Required - Extension
Location:	220 Gigg Lane, Bury, BL9 9EW				
Proposal:	Prior approval for proposed single storey rear extension				

Ward: **Bury West - Church**

Application No.:	65411	App. Type:	FUL	30/07/2020	Approve with Conditions
Location:	Unit 1, Lowercroft Mill, Lowercroft Road, Bury, BL8 3PA				
Proposal:	Change of use from warehouse (B1) to MOT testing station (B2)				

Application No.:	65602	App. Type:	FUL	10/08/2020	Approve with Conditions
Location:	115 Newington Drive, Bury, BL8 2EG				
Proposal:	Single storey extensions at side and rear				

Application No.:	65651	App. Type:	FUL	17/08/2020	Approve with Conditions
Location:	16 Keighley Close, Bury, BL8 2JY				
Proposal:	First floor side extension				

Ward: **Bury West - Elton**

Application No.:	65517	App. Type:	FUL	24/07/2020	Approve with Conditions
Location:	24 Warwick Close, Bury, BL8 1RT				
Proposal:	Single storey side extension				

Application No.:	65606	App. Type:	ADV	29/07/2020	Approve with Conditions
Location:	Tesco Express, Brandlesholme Road, Bury, BL8 1HS				
Proposal:	1no. internally illuminated fascia; 4no. non illuminated fascia; 1no. internally illuminated projecting sign; 3no. vinyl, 4no. frosted				

Application No.:	65667	App. Type:	FUL	18/08/2020	Split Decision
Location:	4 Brandon Close, Bury, BL8 1XL				
Proposal:	Proposal A: Single storey front extension. Proposal B: Single/two storey rear extension.				

Ward: **North Manor**

Application No.:	65508	App. Type:	FUL	24/07/2020	Approve with Conditions
Location:	392 Bolton Road, Tottington, Bury, BL8 4JR				
Proposal:	Single storey side and rear extension				

Application No.:	65532	App. Type:	FUL	05/08/2020	Approve with Conditions
Location:	Land adjacent to Ivy Cottage, Baldinston, Bury, BL9 6RX				
Proposal:	Demolition of existing building and erection of 1 no. dwelling				

Application No.:	65568	App. Type:	FUL	21/07/2020	Approve with Conditions
Location:	5 St Austell Drive, Tottington, Bury, BL8 4EY				
Proposal:	Variation of condition no. 2 (approved plans) of planning permission 63395 to allow for addition of external patio and substitution of ground floor rear windows				

Application No.:	65584	App. Type:	FUL	11/08/2020	Approve with Conditions
Location:	20 Greenpark Close, Tottington, Bury, BL8 4QB				
Proposal:	First floor/two storey extension at side and single storey extension at side/rear				

Application No.:	65588	App. Type:	FUL	31/07/2020	Approve with Conditions
Location:	50 Fernview Drive, Tottington, Bury, BL0 9XG				
Proposal:	Single storey extension at side/rear				

Application No.:	65600	App. Type:	FUL	29/07/2020	Approve with Conditions
Location:	20 Hillstone Close, Tottington, Bury, BL8 4EZ				
Proposal:	Conversion of existing garage to living accommodation with first floor extension at side, front dormer and installation of doors to rear elevation				

Application No.:	65619	App. Type:	FUL	17/08/2020	Approve with Conditions
Location:	811 Walmersley Road, Bury, BL9 5JW				
Proposal:	Two storey extension at side/rear and single storey extension at rear; Widening of existing driveway				

Application No.:	65625	App. Type:	FUL	12/08/2020	Approve with Conditions
Location:	21 Newcombe Road, Ramsbottom, Bury, BL0 9UU				
Proposal:	Two storey extension at side, erection of porch at front with canopy across frontage and driveway widened				

Application No.:	65637	App. Type:	FUL	18/08/2020	Approve with Conditions
Location:	36 Brandlesholme Road, Tottington, Bury, BL8 4DR				
Proposal:	Removal of outbuilding to be replaced with attached garage				

Ward: **Prestwich - Holyrood**

Application No.:	65516	App. Type:	FUL	22/07/2020	Approve with Conditions
Location:	16 Oldfield Road, Prestwich, Manchester, M25 2GG				
Proposal:	Single storey extension at side and new canopy over bay window/front entrance door: Resurfacing of driveway with new dropped kerb				

Application No.:	65577	App. Type:	FUL	24/07/2020	Approve with Conditions
Location:	92 Warwick Avenue, Whitefield, Manchester, M45 6TX				
Proposal:	Single storey rear extension, first floor extension at side/rear and porch enlargement				

Application No.:	65586	App. Type:	FUL	10/08/2020	Approve with Conditions
Location:	34 Bury Old Road, Whitefield, Manchester, M45 6TF				
Proposal:	Single storey extension at rear				

Application No.:	65591	App. Type:	FUL	05/08/2020	Approve with Conditions
Location:	71 Polefield Road, Prestwich, Manchester, M25 2GN				
Proposal:	Single storey rear extension				

Application No.: 65592 **App. Type:** TEL 31/07/2020 Prior Approval Required and Refused
Location: Verge adjacent to Bury Old Road, Prestwich, M25 1NL
Proposal: The installation of a 20m slim-line column supporting 6 no. antennas, 2 no. transmission dishes, 2 no. equipment cabinets and ancillary development thereto including a GPS module and 3 no. Remote Radio Units (RRUs)

Application No.: 65594 **App. Type:** FUL 29/07/2020 Approve with Conditions
Location: 9 Barnard Avenue, Whitefield, Manchester, M45 6TY
Proposal: First floor/two storey extension at side/rear and single storey extension at rear

Application No.: 65599 **App. Type:** FUL 30/07/2020 Approve with Conditions
Location: 1 Arundel Avenue, Whitefield, Manchester, M45 6TZ
Proposal: Single storey extension at side/rear

Application No.: 65605 **App. Type:** FUL 10/08/2020 Approve with Conditions
Location: 7 Mount Pleasant, Prestwich, Manchester, M25 2SD
Proposal: Demolition of conservatory followed by the erection of a single storey side and rear extension; Side dormer loft conversion

Application No.: 65618 **App. Type:** FUL 18/08/2020 Approve with Conditions
Location: 40 Poppythorn Lane, Prestwich, Manchester, M25 3BY
Proposal: Loft conversion with rooflights at front and dormer at rear

Application No.: 65656 **App. Type:** TEL 17/08/2020 Prior Approval Required and Granted
Location: Bury Old Road/Newtown Street, Prestwich, Manchester, M25 1HU
Proposal: The installation of a 20m slim-line column supporting 6 no. antennas, 2 no. transmission dishes, 2 no. equipment cabinets and ancillary development thereto including a GPS module and 3 no. Remote Radio Units (RRUs);

Ward: **Prestwich - Sedgley**

Application No.: 65529 **App. Type:** FUL 27/07/2020 Approve with Conditions
Location: 60 Meade Hill Road, Prestwich, Manchester, M25 0DJ
Proposal: Two storey extension at side and rear

Application No.: 65553 **App. Type:** FUL 21/08/2020 Approve with Conditions
Location: Lidl, 14 Bury New Road, Prestwich, Manchester, M25 0LD
Proposal: 1no. floor mounted dry cooler

Application No.: 65563 **App. Type:** FUL 27/07/2020 Approve with Conditions
Location: 99 Albert Avenue, Prestwich, Manchester, M25 0HE
Proposal: Loft conversion with front and rear dormers

Application No.:	65573	App. Type:	FUL	11/08/2020	Refused
Location:	5 Holmfield Avenue, Prestwich, Manchester, M25 0BH				
Proposal:	Demolition of existing dwelling and erection of 1 no. dwelling				
Application No.:	65575	App. Type:	LBC	31/07/2020	Approve with Conditions
Location:	Bent Hill, The Residences, Scholes Lane, Prestwich, M25 0NT				
Proposal:	Listed building consent for repairs and redecoration of external joinery items including windows patio doors and bargeboards & redecoration of previously painted external metalwork				
Application No.:	65580	App. Type:	FUL	29/07/2020	Refused
Location:	5 East Meade, Prestwich, Manchester, M25 0JJ				
Proposal:	Two/single storey extension at rear				
Application No.:	65598	App. Type:	FUL	29/07/2020	Approve with Conditions
Location:	3 West Meade, Prestwich, Manchester, M25 0JD				
Proposal:	Erection of front porch				
Application No.:	65603	App. Type:	FUL	05/08/2020	Refused
Location:	13 Silverdale Avenue, Prestwich, Manchester, M25 0FD				
Proposal:	Two storey extension at side/rear with roof extension; single storey rear extension; single storey front extension and first floor front extension				
Application No.:	65610	App. Type:	FUL	07/08/2020	Approve with Conditions
Location:	98 Park Road, Prestwich, Manchester, M25 0DY				
Proposal:	Two storey side extension with full rendering; new drive way entrance including dropped kerb				
Application No.:	65657	App. Type:	FUL	17/08/2020	Approve with Conditions
Location:	6 Woodland Crescent, Prestwich, Manchester, M25 9WQ				
Proposal:	Two storey extension at side; Single storey extension at side /rear; Porch at front				
Application No.:	65682	App. Type:	FUL	18/08/2020	Approve with Conditions
Location:	61 Kings Road, Prestwich, Manchester, M25 0LQ				
Proposal:	Single storey extension at rear and first floor extension at rear; Loft conversion with rear dormer and roof extension at side; Front porch and external alterations				
Application No.:	65684	App. Type:	FUL	21/08/2020	Approve with Conditions
Location:	4 Colchester Avenue, Prestwich, Manchester, M25 0LL				
Proposal:	First floor side extension				
Application No.:	65735	App. Type:	GPDE	21/08/2020	Prior Approval Not Required - Extension
Location:	41 Circular Road, Prestwich, Manchester, M25 9NR				
Proposal:	Prior approval of proposed single storey rear extension				

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

Application No.:	65409	App. Type:	FUL	10/08/2020	Refused
Location:	77 Carr Avenue, Prestwich, Manchester, M25 9TW				
Proposal:	First floor extension at rear				
Application No.:	65534	App. Type:	FUL	21/07/2020	Approve with Conditions
Location:	17 Highfield Road, Prestwich, Manchester, M25 3AQ				
Proposal:	Single storey rear extension				
Application No.:	65554	App. Type:	FUL	30/07/2020	Approve with Conditions
Location:	79 Agecroft Road West, Prestwich, Manchester, M25 9RF				
Proposal:	Single storey extension at front; Single/two storey extension at rear with roof terrace				
Application No.:	65611	App. Type:	FUL	05/08/2020	Approve with Conditions
Location:	8 Lynmouth Court, Prestwich, Manchester, M25 9TL				
Proposal:	Removal of existing garage to be replaced with single storey side extension				
Application No.:	65627	App. Type:	FUL	21/08/2020	Approve with Conditions
Location:	2 Butt Hill Road, Prestwich, Manchester, M25 9NJ				
Proposal:	Erection of detached garage				

Ward: **Radcliffe - East**

Application No.:	65126	App. Type:	FUL	21/08/2020	Approve with Conditions
Location:	Land at Brookbottom Road, Radcliffe, M26 4HX				
Proposal:	Erection of stable block with boundary fencing/gate and landscaping				
Application No.:	65506	App. Type:	FUL	21/07/2020	Approve with Conditions
Location:	Land at rear of 2-12 Bealey Avenue, Radcliffe, Manchester, M26 2QW				
Proposal:	Variation of condition nos. 2 (approved plans), 13 (flood risk assessment) & 14 (landscaping scheme) of p/p 63523 to allow for raising of land, provision of steps to front door of dwelling and lowering of fence				
Application No.:	65557	App. Type:	FUL	31/07/2020	Approve with Conditions
Location:	63-67 Blackburn Street, Radcliffe, Manchester, M26 1WG				
Proposal:	Change of use from shop (Class A1) to gymnasium (Class D2)				
Application No.:	65566	App. Type:	FUL	29/07/2020	Approve with Conditions
Location:	441 Bury And Bolton Road, Radcliffe, Manchester, M26 4LJ				
Proposal:	Single storey front extension, two storey side extension and single storey side/rear extension				
Application No.:	65590	App. Type:	LDCE	23/07/2020	Lawful Development
Location:	2 Hackney Close, Radcliffe, Manchester, M26 4UG				

Proposal: Lawful development certificate: As Occupiers we intend to have a Conservatory built to the dimensions; as indicated in the CAD drawings produced; by Radcliffe Glass and Windows. These are within the 'Permitted Development' Guidelines. To achieve this the Soil Waste Pipe and its connecting Drain/Inspection Chamber must be re-sited further along the rear wall of the property, as shown in the scale drawing. The Conservatory/Extension will be sited at the rear, spanning the dining room and kitchen French Doors. The Chamber's re-siting exact position will; by necessity; determined when excavation is undertaken. Work will be carried out in line with respect to Approved Document H. Confirmation is required from the Local Authority by the Freeholder's Agent's to ascertain the Conservatory will comply with 'Permitted Development' hence the LDC Application.

Application No.: 65596 **App. Type:** OUT 31/07/2020 Approve with Conditions
Location: Land at side of 13 Starling Road, Radcliffe, Manchester, M26 4LW

Proposal: Outline application for 1 no. new dwelling (all matters reserved except access)

Application No.: 65604 **App. Type:** FUL 17/08/2020 Approve with Conditions
Location: 35 Borough Avenue, Radcliffe, Manchester, M26 2QG

Proposal: Erection of 2 metre high boundary fence at side/rear and widening of existing driveway

Application No.: 65607 **App. Type:** FUL 05/08/2020 Approve with Conditions
Location: 44 Shetland Way, Radcliffe, Manchester, M26 4UH

Proposal: Two storey side extension; Single storey rear extension; Single storey front extension; Patio with retaining wall

Ward: **Radcliffe - North**

Application No.: 65319 **App. Type:** FUL 23/07/2020 Approve with Conditions
Location: 18 Saltram Close, Radcliffe, Manchester, M26 3XD

Proposal: First floor extension above existing attached garage

Application No.: 65552 **App. Type:** LDGP 23/07/2020 Lawful Development
Location: 37 Bury Old Road, Ainsworth, Bolton, BL2 5PF

Proposal: Lawful development certificate for proposed: Construction of new lounge extension to the West elevation (side), Construction of new lounge to the East elevation (side), Alterations to window and door openings, other small alterations to elevations, chimney stack removal and rendering of external elevations as shown on submitted drawings

Application No.: 65562 **App. Type:** FUL 23/07/2020 Refused
Location: 41 Arthur Lane, Ainsworth, Bolton, BL2 5PR

Proposal: Conversion of stable to dwelling with single storey extension

Application No.: 65581 **App. Type:** FUL 05/08/2020 Approve with Conditions
Location: 60 Winchester Road, Radcliffe, Manchester, M26 3LY

Proposal: Single storey extension at side/rear

Application No.: 65643 **App. Type:** FUL 30/07/2020 Approve with Conditions
Location: 27 Limesdale Close, Radcliffe, Bolton, BL2 6SH

Proposal: Two storey extension at side and single storey extension at side/rear

Application No.: 65653 **App. Type:** FUL 17/08/2020 Approve with Conditions
Location: 12 Ashcombe Drive, Radcliffe, Manchester, M26 3NL
Proposal: Single storey rear extension

Ward: **Radcliffe - West**

Application No.: 65608 **App. Type:** PIAPA 17/08/2020 Prior Approval Required and Granted
Location: 141 Ringley Road West, Radcliffe, Manchester, M26 1DW
Proposal: Prior approval for proposed change of use of first floor from shop to dwelling

Ward: **Ramsbottom + Tottington - Tottington**

Application No.: 65490 **App. Type:** FUL 21/07/2020 Approve with Conditions
Location: 12 Watling Street, Tottington, Bury, BL8 3QS
Proposal: First floor extension over existing ground floor extension with juliet balcony

Application No.: 65497 **App. Type:** FUL 29/07/2020 Approve with Conditions
Location: 317 Walshaw Road, Bury, BL8 1PX
Proposal: Dormers at front and rear

Application No.: 65537 **App. Type:** FUL 18/08/2020 Approve with Conditions
Location: 1 Collins Street, Tottington, Bury, BL8 3BW
Proposal: Raise height of boundary wall at side and rear to 1.8 metres

Application No.: 65583 **App. Type:** FUL 29/07/2020 Approve with Conditions
Location: Ralph Moor House, Turton Road, Tottington, Bury, BL8 3QE
Proposal: Demolition of existing agricultural building and erection of multi-purpose agricultural building

Application No.: 65616 **App. Type:** FUL 05/08/2020 Approve with Conditions
Location: 14 Pennington Street, Walshaw, Tottington, Bury, BL8 3BG
Proposal: Single storey rear extension

Ward: **Ramsbottom and Tottington - Ramsbottom**

Application No.: 65561 **App. Type:** FUL 24/07/2020 Approve with Conditions
Location: 10 Henwick Hall Avenue, Ramsbottom, Bury, BL0 9YH
Proposal: Single storey rear extension

Application No.: 65595 **App. Type:** FUL 24/07/2020 Approve with Conditions
Location: 77 Bury New Road, Ramsbottom, Bury, BL0 0BZ
Proposal: Conversion of detached garage to granny annexe including increase in height of roof ridge, eaves and additional floorspace

Application No.: 65613 **App. Type:** FUL 19/08/2020 Approve with Conditions
Location: 101 Holcombe Old Road, Ramsbottom, Bury, BL8 4NF
Proposal: External works to replace all timber window frames with hardwood timber double glazed frames

Ward: **Whitefield + Unsworth - Besses**

Application No.: 65572 **App. Type:** FUL 27/07/2020 Approve with Conditions
Location: 8 Parr Fold, Bury, BL9 8JB
Proposal: Single storey extension at rear and first floor extension at side

Application No.: 65617 **App. Type:** LDPC 11/08/2020 Split Decision
Location: 3 Harris Drive, Bury, BL9 8PS
Proposal: Lawful development certificate for

Proposal A proposed single storey rear extension and pitched roof over existing garage

Proposal B Pitched roof over front extension

Application No.: 65635 **App. Type:** FUL 18/08/2020 Approve with Conditions
Location: 4 Lydgate Close, Whitefield, Manchester, M45 8WW
Proposal: Construction of new front access ramp and steps with handrails plus new widened front entrance door

Application No.: 65655 **App. Type:** FUL 17/08/2020 Approve with Conditions
Location: 18 Swinton Crescent, Bury, BL9 8PA
Proposal: First floor side extension and external alterations

Application No.: 65666 **App. Type:** GPDE 05/08/2020 Prior Approval Not Required - Extension
Location: 3 Ashbrook Close, Whitefield, Manchester, M45 8LY
Proposal: Prior approval for proposed single storey rear extension

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

Application No.: 64911 **App. Type:** FUL 29/07/2020 Refused
Location: Land at Whitefield Golf Club, Higher Lane, Whitefield, Manchester, M45 7EZ
Proposal: Erection of 2 no. semi-detached dwellings

Application No.: 65358 **App. Type:** FUL 31/07/2020 Approve with Conditions
Location: 73 Higher Lane, Whitefield, Manchester, M45 7EZ
Proposal: Alterations to existing dwelling to form two apartments including including window replacement and block paving

Application No.: 65424 **App. Type:** LBC 31/07/2020 Approve with Conditions
Location: 73 Higher Lane, Whitefield, Manchester, M45 7EZ
Proposal: Listed building consent for alterations to existing dwelling to form two apartments including window replacement and block paving

Application No.:	65515	App. Type:	FUL	22/07/2020	Approve with Conditions
Location:	8 Greystoke Crescent, Whitefield, Manchester, M45 7UN				
Proposal:	Single storey extension at rear				
Application No.:	65535	App. Type:	FUL	21/07/2020	Approve with Conditions
Location:	246 Bury New Road, Whitefield, Manchester, M45 8QN				
Proposal:	Single storey rear extension				
Application No.:	65546	App. Type:	FUL	21/07/2020	Approve with Conditions
Location:	54 Ashbourne Grove, Radcliffe, Manchester, M45 7WL				
Proposal:	Single storey rear / side extension & two storey side extension				
Application No.:	65565	App. Type:	FUL	29/07/2020	Approve with Conditions
Location:	89 Ringley Road, Whitefield, Manchester, M45 7LH				
Proposal:	Single storey rear extension				
Application No.:	65570	App. Type:	FUL	27/07/2020	Approve with Conditions
Location:	38 Higher Lane, Whitefield, Manchester, M45 7FY				
Proposal:	Construction of existing hipped roof into a gable roof with loft conversion and rear dormer				
Application No.:	65582	App. Type:	FUL	29/07/2020	Approve with Conditions
Location:	8 Philips Drive, Whitefield, Manchester, M45 7PY				
Proposal:	First floor/two storey extension at side				
Application No.:	65593	App. Type:	FUL	07/08/2020	Approve with Conditions
Location:	141 Park Lane, Whitefield, Manchester, M45 7GT				
Proposal:	Two/single storey extension at side/rear and single storey extension at rear; External alterations to include new vehicular access at front				
Application No.:	65615	App. Type:	FUL	10/08/2020	Approve with Conditions
Location:	54 Dales Lane, Whitefield, Manchester, M45 7NN				
Proposal:	Two storey extension at rear and entrance porch to front				
Application No.:	65623	App. Type:	FUL	30/07/2020	Approve with Conditions
Location:	54 Middleton Drive, Whitefield, Bury, BL9 8DS				
Proposal:	Single storey rear extension and hip to gable roof extension with front dormer				
Application No.:	65629	App. Type:	FUL	21/08/2020	Approve with Conditions
Location:	Sedgley Park RuFC, Park Lane, Whitefield, Manchester, M25 7PA				
Proposal:	New balcony to front				

Application No.: 65648 **App. Type:** ADV 10/08/2020 Approve with Conditions
Location: 25 Radcliffe New Road, Radcliffe, Manchester, M26 1LE
Proposal: Free standing non-illuminated advertising sign

Application No.: 65654 **App. Type:** FUL 17/08/2020 Approve with Conditions
Location: 21 Wilton Street, Whitefield, Manchester, M45 7FT
Proposal: Single storey extension at rear

Application No.: 65658 **App. Type:** FUL 17/08/2020 Approve with Conditions
Location: 5 Ryecroft, Whitefield, Manchester, M45 7HZ
Proposal: Single storey extension at side; Two storey extension at side and first floor extension at front/side; Single storey extension to rear; Loft conversion and increase in roof height

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 65542 **App. Type:** FUL 17/08/2020 Approve with Conditions
Location: Brick House Farm, Griffe Lane, Bury, BL9 8QS
Proposal: Change of house type of dwelling on plot 7, approved under planning permission 57530 resulting in a single storey side and rear lean-to, with ramp to basement below. Plot rotated slightly and moved north by 1 metre. Previously approved pergola removed.

Application No.: 65543 **App. Type:** FUL 21/07/2020 Approve with Conditions
Location: Brick House Farm, Griffe Lane, Bury, BL9 8QS
Proposal: Change of house type of dwelling on plot 1, approved under planning permission 57530 resulting in a single storey side and rear lean-to, with some areas of render. Rotation from previous approval to avoid below ground mains.

Application No.: 65571 **App. Type:** TEL 27/07/2020 Prior Approval Required and Granted
Location: Blackford Bridge, Manchester Road, Bury, BL9 9TD
Proposal: Prior approval for installation of a 20 metre phase 8 pole with wrap around cabinet built around the base, 3 no. new equipment cabinets and ancillary development thereto

Application No.: 65597 **App. Type:** FUL 29/07/2020 Approve with Conditions
Location: 14 Goodison Close, Bury, BL9 8JY
Proposal: Erection of detached garden room at rear

Total Number of Applications Decided: **108**

REPORT FOR NOTING

Agenda Item 6

Bury
COUNCIL

**Agenda
Item**

6

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	01 September 2020
SUBJECT:	PLANNING APPEALS
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	<p>Planning Appeals:</p> <ul style="list-style-type: none"> - Lodged - Determined <p>Enforcement Appeals</p> <ul style="list-style-type: none"> - Lodged - Determined
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to the note the report and appendices
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A

Wards Affected:	All listed
Scrutiny Interest:	N/A

TRACKING/PROCESS

DIRECTOR:

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

1.0 BACKGROUND

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

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

2.0 CONCLUSION

That the item be noted.

List of Background Papers:-

Contact Details:-

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

Tel: 0161 253 5291

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**Planning Appeals Lodged
between 20/07/2020 and 23/08/2020**



Application No.: 65460/GPDE

Appeal lodged: 24/07/2020

Decision level: DEL

Appeal Type: Written Representations

Recommended Decision: Prior Approval Required

Applicant: Mr Nic Kyle

Location 52 Kenmore Road, Whitefield, Manchester, M45 8FS

Proposal Prior notification of proposed single storey rear extension

Application No.: 65474/LBC

Appeal lodged: 03/08/2020

Decision level: DEL

Appeal Type:

Recommended Decision: Refuse

Applicant: Brenda Howcroft

Location 35 Mount Pleasant, Nangreaves, Bury, BL9 6SR

Proposal Listed building consent for 5 no. replacement timber window frames

Total Number of Appeals Lodged: 2

**Planning Appeals Decided
between 20/07/2020 and 23/08/2020**



Application No.: 64981/FUL

Decision level: DEL

Recommended Decision: Refuse

Applicant: Ms Stothard

Location: 7 Miller Street, Summerseat, Ramsbottom, Bury, BL9 5PX

Proposal: Erection of garden shed at front

Appeal Decision: Dismissed

Date: 10/08/2020

Appeal type: Written Representations



Appeal Decision

Site visit made on 4 August 2020

by Andrew McGlone BSc MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 August 2020

Appeal Ref: APP/T4210/W/20/3252369

7 Miller Street, Summerseat, Ramsbottom BL9 5PX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms Sally Stothard against the decision of Bury Metropolitan Borough Council.
 - The application Ref 64981, dated 10 December 2019, was refused by notice dated 4 March 2020.
 - The development proposed is described as "retrospective application for the erection of a small garden shed within the front garden to 7 Miller Street."
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. I have, for completeness, used the appellant's full name which is set out on the appeal form in my decision.
3. The description of development in the heading has been taken from the planning application form. Part E of the appeal form states that the description of development has not changed, even though a different description has been entered. This matches the description of development on the decision notice. In any event, I saw that the garden shed had already been erected in accordance with the submitted plans. Based on my observations on site and given the consensus between the main parties, I have considered the proposal based on the description of development found on the decision notice and appeal form.

Main Issue

4. The main issue is whether the proposal would preserve or enhance the character or appearance of the Brooksbottoms/Rowlands Conservation Area (CA), the setting of the terrace, a non-designated heritage asset (NDHA), and the Green Belt.

Reasons

5. The appeal property is a two storey mid-terrace cottage which forms part of a 19th century terrace within the CA. The site lies in the village of Summerseat which is a named village in the Green Belt. The street extends in front of the terrace, but there is no vehicular access along here or to the rear of the terrace. A car park for residents to use is to the north of the terrace. Each property in the terrace has a modest front garden and no rear garden.
6. The proposal is a limited form of development and would not be a

- disproportionate addition over and above the size of the original dwelling. As it lies within the property's front garden, which is screened on either flank boundary, there would be no harm caused to openness. While the Council have referred to saved Policy OL1/3 of the Bury Unitary Development Plan (UDP), the proposal is not infill development that is governed by this policy.
7. During my site visit I saw various sheds or timber structures in the front gardens of neighbouring properties in the terrace. Photographs provided by the Council indicate that they, including the proposal, were present in late 2019. However, it is unclear whether or not these benefit from planning permission or how long they have been in situ. I understand that the Council is investigating them through their planning enforcement function. A further photograph has been submitted by the Council which appears to show that the front gardens of the terraced properties did not have any sheds or timber structures. It is unclear when this photograph was taken, but the Council's evidence suggests that the sheds and structures have been built in the last few years. On this basis, I attach very little weight to their presence and to their role in the special character of the CA and the setting of the terrace.
 8. The special character of the CA and in turn the setting of the terrace is linked to the two-character areas which make up the CA; Rowlands and Brooksbottoms. Both areas are joined by narrow roads and tracks and are characterised by a variety of architectural styles. The River Irwell and the East Lancashire Steam Railway line along with the former Brooksbottoms cotton mill (now known as The Spinnings) and terraces of workers cottages reflect the area's industrial past. Outbuildings in front of properties or visible from the public realm is not a characteristic of the CA. The terrace itself is a row of 15 tunnel-back Tudor-Gothic houses with their back to the road and consisting of three spaced-out gables with four-centred arched doorways with label hood moulds, two-light mullioned windows with label moulds on each floor. The central, northern and southern houses have a coped gable and quoined façade with an attic room. Most are rendered and painted white.
 9. Due to the shed's siting towards the front of the garden next to the road, it is, despite its modest size, prominent on approach to the site from the north. The front garden may be the only location available and to an extent existing landscaping screens views from the south. However, in its position, the design and the use of timber contrasts starkly with the terrace. The shed has been stained in a dark colour, but this does not alter my view that it has a harmful effect on the character and appearance of the CA. Further planting would not overcome that harm, given that it could not be secured in perpetuity.
 10. Having regard to paragraph 196 of the National Planning Policy Framework (the Framework) I consider the harm to the CA to be less than substantial. Even so, this still amounts to a harmful impact which adversely affects the significant of the CA as a heritage asset. The shed does provide storage space for garden equipment, furniture and tools so that the appellant can maintain and enjoy their garden. Given the internal space available, without the shed, this could lead to domestic paraphernalia being openly stored in the front garden. As such, the provision of storage does have a public benefit, though it does also have a private benefit for the occupants of the dwelling. However, the harm to the CA would, to which I attach considerable importance and great weight, in my view, clearly outweigh this moderate public benefit.
 11. As the terrace is a NDHA, Framework paragraph 197 calls for a balanced

judgement to be reached about the scale of any harm and the significance of the heritage asset. The appeal scheme has a direct effect on the terrace, although the effect caused lessens to the south. The design and use of materials would, given the siting of the shed, lead to an awkward contrast with the terrace. Notwithstanding the suggestion of further planting, a modest degree of harm would be caused to the significance of the NDHA.

12. Although the proposal accord with saved UDP Policy OL5/2 and Framework paragraph 145 in that the development would not be inappropriate development in the Green Belt, these matters are outweighed by my conclusion that the proposal would not preserve or enhance the character or appearance of the CA or the setting of the terrace. As such, the proposal does not accord with saved UDP Policies EN1/2, EN2/1, H2/3, EN2/2 and OL1/3; Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties; and Framework paragraphs 130, 196 and 197. Jointly these seek, among other things, development to preserve or enhance the special character or appearance of the CA, having regard to its materials, design and relationship with the surrounding area.

Other matters

13. The appellant may have looked at the Council's guidance before erecting the shed and erected it in good faith. However, as the shed is nearer to the highway than the dwelling, planning permission is required. While the appellant has incurred costs in doing so, parties in planning proceedings normally meet their own expenses. I have considered the proposal based on its merits and the evidence before me. Even so, it is open to the appellant to discuss any possible alternative with the Council with a view to finding a solution.

Conclusion

14. For the reasons set out above, I conclude that the appeal is dismissed.

Andrew McGlone

INSPECTOR

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REPORT FOR DECISION

Agenda Item 7

Bury
COUNCIL

**Agenda
Item**

07

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	1st SEPTEMBER 2020
SUBJECT:	DEVELOPMENT MANAGEMENT VALIDATION CHECKLIST CRITERIA SUSTAINABLE URBAN DRAINAGE SYSTEMS
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 were updated in February 2020. However, work has been going on in relation Sustainable Urban Drainage Systems to bring a uniform approach across the whole of Greater Manchester. This report seeks to adopt the updated checklist.

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 adopts a Greater Manchester wide 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.

- 2.5 The validation criteria does not add to existing regulation or the NPPF. It seeks to ensure that there is a standard base level of information submitted so that proposals can be judged. It would require a proforma to be completed that sets out details of a scheme so that demands arising from that scheme can then formulate clearly within proposals to ensure that surface water flood risk is dealt with or identified so that measures and mitigations can be designed in at an early stage rather than becoming tacked on additions, often suboptimal additions which otherwise would have been more properly understood when the proposals were being drafted up. When appropriately designed, eligible SuDS can then be offered for adoption by United Utilities, securing their future maintenance and sustainability. This obviously then makes the decision making process more informed.
- 2.6 For information, the criteria will apply to major developments which is defined in legislation as 10 or more dwellings or on sites exceeding 0.5 ha or changes of use of more than 1000m². The scheme of delegation aside from numbers of objections, requires major applications to be presented to PCC of over 50 dwellings.

3.0 Conclusion

- 3.1 The attached validation checklist in relation to SuDs is attached reflects the current requirements for planning applications reflecting the same information sought across Greater Manchester.
- 3.2 It is therefore requested that the Committee endorse and accept the updated validation list in relation to SuDs.

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
SuDs Proforma and Guidance 2020

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North West SuDS Pro-forma

Guidance for completing your pro-forma

Endorsed and recommended for use by:



Version	Date Agreed	Authors
Version 1	April 2020	Kevin Baker (Sefton Council) Philip Carter (Environment Agency) Francis Comyn (Rochdale Council) Laura Makeating (Merseyside FCERM Partnership) – Technical Lead Graham Perry (United Utilities) Helen Renyard (Cumbria County Council) Adam Sugden (Fylde Council) Dianne Taylor (Lancashire County Council) Sophie Tucker (United Utilities) - Technical Lead
Version 2	July 2020	Sophie Tucker (United Utilities) – Technical Lead Sally Whiting (North West RFCC)

Website: [The Flood Hub](#)

This website is an online resource which has been funded by the North West Regional Flood and Coastal Committee as a one stop shop for flood advice and information across the North West.

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WHAT DO I NEED TO SUBMIT WITH MY PLANNING APPLICATION?

It is important that your application can demonstrate the site can be sustainably drained; this is a principle of development. This should be demonstrated at the earliest opportunity.

If your development proposal is for major development¹, or in a Critical Drainage Area, regardless of your type of planning application, you must submit the following with your application for planning permission:

- 1. Site Specific Flood Risk Assessment (FRA)** - Where one is required under the [National Planning Policy Framework](#) and applicable Local Plan policies. In some cases, these also require you to submit a Sequential Test and/or Exception Test.
- 2. Sustainable Drainage Strategy** – This will include your overall approach and is where you will evidence your approach to surface water management. E.g. plans, drawings, calculations etc. It will also take account of any requirements identified in the FRA.
- 3. Sustainable Drainage Strategy: Pro-forma** – The pro-forma summarises and confirms the details contained within your Sustainable Drainage Strategy and Site Specific Flood Risk Assessment. It is intended to ensure all aspects of sustainable drainage have been considered. The information supplied should be appropriate and proportionate to the planning stage, further information can be gained from contacting your Local Planning Authority or Lead Local Flood Authority.

This document may form part of the Local Planning Authority's 'Planning Validation Checklist.' Planning applications for major development and for sites in Critical Drainage Areas that are not submitted with the above information will not be regarded as a 'valid' application.

This document contains information and guidance about what you need to submit in support of your major planning application.

¹ Major development is defined in Section 2 of [Statutory Instrument 2015 No. 595](#).

COMPLETING YOUR SUSTAINABLE DRAINAGE STRATEGY AND SUDS PRO-FORMA

What is a Sustainable Drainage Strategy?

The purpose of a Sustainable Drainage Strategy is to set out how surface water from a development site will be managed sustainably under both current and future conditions, and to support your proposed approach with appropriate evidence, such as drainage calculations and relevant plans and drawings.

The Sustainable Drainage Strategy must also set out how all sustainable drainage components are intended to be managed and maintained over the lifetime of the development to ensure that the sustainable drainage system will continue to perform throughout its design life.

How is a Sustainable Drainage Strategy different to a Site-Specific Flood Risk Assessment (FRA)?

A Site-Specific FRA assesses all sources of flood risk to and from the site and elsewhere, as a result of the development.

A Sustainable Drainage Strategy demonstrates how surface water from the development will be managed in line with national and local requirements for sustainable drainage systems and should incorporate the findings and address risks identified in the site specific FRA.

What is the purpose of the Pro-forma?

The pro-forma will support your planning application by ensuring that your sustainable drainage design, contained within your Sustainable Drainage Strategy, has considered and appropriately evidenced everything it needs to, reducing the risk of delays or refusal of your application as a result of a lack of information about sustainable drainage proposals.

What if I don't submit the pro-forma with my application?

The pro-forma may be a requirement of the planning validation checklist in the Local Planning Authority area your development proposal is in. This means if you do not submit a completed pro-forma your application will not be 'valid' and therefore will not be processed by the Local Planning Authority until a completed SuDS pro-forma has been received.

Where this pro-forma is not a requirement of the planning validation checklist it is strongly advised that a completed pro-forma is submitted as this will help to ensure that the minimum required information regarding your drainage proposals has been provided.

How do I complete the pro-forma?

You must fill in all white boxes in the pro-forma for the document to be accepted as complete. This guidance note will support you in completing the pro-forma.

FURTHER HELP AND ADVICE

It is advised that you employ an appropriately qualified drainage engineer to design all aspects of your site drainage, including taking account of in perpetuity maintenance of the system.

We would also encourage your drainage engineer to work with the landscape architect for the site.

Online tools and information

The [UK SuDS](#) and [Susdrain](#) websites are helpful in answering common questions on sustainable drainage design and also provide a range of tools, guidance and examples.

[UK Sustainable Drainage Guidance & Tools website](#), supported by HR Wallingford Ltd, provides a comprehensive list of frequently asked questions (FAQs).

The pro-forma can be completed using freely available tools such as [Tools for Sustainable Drainage Systems](#) or appropriate Industry Standard surface water management design software.

Pre-application service

Many Local Authorities offer a 'pre-application' service which enables applicants to obtain guidance and feedback from planning and other specialist officers before submitting their planning application, including from the Lead Local Flood Authority.

This service provides an opportunity for applicants to identify and discuss potential issues before submitting planning applications reducing the risk of applications being refused or delayed. There may be a charge for this service.

SECTION 1. APPLICATION AND DEVELOPMENT DETAILS

What is meant by 'Drained Area' of Development?

Any area that may contribute to flows within the proposed drainage system. They may be either from permeable or impermeable areas and can also include areas from outside the proposed development area.

Do I need to submit a Site-Specific Flood Risk Assessment (FRA)?

Under **Footnote 50 of Paragraph 163 of the [National Planning Policy Framework](#)** a Site-Specific FRA is required if your development is:

- in Flood Zones 2 and 3 (this applies to all development types)
- in Flood Zone 1, for proposals involving: sites of 1 hectare or more
- on land which has been identified by the Environment Agency as having critical drainage problems
- on land identified in a strategic flood risk assessment as being at increased flood risk in future
- on land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use

If your development proposal meets any of these criteria, there are no exemptions to a Site-Specific FRA and you must submit one in order for your planning application to be validated by the Local Planning Authority.

What information does my Flood Risk Assessment need to include?

The information your Site-Specific FRA needs to include is contained within '[Flood risk assessment for planning applications](#)' and the [Planning Practice Guidance](#).

Reference should also be made to the Local Planning Authority's Strategic Flood Risk Assessment for locally specific guidance and information.

The detail and technical complexity of any Site-Specific FRA will reflect the scale, nature and location of your development proposal.

What if I am unable to complete a Site-Specific Flood Risk Assessment?

It is recommended that someone appropriately qualified is employed to undertake an FRA. If you meet the requirements for a Site-Specific FRA and you must submit one for your planning application to be validated by the Local Planning Authority.

How do I work out the expected lifetime of the development?

The [Planning Practice Guidance](#) states all residential developments have an expected minimum lifetime of 100 years, unless there is specific justification for considering a shorter period.

For non-residential development, you need to specify how long you expect the development to last taking account of the advice given in the [Planning Practice Guidance](#).

Development Type - What is classified as 'Greenfield' and 'Previously Developed'?

It is important that you are clear on the difference between 'Greenfield' and 'Previously Developed' sites in the context of drainage – not planning – and therefore the surface water drainage design standard expected for your development site.

Previously Developed / Brownfield

If you are proposing to use an existing drainage system for surface water management on your development site, your drainage system can be designed to 'previously developed' standards. For sites covered by buildings or impermeable hard surfaces this may require a reduction to existing rates to be applied in order to satisfy local planning policies – please check with your Local Planning Authority (LPA).

For the avoidance of doubt, 'use of an existing drainage system' means utilising the **entirety** of the existing drainage system on site and does not refer to simply the point of discharge.

- **Example:** If you are proposing to demolish an existing building and replace it with a new building but will use the existing means of surface water removal in entirety, this would be classified as 'previously developed.'

Greenfield

If you are proposing to install a new drainage system for surface water management on your development site then your drainage system must be designed to 'greenfield' standards, even if the land has been previously developed. It may be worth checking your Local Planning Authority's Local Plan for a local policy position.

- **Example 1:** If you are proposing to construct buildings on land which has been previously developed (i.e. brownfield) but are installing a new surface water drainage system connecting to the existing outfall, this would be classified as 'greenfield.'
- **Example 2:** If you are proposing to construct buildings on unbuilt 'green' land and will be installing a new surface water drainage system connecting to a new or existing outfall, this would be classified as 'greenfield.'

SECTION 2: IMPERMEABLE AREA AND EXISTING DRAINAGE

How do I work out the impermeable area?

Anything that has, or will have, impermeable surfaces within the curtilage of your development site must be included here. This includes impermeable roads, footpaths and buildings.

What should be considered as existing flow routes and flood risks?

Any flows that will enter and cross the development site. The catchment area above the site should also be considered and details of how these existing flow routes will be managed through the site so that flooding is not increased either within or outside the site.

Do I need to consider flows coming onto the site?

Yes, any flows that are likely to flow onto the site need to be considered as part of the planning submission. Details on how the flows enter the site and how they will be managed once the development is complete should be included.

For example, surface water from adjacent land may run overland across the development site. You must assess how best to deal with this runoff and ensure you do not block its path with the new development. You may need to mitigate against this potential flood risk by creating a flow path through the site or diverting the flow around the site.

What areas should be considered for the contributing areas in hydraulic models?

Any areas flowing into the drainage system should be considered as part of the contributing areas. These can be either permeable or impermeable areas. You should consider how you will achieve this if your software package only assumes runoff from impermeable areas.

SECTION 3: PEAK RUNOFF RATES

Why is this information required?

[Defra's Technical Standards for Sustainable Drainage Systems](#) require peak runoff rates from development sites to be restricted in line with Technical Standards S2, S3 and S6, unless S1 applies.

What is the 'peak runoff rate'?

This is the maximum flow rate at which surface water runoff leaves the site during the critical storm event.

How do I calculate Existing Runoff Rates from Previously Developed / Brownfield sites?

The available methods of calculating runoff rates from previously developed sites are outline in **Chapter 24.5 of [The SuDS Manual \(C753\)](#)**. Discuss with the LLFA if you are unsure.

How do I calculate Greenfield Runoff Rates?

The available methods of calculating Greenfield runoff rates are outline in **Chapter 24.3 of [The SuDS Manual \(C753\)](#)**. Discuss with the LLFA if you are unsure.

What about watercourses discharging to estuarial waters that are tidally affected?

Where the drainage system discharges to a surface water body that can accommodate uncontrolled surface water discharges without any impact on flood risk from that surface water body (e.g. the sea or a large estuary) the peak flow control standards and volume control technical standards need not apply.

Confirm with your LLFA prior to planning application submission.

Which methodologies should be used to calculate discharge rates?

Methodologies listed in **Chapter 24 of [The SuDS Manual \(C753\)](#)** are considered appropriate.

What values do I use for Qbar?

Qbar is the peak rate of flow from a catchment for the mean annual flood, a return period of approximately 1:2.3 years. Qbar_{rural} should be used for this value.

What must I limit proposed post-development surface water discharge rates to?

That depends on the approach you take to limiting the amount of surface water discharged from the site.

Approach 1 (Long Term Storage) controls discharge rate and discharge volume by providing long-term storage, allowing an attenuated volume equivalent to the 1:100 year 6 hour greenfield event to be discharged at the greenfield 1:100 year rate for the 1 in 100 year 6 hour event (plus an allowance for climate change). Additional post-development runoff volume should be infiltrated into the ground or released at a rate no greater than 2 l/s/ha.

Therefore, in accordance with Standard S2 and S3 of [Defra's Technical Standards for Sustainable Drainage Systems](#) the following discharge rates from the development to any highway drain, sewer or surface water body must be achieved:

Greenfield Site: For greenfield developments, the peak runoff rate from the development to any highway drain, sewer or surface water body for the 1 in 1 year rainfall event **and** the 1 in 100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.

Previously Developed Site:

For developments which were previously developed, the peak runoff rate from the development to any drain, sewer or surface water body for the 1 in 1 year rainfall event **and** the 1 in 100 year rainfall event must be as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment for that event.

Approach 1 is the preferred approach but is only appropriate when the volume of surface water discharged from the site for the 1 in 100 (plus climate change) 6 hour event is limited to the greenfield equivalent. This is achieved through the use of long-term storage (if the actual greenfield volume cannot be achieved) which will either be infiltrated into the ground or released at a rate no greater than 2 l/s/ha.

Approach 2 (Attenuation Only) provides an alternative where the greenfield runoff volume cannot be achieved/it can be demonstrated that long term storage is unachievable. In accordance with S6 of [Defra's Technical Standards for Sustainable Drainage Systems](#), which requires runoff volume to be discharged at a rate that does not adversely affect flood risk, rainfall events up to and including the 1:100 year (plus climate change) event should be attenuated and released at the greenfield Qbar rate.

For more information you can refer to the following:

- **Chapter 3.3 of [The SuDS Manual \(C753\)](#)**
- **[Rainfall runoff management for developments](#)** (Environment Agency)
- **[Assessing attenuation storage volumes for SuDS](#)** (CIRIA)

To mitigate for climate change the proposed 1 in 100 year (plus climate change allowance) rainfall event must be no greater than the existing 1 in 100 year rainfall event runoff rate. If this cannot be achieved, surface water flood risk increases under climate change.

To avoid delays or refusal it is advisable to confirm with your LLFA that your proposed discharge rate is acceptable prior to submission if the rate of discharge is higher than the greenfield equivalent. The proposed rate must be justified and appropriately evidenced as there is a presumption that greenfield rates are achievable for the majority of sites.

What volumetric and routing coefficients should I use?

You should not assume software package default values will be acceptable – you must be able to justify the parameters you have used. Refer to **Chapter 24 of [The SuDS Manual \(C753\)](#)** for more information

How can I restrict flow rates?

It is recommended that you refer to [The SuDS Manual \(C753\)](#) for options of how to restrict your flow rate(s), essentially the options available are:

- vortex control systems
- inlets, outlets and flow control systems

SECTION 4: DISCHARGE VOLUME

What is 'discharge volume' and why must I consider it?

Discharge volume is the total volume of water leaving the development site for a particular rainfall event.

Introducing new impermeable surfaces increases surface water runoff and therefore can increase flood risk within and outside the development. By understanding the increase in surface water runoff volume measures can be taken to attenuate flows and mitigate any potential flood risk outside of the development.

[Defra's Technical Standards for Sustainable Drainage Systems](#) require runoff volume from development sites to be restricted in line with Technical Standards S4, S5 and/or S6, unless S1 applies.

What must proposed post-development surface water discharge volume be limited to?

In line with Standard S4 and S5 of [Defra's Technical Standards for Sustainable Drainage Systems](#) the following discharge volumes from the development to any highway drain, sewer or surface water body must be achieved:

Greenfield Site: For greenfield development, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event should never exceed the greenfield runoff volume for the same event.

Previously Developed Site: For developments which have been previously developed, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event must be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but should never exceed the runoff volume from the development site prior to redevelopment for that event.

Where it is not reasonably practicable to constrain the volume of runoff to any drain, sewer or surface water body in accordance with the above, the runoff volume must be discharged at a rate that does not adversely affect flood risk (usually Q_{bar}). Discuss with your LLFA pre-application if this is not achievable.

Why do I need to calculate the runoff volume for the 100 year 6 hour storm event?

This is a simple method of calculating the volume of surface water discharging from a development site to determine whether there will be an increase in runoff volume discharging to the downstream catchment and subsequently whether there will be an increase in flood risk

By using a single specific storm event such as the 100 year 6 hour storm event, we are able to compare the volumetric runoff response from the existing site and the developed site.

The greenfield runoff volume generated by the 100 year 6 hour storm is the maximum volume that can be attenuated and discharged at the 1:100 year greenfield discharge rate. Additional volume generated as a result

of development for the 1:100 (plus climate change event) 6 hour storm should utilise long-term storage and either infiltrate into the ground or discharge at a rate of 2 l/s/ha.

For more information, refer to the FAQ section on uksuds.com.

How can I demonstrate that the proposed post-development surface water discharge volume has taken account of climate change?

To mitigate for climate change, the volume discharge from site during the 1:100 year + climate change event should be no greater than the greenfield_1 in 100 year event.

The appropriate climate change allowance must be applied. **See guidance under Section 5** for what climate change allowance you need to apply.

SECTION 5: STORAGE

Why is this information required?

[Defra's Technical Standards for SuDS](#) requires flood risk within the development to be considered and the sustainable drainage system designed to ensure flooding doesn't occur on-site or elsewhere during certain rainfall events in line with Technical Standards S7, S8 and S9.

How can I provide storage for surface water?

To slowly release surface water at a restricted (attenuated) rate you will need to provide storage where excess flows can be held.

Paragraph 165 of the [National Planning Policy Framework](#) encourages multifunctional benefits of sustainable drainage systems and opportunities to achieve this are encouraged, for example through the use of detention basins, ponds, wetlands and swales.

It can be more cost effective to store volumes of water across a site in sub-catchments as part of the SuDS management train rather than storing at one location prior to discharge ([Assessing attenuation storage volumes for SuDS, CIRIA fact sheet](#)).

Please note that regardless of the approach used, it is important to run a range of duration events to ensure the worst case condition is found for each drainage element on the site.

What climate change allowance do I need to provide?

The capacity of SuDS must provide effective drainage for the development, taking account of the likely impacts of climate change and the likely changes in impermeable area within the site over the lifetime of the development.

To establish the correct climate change allowance to apply to your sustainable drainage design, you must start by confirming the expected [lifetime of your development](#).

Taking this into account, most Lead Local Flood Authorities require you to apply the 'Upper End' allowance of 40% set out in Table 1 below. **Discuss with the Lead Local Flood Authority if unsure.**

Table 1: Climate change allowance to be applied

Maximum lifetime of the development	'2020s' (2015 to 2039)	'2050s' (2040 to 2069)	'2080s' (2070 to 2115)
Climate change allowance to be applied	10%	20%	40%

Source: Table 2 of ['Flood risk assessments: climate change allowances'](#).

What rates should I use for Urban Creep?

Urban creep is the conversion of permeable surfaces to impermeable over time e.g. surfacing of front gardens to provide additional parking spaces, extensions to existing buildings, creation of large patio areas.

The appropriate allowance for urban creep should be included in the design of the drainage system over the lifetime of the proposed development.

In accordance with Section 24.7.2 of [The SuDS Manual \(C753\)](#) and Section 8.3 of [BS 8582:2013 Code of practice for surface water management for development sites](#), to allow for future urban expansion within the development an increase in paved surface area of 10% is to be applied if there is no specified value stipulated by the Lead Local Flood Authority or Local Planning Authority.

SECTION 6: WATER QUALITY PROTECTION

Why do I need to consider water quality in my proposal?

All surface water runoff is, to some degree, contaminated. You are asked to identify the pollution hazard level associated with the proposed development. This is the first stage in identifying an appropriate surface water SuDS treatment train as part of your drainage design to consider the risks of pollution to controlled waters.

This information is required to satisfy **Paragraph 170 of the [National Planning Policy Framework](#)** and is therefore necessary to consider before a surface water drainage strategy can be agreed.

Why do I need to consider if the ground is contaminated?

The previous use of the site will also influence the type of sustainable drainage system proposed. For example, if the ground is contaminated the use of infiltration would not be appropriate.

This is acknowledged within Section 7b of the pro-forma as a reason why infiltration has been discounted '*Evidence to confirm that infiltration to ground would result in a risk of deterioration to ground water quality*'.

How can I demonstrate that I have considered water quality?

You can take measures to reduce contamination and therefore negative impacts on the water quality of receiving water bodies by including an appropriate treatment train as part of your sustainable drainage system in accordance with [The SuDS Manual \(C753\)](#).

The level of treatment required in the surface water drainage system will be dependent on the nature and scale of the proposed development. This is called the 'pollution hazard level' and once this is known [The SuDS Manual \(C753\)](#) provides detailed technical guidance on how to quantify which SuDS features will provide an appropriate level of treatment for a given land use.

What if my development poses a medium or high pollution hazard level?

For all high pollution hazard level developments, a more detailed assessment of the pollution risks from surface waters will be required as an appropriate surface water SuDS treatment train cannot be established without it. This information will be required before a surface water drainage strategy can be agreed.

For some medium pollution hazard level developments, further detailed assessment will be required to consider the risks of pollution to controlled waters and determine what SuDS features would be most appropriate. This information will be required before a surface water drainage strategy can be agreed.

Developments with a High and / or Medium pollution hazard potential may also require an [Environmental Permit from the Environment Agency](#). For proposals of this nature, it is advisable to undertake pre-application discussions with the Environment Agency. The Environment Agency charge for providing detailed planning guidance through their discretionary advice service. More information is available [here](#).

On contaminated sites, sufficient information should be submitted to demonstrate that the SuDS components proposed will not increase the risk of pollution to controlled waters through the mobilisation of contaminants and/or the creation of new pollution pathways.

What if my development poses a low pollution hazard level?

For low pollution hazard level developments, you should incorporate an appropriate surface water SuDS treatment train into the design of your sustainable drainage system. [The SuDS Manual \(C753\)](#) provides detailed technical guidance on how to quantify which SuDS features will provide an appropriate level of treatment for your given land use.

SECTION 7: DETAILS OF YOUR SUSTAINABLE DRAINAGE SYSTEM

Functions of your Sustainable Drainage System

Development often alters natural drainage by replacing free draining and/or vegetated ground with impermeable surfaces, gullies, pipes and channels. These changes result in an increase in the total volume and flow of runoff from a site.

For this reason, it is encouraged for applicants to consider how they can first utilise rainwater as a resource within their proposals, and to promote source control (managing rainfall close to where it falls) which promotes natural losses through soakage, infiltration and evapotranspiration.

This will help to reduce discharges of surface water from site in the smaller rainfall events, helping to retain it onsite similar to the pre-developed condition.

What is the SuDS Hierarchy?

The hierarchy of drainage options is outlined in the [Planning Practice Guidance](#).

Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable.

This is outlined as follows, in order of priority:

- 1. into the ground (infiltration);**
- 2. to a surface waterbody;**
- 3. to a surface water sewer or highway drain;**
- 4. to a combined sewer.**

Applicants must submit robust justification and appropriate evidence, to demonstrate how each level has been discounted. The evidence required at each stage of the hierarchy is specified in the 'Evidence Required' column of the pro-forma.

When can infiltration be used in drainage design?

Infiltration allows surface water runoff to infiltrate into the ground and should be used wherever possible. Infiltration is encouraged to be used alongside and in addition to other SuDS techniques, for example, to deliver interception for the upstream hardstanding areas, and can help reduce the amount of attenuation required for a site and replicate greenfield conditions for frequent rainfall events. Where ground conditions allow, discharge to ground via infiltration can be used as the effective outfall for surface water disposal (as per the above hierarchy).

Maximising infiltration, for example through source control measures, reduces the volume of runoff and can therefore reduce the volume of attenuation you need to provide as part of your sustainable drainage system.

Infiltration can also:

- be effective at pollutant removal via filtering through the soils
- be simple and cost-effective to construct and maintain

Why do I need to submit a 'Plan B' sustainable drainage design?

For proposals, particularly outline applications, where the effective outfall is to ground (via infiltration) the applicant should consider an alternative 'Plan B' sustainable drainage design utilising an alternative discharge method, for the event that infiltration proposals are not feasible upon site specific ground investigation.

What minimum evidence do I need to provide in this section for an outline application?

For both your Plan A and Plan B SuDS designs, the minimum information you should provide is a desktop study of the ground conditions on your development site.

If you have also undertaken ground investigations e.g. a geotechnical survey and/or infiltration testing you should also submit these in support of your application, in accordance with the 'evidence checklist'.

Where can I find information on indicative ground conditions?

British Geological Survey offers a 'SuDS Infiltration Map' service which will provide a comprehensive indication on whether infiltration will be feasible on your development site. This information can be submitted in support of your application and will support you in designing your sustainable drainage system:

<https://www.bgs.ac.uk/products/hydrogeology/infiltrationSuds.html>

Your Local Planning Authority may also have more local information on ground conditions in the area.

What level of detail do I need to provide in my Plan B SuDS design?

As this is an alternative SuDS design, the design should be based on assumptions that key variables (e.g. ground conditions) of your 'Plan A' design are unfeasible and provide:

- a description of how and where you intend to store and discharge surface water.
- a map showing where you intend to store and discharge surface water.

NOTE: The volume of storage and rate of surface water discharge for your Plan B design will remain unchanged.

What is a Watercourse Survey Report?

This survey and report details the condition of the watercourse to which the site drains including cross-sections of any adjacent watercourses for appropriate distance upstream and downstream of the discharge point (as agreed with the Lead Local Flood Authority and/or Environment Agency).

In cases of culverted watercourses a CCTV survey may be required to demonstrate its structural condition.

Under what circumstances will I need watercourse permission?

If your development proposals are within 8 metres of the top of the banks of a watercourse (16 metres of a main river if it involves quarrying or excavation or if it is a tidal main river) or make changes to a watercourse, you may need a Consent or Permit **in addition to** planning permission.

The requirement for a Consent or Permit is **separate to and independent of** any planning permission given by the Local Planning Authority. This means that the grant of planning permission does not guarantee that Consent or a Permit will be given.

What type of watercourse permission do I need and how do I apply?

Watercourses have two classifications – ‘ordinary’ and ‘main river’ – and this determines what type of permission you require.

- **Main Rivers** are watercourses which **have** been designated as a ‘Main River’ on the Environment Agency's ‘Main River’ map. Works near to or on these watercourses may require a [Permit](#) from the Environment Agency.
- **Ordinary Watercourses** are watercourses which **have not** been designated as a ‘Main River’ on the Environment Agency's ‘Main River’ map. Works to these watercourses require consent from the LLFA.

You can identify whether a watercourse is classified as a ‘main river’ or ‘ordinary watercourse’, by viewing the Environment Agency's [‘Main River Map’](#).

When do I need to apply for watercourse permission?

It is strongly advised that you obtain any required Consent or Permit **before or concurrently** as you apply for planning permission to avoid delays. This is supported by **Paragraph 42 of the [National Planning Policy Framework](#)** which encourages parallel processing of other required consents.

You **must** obtain your Consent or Permit before undertaking any work on site. You are breaking the law if you carry out activity without one and may be subject to enforcement action if you do not obtain the necessary permission.

How can I obtain agreement to discharge to the sewer from the Water and Sewerage Company?

You must have written approval from the Water and Sewerage Company before you can connect to a public sewer.

United Utilities will advise a maximum rate of discharge. However, the final discharge rate is to be agreed with the Lead Local Flood Authority and is unlikely to be greater than greenfield runoff rates. Any discharge to the public sewer is on the condition that the other options, as outlined within the surface water hierarchy of discharge options (in order of priority) have been discounted.

Proposed SuDS component types

In this section, the applicant should identify the SuDS components proposed as part of their sustainable drainage system design that are:

- Within the property boundary
- Within the development site boundary
- Not within the boundary of the proposed development (off site).

[Susdrain website](#) provides a useful overview of different SuDS components.

What if part of the proposed SuDS is outside the curtilage of the development site?

If any part of your proposed sustainable drainage system is outside of the curtilage of the development site **AND** the applicant owns the land, you must submit a plan showing the amended curtilage of the development site to the Local Planning Authority.

If your point of discharge for your sustainable drainage system is through/via land that is **NOT** owned by the applicant, you must secure an appropriate legal agreement with the land owner for construction works, access, ownership and in perpetuity maintenance of the asset. Evidence of this must be supplied to the LLFA.

When would I need a Third Party Landowner Agreement?

If you are constructing any part of your sustainable drainage system on land that is **NOT** owned by the applicant i.e. 'off site' as indicated in Section 7c of the pro-forma.

You must secure an appropriate agreement with the landowner for construction works, access, ownership and in perpetuity maintenance of the asset. Evidence that this has been secured must be provided **before** the approval of your final confirmed sustainable drainage design.

What are the 'types' of pervious pavements?

You can find details of this in **Chapter 20 of [The SuDS Manual C753](#)**.

Where can I find guidance on designing for exceedance?

[CIRIA Designing for exceedance in urban drainage - good practice \(C635\)](#).

SECTION 8: OPERATION AND MAINTENANCE

Why do I need to consider operation and maintenance of the sustainable drainage system?

Operation and maintenance of the SuDS system should be considered at an early stage. The Designer has an obligation to design for maintenance under The Construction (Design and Management) Regulations 2015.

Paragraph 165 of the [National Planning Policy Framework](#) requires maintenance arrangements to be put in place to ensure an acceptable standard of operation for the lifetime of the development.

[Sustainable Drainage Systems: Written Statement - HCWS161](#) states that ‘in considering planning applications, local planning authorities should consult the relevant lead local flood authority on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development’.

[Defra's Technical Standards for Sustainable Drainage Systems](#) state:

***S10** Components must be designed to ensure structural integrity of the drainage system and any adjacent structures or infrastructure under anticipated loading conditions over the design life of the development taking into account the requirement for reasonable levels of maintenance.*

***S11** The materials, including products, components, fittings or naturally occurring materials, which are specified by the designer must be of a suitable nature and quality for their intended use.*

What do I need to provide to demonstrate maintenance arrangements are or can be put in place?

Applicants must provide the information listed within the ‘Evidence Required’ columns of the pro-forma to demonstrate to the Local Planning Authority (LPA) that clear arrangements will be in place for on-going management and maintenance over the lifetime of the development.

What are the maintenance options for sustainable drainage systems?

There are a range of viable maintenance options for the ownership and adoption of sustainable drainage systems, therefore the applicant should clearly state their proposed maintenance and management arrangements.

The applicant should identify any of the adopting bodies that you will be offering your sustainable drainage components for adoption.

What about SuDS components that are within a property boundary (e.g. roof garden)?

The applicant may be required to enter into a Section 106 agreement prior to the grant of planning permission, requiring that any sustainable drainage components on private property (e.g. individual houses) are maintained in perpetuity by the landowner enforced by a Deed of Grant and applied to the freehold title.

For any SuDS components proposed within the curtilage of a private property (e.g. individual houses) the developer should clearly set out any maintenance responsibilities for those SuDS components and potential implications of non-maintenance, and ensure this is communicated to the purchaser of such properties.

Developers are encouraged to provide details of SuDS components on the development site, both communal and private (property level), for inclusion within the Home Information Pack.

GLOSSARY

Combined Sewer	A sewer that drains both rainwater and foul water.
Curtilage	Land area within property boundaries
Culvert	A covered structure under a road, embankment etc, to direct the flow of water.
Evapotranspiration	The process by which the Earth's surface or soil loses moisture by evaporation of water and by uptake and then transpiration from plants.
Exceedance design	Designing a system to manage effectively events that exceed (i.e. are bigger and rarer than) the drainage system's required level of service.
Exceedance event	A rainfall or flow event that exceeds (i.e. is bigger and rarer than) the design event, not to be confused with an extreme event.
Exceedance flows	Flows in excess of those for which a system is designed
Four pillars of SuDS	The types of benefits that can be achieved by SuDS will be dependent on the site, but fit broadly into four categories: water quantity, water quality, amenity and biodiversity. These are also referred to as the four pillars of SuDS design.
Flood routing	Design and consideration of above-ground areas that act as pathways permitting water to run safely overland to minimise the adverse effect of flooding. This is required when the design capacity of the drainage system has been exceeded
Geohazard	A geologic hazard. In the case SuDS, this is particularly relevant for infiltration. See Chapter 25.2.3 of The SuDS Manual (C753) for more information.
Greenfield runoff	The surface water runoff regime from a site before development.
Home-zone	As a residential street where people and vehicles share the whole of the street space safely, and on equal terms, where quality of life takes precedence over the ease of traffic movement.
Infiltration	The passage of surface water through the surface of the ground / the entry of groundwater to a sewer.
Interception	The capture and retention on site of the first 5mm (or other specified depth) of the majority of all rainfall events
Management train	The sequence of drainage components that collect, convey, store and treat runoff as it drains through the site.

Modified flow routes	Flow routes that have been modified as a result of the development.
Ordinary Watercourse	Any watercourse that does not form part of a main river and is not classified as a main river.
Peak flow	The point at which the flow of water from a given event is at its highest.
Riparian landowner	A riparian landowner is the owner of land that is next to a watercourse or has a watercourse running through or beneath it. Riparian landowners have discrete legal rights and responsibilities in relation to the watercourse and its banks.
Source control	The control of runoff at or near its source, so that it does not enter the drainage system or is delayed and attenuated before it enters the drainage system.
SuDS component	An individual element of the drainage system that conveys, stores and/or treats surface water runoff. Susdrain website provides an overview of different SuDS components.
Treatment	Improving the quality of water by physical, chemical or biological means
Treatment train	Improving the quality of water by physical, chemical or biological means via a sequence of drainage components (see management train).
Urban creep	The increasing density of development, due to extensions, paving over of gardens and other permeable areas, and the addition or extension of roads or buildings, which increases the impermeability of developed areas and causes rates and volumes of runoff to rise.

NORTH WEST SuDS PRO-FORMA

This pro-forma is a requirement for any planning application for major development.

It supports applicants in summarising and confirming how surface water from a development will be managed sustainably under current and future conditions.

Your sustainable drainage system should be designed in accordance with [CIRIA The SuDS Manual C753](#) and any necessary adoption standards.

HOW TO COMPLETE

Blue Box	Instruction/ Question
Orange Box	Evidence Required
White Box	To be completed by Developer / Consultant

1. Complete ALL white boxes
2. Submit this pro-forma to the Local Planning Authority, along with:
 - Sustainable Drainage Strategy
 - Site Specific Flood Risk Assessment (if required)
 - Minimum supporting evidence, as indicated in orange boxes of this pro-forma.

GUIDANCE TO SUPPORT YOU

The pro-forma should be completed in conjunction with 'Completing your SuDS Pro Forma Guide.'

The pro-forma can be completed using freely available tools such as [Tools for Sustainable Drainage Systems](#) or appropriate industry standard surface water management design software.

SECTION 1. APPLICATION & DEVELOPMENT DETAILS

Planning Application Reference <i>(if available)</i>		
State type of planning application <i>i.e. Pre-application, Outline, Full, Hybrid, Reserved Matters*</i> *Information only required if drainage is to be considered as part of reserved matters application		
Developer(s) Name:		
Consultant(s) Name:		
Development Address <i>(including postcode)</i>		
Development Grid Reference <i>(Eastings/Northings)</i>		
Total Development Site Area (Ha)		
Drained Area (Ha)* of Development		
Please indicate the flood zone that your development is in. Tick all that apply. <i>Based on the Environment Agency Flood Map for Planning and the relevant Local Authority Strategic Flood Risk Assessment (to identify Flood Zones 3a/3b).</i>		Flood Zone 1 <input type="checkbox"/> Flood Zone 2 <input type="checkbox"/> Flood Zone 3a <input type="checkbox"/> Flood Zone 3b <input type="checkbox"/>
What is the surface water risk of the site? Tick all that apply. <i>Based on the Environment Agency Surface Water Flood Map.</i>		High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/>
Have you submitted a Site Specific Flood Risk Assessment (FRA)? <i>See separate guidance notes for clarification on when a FRA is required</i>		Yes <input type="checkbox"/> No <input type="checkbox"/>
Have you submitted a Sustainable Drainage Strategy?		Yes <input type="checkbox"/> No <input type="checkbox"/>
Does your drainage proposal provide multi-functional benefits via SuDS?		Yes <input type="checkbox"/> No <input type="checkbox"/>
Expected Lifetime of Development <i>(years)</i> <i>Refer to Planning Practice Guidance "Flood Risk and Coastal Change" Paragraph 026</i>		
Development Type:		State Proposed Number of Units
Greenfield Site <ul style="list-style-type: none"> Site is wholly undeveloped, and a new drainage system will be installed 		<input type="checkbox"/>
Previously Developed/ Brownfield Site <ul style="list-style-type: none"> Site is already developed, and the <u>entirety</u> of the existing surface water drainage system will be used to serve the new development (evidence must be provided to prove existing surface water drainage system is reusable); OR Where records of the previously developed system are not available so that the hydraulic characteristics of the system cannot be determined or where the drainage system is not in reasonable working order i.e. broken, blocked or no longer operational for other reasons, then one of the approaches outlined in Section 24.5 of The SuDS Manual (C753) should be adopted. 		<input type="checkbox"/>
Please list any relevant document and or drawing numbers (including revision reference) to support your answers to Section 1.		

SECTION 2: IMPERMEABLE AREA AND EXISTING DRAINAGE

	Existing (E)	Proposed (P)	Change (P – E)
State Impermeable Area (Ha)			
Evidence Required: Plans showing development layout of site with existing and proposed impermeable areas.			<input type="checkbox"/>

Are there existing sewers, watercourses, water bodies, highway drains, soakaways or filter drains on the site?	Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know <input type="checkbox"/>
Evidence Required: Plan(s) showing existing layout to include all: <ul style="list-style-type: none"> • Watercourses, open and culverted • Water bodies – ponds, swales etc. • Sewers, including manholes • Highway drains, include manholes, gullies etc. • Infiltration features - soakaways, filter drains etc. 	<input type="checkbox"/>

Drainage Design	
<i>Outline planning applications should be able to demonstrate that a suitable drainage system is achievable.</i>	
<i>All other type of planning application should provide full details or reference to previous planning application where drainage details have been submitted or approved.</i>	
Select which design approach you are taking to manage water quantity (refer to Section 3.3 SuDS Manual)	
Approach 1 – Volume control / Long Term Storage (Technical Standards S2/3, S4/5) <ul style="list-style-type: none">The attenuated runoff volume for the 1 in 100 year 6 hour event (plus climate change allowance) is limited to the greenfield runoff volume for the 1 in 100 year 6 hour event, with any additional runoff volume utilising long term storage and either infiltrated or released at 2 l/s/haThe discharge rate for the critical duration 1 in 1 year event is restricted to the 1 in 1 year greenfield runoff rateThe discharge rate for the critical duration 1 in 100 year event (plus climate change allowance) is restricted to the 1 in 100 year greenfield runoff rate	<input type="checkbox"/>
Approach 2 – Qbar (Technical Standards S6) <ul style="list-style-type: none">Justification has been provided that the provision of volume control/long term storage is not appropriate and an attenuation only approach is proposed. All events up to the critical duration 1 in 100 year event (plus climate change allowance) are limited to Qbar (1 in 2 year greenfield rate) or 2 l/s/ha, whichever is greater.	<input type="checkbox"/>
Evidence Required: <p>Plans showing:</p> <ul style="list-style-type: none">Existing flow routes and flood risksModified flow routesContributing and impermeable areasCurrent (if any) and proposed ‘source control’ and ‘management train’ locations of sustainable drainage components (C753 Chapter 7)Details of drainage ownershipDetails of exceedance routes (Technical Standards S9)Topographic surveyLocations and number of existing and proposed discharge points <p>Note consideration should be given to manage surface water from both impermeable and permeable surfaces (including gardens and verges) likely to enter the drainage system.</p>	<input type="checkbox"/>

Please list any relevant document and or drawing numbers (including revision reference) to support your answers to Section 2.	Page 114
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SECTION 3: PEAK RUNOFF RATES – TECHNICAL STANDARDS S2, S3 AND S6 (UNLESS S1 APPLIES)

Rainfall Event	Existing Rate (l/s)	Greenfield Rate (l/s)	Proposed Rate (l/s) <i>Previously developed sites - In line with S3 should be equivalent to Greenfield runoff rates – discuss with LLFA if this is not achievable pre-application</i>
Qbar (Approach 2)			
1 in 1 Year Event (Approach 1)			
1 in 30 Year Event			
1 in 100 Year Event* (Approach 1)			
<p>* Total discharge at the 1 in 100 year rate should be restricted to the greenfield runoff volume for the 1 in 100 Year 6 hour event with additional volumes (long-term storage volume) released at a rate no greater than 2 l/s/ha where infiltration is not possible. The climate change allowance should only be applied to the proposed rate and not the existing or greenfield rate.</p>			
<p>Evidence Required: Methodology used to calculate peak runoff rate clearly stated and justified. Impermeable areas plan, supported by topographical survey confirming positive drainage. Hydraulic calculations and details of software used.</p>			<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

State the hydraulic method used in your calculations (Refer to Table 24.1 of The SuDS Manual)	
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Please list any relevant document and or drawing numbers (including revision reference) to support your answers to Section 3.	
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SECTION 4: DISCHARGE VOLUME – TECHNICAL STANDARDS S4, S5 AND S6 (UNLESS S1 APPLIES)

Rainfall Event	Existing Volume (m ³)	Greenfield Volume (m ³)	Proposed Volume (m ³)
1 in 100 Year 6 Hour Event <i>(Approach 1)</i>			
Does the below statement apply to your development proposal? Long term storage is not achievable on this site and, in accordance with S6 of the Non Statutory Technical Standards for SuDS, the surface water discharge rates for events up to and including the 1 in 100 year critical event are limited to Qbar (Approach 2)			Yes <input type="checkbox"/> No <input type="checkbox"/>
Evidence Required: Approach to managing the quantity of surface water leaving the site clearly stated and justified Methodology used to calculate discharge volume clearly stated and justified. Hydraulic calculations and details of software used.			<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Please list any relevant document and or drawing numbers (including revision reference) to support your answers to Section 4.			

SECTION 5: STORAGE – TECHNICAL STANDARDS S7 AND S8

State climate change allowance used (%)	
State housing density (houses per ha)	
State urban creep allowance used (%)	
Evidence Required: State / used in appropriate industry standard surface water management design software.	<input type="checkbox"/>

State storage volume required (m³) (excluding non-void spaces) <i>Must include an allowance for climate change and urban creep</i>	
Have you incorporated interception into your design? <i>(Refer to Chapter 24 of The SuDS Manual C753)</i> <i>Where possible, infiltration or other techniques are to be used to try and achieve zero discharge to receiving waters for rainfall depths up to 5mm.</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Evidence Required: Drainage plans showing location of attenuation and all flow control devices and supporting calculations.	<input type="checkbox"/>

Summarise how storage will be provided for 1 in 30 year event on site. <i>Storage must be designed to ensure that at no flooding occurs onsite in a 1 in 30 year event except in designed areas and no flooding occurs offsite in a 1 in 100 year (plus climate change allowance) event.</i>	
Summarise how storage will be provided for 1 in 100 year (plus climate change) event on site. <i>Where storage above the 1 in 30 year rainfall event is provided in designated areas designed to accommodate excess surface water volumes, plans showing storage locations and surface water depths and supported by calculations used in appropriate industry standard surface water management design software. It is important to run a range of duration events to ensure the worst case condition is found for each drainage element on the site</i>	
Evidence Required: Plans showing size and location of storage and supporting calculations. Where there is controlled flooding, extents and depths must be indicated.	<input type="checkbox"/>

Please list any relevant document and or drawing numbers (including revision reference) to support your answers to Section 5.	
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SECTION 6: WATER QUALITY PROTECTION

Contaminated surface water run-off can have negative impacts on the quality of receiving water bodies. The potential level of contamination will influence final the design of an appropriate treatment train as part of your sustainable drainage system.

Is the proposal site known to be or potentially contaminated?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<ul style="list-style-type: none"> If the site is contaminated, it should be demonstrated that the sustainable drainage system will not increase the risk of pollution to controlled waters through the mobilisation of contaminants and/or creation of new pollution pathways. 		

Confirm the Pollution Hazard Level of the proposed development - Tick ALL that apply Refer to Pollution Hazard Indices for different Land Use Classifications in Table 26.2 of The SuDS Manual C753 for further guidance.		
Pollution Hazard Level Tick ALL that apply	Surface water run-off from the proposed development will drain from:	
VERY LOW	<input type="checkbox"/>	<ul style="list-style-type: none"> Residential roofs
LOW	<input type="checkbox"/>	<ul style="list-style-type: none"> Other roofs (typically commercial/industrial roofs) Individual property driveways, residential car parks, low traffic roads (e.g. cul de sacs, home-zones and general access roads) Non-residential car parking with infrequent change (e.g. schools, offices) i.e. < 300 traffic movements/day
MEDIUM	<input type="checkbox"/>	<ul style="list-style-type: none"> Commercial yard and delivery areas Non-residential car parking with frequent change (e.g. hospitals, retail) All roads except low traffic roads and trunk roads/motorways¹
HIGH	<input type="checkbox"/>	<ul style="list-style-type: none"> Sites with heavy pollution (e.g. haulage yards, lorry parks, highly frequented lorry approaches to industrial estates, waste sites) Sites where chemicals and fuels (other than domestic fuel oil) are to be delivered, handled, stored, used or manufactured Industrial sites Trunk roads and motorways¹

If the development's Pollution Hazard Level is 'Very Low' or 'Low', has the sustainable drainage design been risk assessed and appropriate mitigation measures included?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<ul style="list-style-type: none"> If the proposed development has a very low or low polluting potential, you should design your sustainable drainage system to include an appropriate treatment train in accordance with The SuDS Manual (C753). 		

If the development's Pollution Hazard Level is 'Medium' or 'High', is the application supported by a detailed water quality risk assessment?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<ul style="list-style-type: none"> If the proposed development has a high polluting potential, a detailed risk assessment <u>will</u> be required to identify an appropriate SuDS treatment train and ensure compliance with Paragraph 170 of the National Planning Policy Framework. If the proposed development has a medium polluting potential, a detailed risk assessment <u>may</u> be required depending on the nature, scale and location of the development. 		

Has pre-application advice on water quality been obtained from the Environment Agency?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If YES, provide details:		

Please list any relevant document and or drawing numbers (including revision reference) to support your answers to Section 6.	
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¹ Motorways and trunk roads should follow the guidance and assessment process set out in Highways Agency (2009).

SECTION 7: DETAILS OF YOUR SUSTAINABLE DRAINAGE SYSTEM

a) Function of your Sustainable Drainage System

Do your proposals store rainwater for later use (as a resource)?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Evidence Required: Please provide a brief sentence in the adjacent white box to describe how this function has been achieved.	
Do your proposals promote source control to manage rainfall close to where it falls? (e.g. promoting natural losses through soakage, infiltration and evapotranspiration)	Yes <input type="checkbox"/> No <input type="checkbox"/>
Evidence Required: Please provide a brief sentence in the adjacent white box to describe how this function has been achieved.	
Please list any relevant document and or drawing numbers (including revision reference) to support your answers to Section 7a.	

b) Hierarchy of Drainage Options – Planning Practice Guidance

The proposed method of discharge are set out within order of priority. Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable.

Proposed method of surface water discharge		Is this proposed?	
Hierarchy Level 1: Into the ground (via infiltration)		Yes <input type="checkbox"/> No <input type="checkbox"/>	
If YES - Evidence Required		If NO – Evidence Required Tick ALL that apply	
<input type="checkbox"/>	A. Completed Infiltration Checklist from The SuDS Manual (C753) Appendix B <i>An editable version of this form is available on SusDrain website.</i>	<input type="checkbox"/>	A. Site investigation to demonstrate that the ground is not free draining. Test results to be provided in accordance with: <ul style="list-style-type: none"> The methodology within BRE 365 (2016), OR Falling head permeability tests BS EN ISO 22282-2: 2012
<input type="checkbox"/>	B. British Geological Survey (BGS) Infiltration SuDS Map	<input type="checkbox"/>	B. NOTE: where an applicant is unable to access a site to undertake testing, e.g. where unable to access a site for an outline application, they can submit a SuDS GeoReport or similar.
<input type="checkbox"/>	C. Infiltration testing to BRE 365 (2016) or falling head permeability tests to BS EN ISO 22282-2: 2012 (optional for outline)	<input type="checkbox"/>	C. Evidence to confirm that infiltration to ground would result in a risk of deterioration to ground water quality.
<input type="checkbox"/>	'Plan B' sustainable drainage plan and statement of approach with an alternative discharge method, in case infiltration proposals are proven not feasible upon further site specific ground investigation e.g. to consider seasonal variations to groundwater.	<input type="checkbox"/>	D. Geotechnical advice from a competent person* which determines that infiltration of water to ground would pose an unacceptable risk of geohazards to the site and/or local area. <i>*Note: Competent person may include a Chartered Engineer, Chartered Geologists, Registered Ground Engineering Professionals (RoGEP).</i>

Proposed method of surface water discharge		Is this proposed?	
Hierarchy Level 2: To a surface water body (<i>select type</i>) NOTE: Consent from LLFA or Permit from Environment Agency may be required – refer to guidance		Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
		<input type="checkbox"/> Main river <input type="checkbox"/> Ordinary watercourse	<input type="checkbox"/> Canal <input type="checkbox"/> Other water body
If YES - Evidence Required		If NO – Evidence Required Tick <u>ALL</u> that apply	
<input type="checkbox"/> Surface water body / watercourse survey and report	<input type="checkbox"/> Plan showing nearby watercourses and waterbodies AND <input type="checkbox"/> Statement providing justification in your Sustainable Drainage Strategy Note: Where third party land is cited as a barrier, you should provide visibility of discussions held to date with the riparian landowner of the waterbody.		

Proposed method of surface water discharge		Is this proposed?	
Hierarchy Level 3: To a surface water sewer or highway drain (<i>select type</i>)		Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
		<input type="checkbox"/> Surface water sewer	<input type="checkbox"/> Highway drain
If YES - Evidence Required		If NO – Evidence Required Tick <u>ALL</u> that apply	
<input type="checkbox"/> Written correspondence from Water and Sewerage Company/ Highway Authority regarding proposed connection.	<input type="checkbox"/> Plan showing nearby sewers and highway drains AND <input type="checkbox"/> Statement providing justification in your Sustainable Drainage Strategy		

Proposed method of surface water discharge		Is this proposed?	
Hierarchy Level 4: To combined sewer		Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
If YES - Evidence Required		If NO – Evidence Required	
<input type="checkbox"/> Written correspondence from Water and Sewerage Company	N/A		

Please list any relevant document and or drawing numbers (including revision reference) to support your answers to Section 7b.	
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c) Proposed SuDS Component Types

	Tick ALL that apply				
Within property boundary	<input type="checkbox"/> Rainwater harvesting	<input type="checkbox"/> Green/ blue roofs	<input type="checkbox"/> Pervious pavements [Type: A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/>	<input type="checkbox"/> Soakaway	<input type="checkbox"/> Bio retention systems

	Tick ALL that apply				
Within development site boundary (not property)	<input type="checkbox"/> Infiltration system [Type: <input type="checkbox"/> Surface level <input type="checkbox"/> Below ground]		<input type="checkbox"/> Filter strips	<input type="checkbox"/> Filter drains	<input type="checkbox"/> Swales
	<input type="checkbox"/> Bio retention system	<input type="checkbox"/> Detention basins	<input type="checkbox"/> Ponds and wetlands	<input type="checkbox"/> Attenuation tanks/ Oversized pipes	<input type="checkbox"/> Other (state below)
	If 'Other' please state:				

Off site (not within the boundary of the proposed development)	Please state:
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I confirm that the above selected components have been designed in accordance with The SuDS Manual (C753).	I confirm <input type="checkbox"/>
I confirm that the management of flows resulting from rainfall in excess of a 1 in 100 year plus climate change rainfall event, and their exceedance route(s), has been fully considered in order to minimise the risks to people, property (new and existing) and infrastructure.	I confirm <input type="checkbox"/>

Please list any relevant document and or drawing numbers (including revision reference) to support your answers to Section 7c.	
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SECTION 8: OPERATION AND MAINTENANCE – TECHNICAL STANDARD S12 AND NATIONAL PLANNING POLICY FRAMEWORK

The applicant is responsible to ensure that ALL components selected in Section 7 can be maintained for the design life of the development. This information is required so the Local Planning Authority can ensure the maintenance and management of the sustainable drainage system. The Local Planning Authority will discuss how this will be secured (e.g. via planning condition or planning obligation).

	Information Provided?
Management Plan	Yes <input type="checkbox"/> No <input type="checkbox"/>
Evidence Required: Plan/ drawing provided to show the position of the different SuDS components with: <ul style="list-style-type: none"> Key included to identify any of the adopting bodies that you will be offering your sustainable drainage components for adoption (<i>relates to maintenance and management arrangements below</i>). Plan/ drawing to identify any areas where certain activities are prohibited, detailing reasons why. 	<input type="checkbox"/>
Action plan for accidental pollutant spillages.	<input type="checkbox"/>

	Information Provided?
Maintenance Schedule	Yes <input type="checkbox"/> No <input type="checkbox"/>
Evidence Required: A copy of the maintenance schedule including: <ol style="list-style-type: none"> Proactive and preventative maintenance Detailing regular, occasional and remedial maintenance activities including recommendations for inspection and monitoring. This should include recommended frequencies, advice on plant/ machinery required and an explanation of the objectives for the maintenance proposed and potential implications of not meeting them. Reactive and corrective maintenance (e.g. product repair and replacement). Including advice on excavations, or similar works, in locations that could affect the SuDS components/ adjacent structures. 	<input type="checkbox"/>

	Information Provided?
Maintenance and Management Arrangements	Yes <input type="checkbox"/> No <input type="checkbox"/>
Evidence Required: Evidence of formal agreement with the party responsible for undertaking maintenance. Please select any of the adopting bodies that you will be offering your sustainable drainage components for adoption. Tick all that apply. <input type="checkbox"/> Water and Sewerage Company <i>Section 104 agreement (Water Industry Act 1991)</i> <input type="checkbox"/> Highway Authority <i>Section 278/38 agreement (Highways Act 1980)</i> <input type="checkbox"/> Local Authority Public Open Space [<i>Refer to Local Authority Policy</i>] Please select the arrangement(s) for all non-adopted sustainable drainage components. Tick all that apply. <input type="checkbox"/> Management Company <input type="checkbox"/> Property Owner (<i>for SuDS components within property boundary only</i>) <input type="checkbox"/> Other (please state) <div style="border: 1px solid black; height: 15px; width: 600px;"></div>	<input type="checkbox"/>

Please list any relevant document and or drawing numbers (including revision reference) to support your answers to Section 8.	
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DECLARATION AND SUBMISSION

This pro-forma has been completed using evidence from information which has been submitted with the planning application.

The information submitted in the Sustainable Drainage Strategy and site-specific Flood Risk Assessment (FRA), where submitted, is proportionate to the site conditions, flood risks and magnitude of development and I agree that this information can be used as evidence to this sustainable drainage approach.

Submitter Details			
Completed by		Email Address	
		Telephone Number(s)	
Signed off by		Accreditation(s) and/or Qualification(s) of Signatory	
Date (dd/mm/yyyy)		Company	

Client Details			
Name		Company	

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BURY COUNCIL
DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

01 September 2020

SUPPLEMENTARY INFORMATION

Item:01 Land at George Street, Prestwich, Manchester, M25 9WS Application No. 65327

Erection of synagogue (class D1) and offices (class B1) together with associated vehicular access and car parking

Nothing further to report

Item:02 31 Brookfield Avenue, Radcliffe, Bolton, BL2 5QH Application No. 65569

Change of use from dwellinghouse (Class C3) to residential care home (Class C2) with additional parking.

The applicant/agent has provided additional supporting information –

1. demonstrating GCSE results of child A, this is from hard work of the young person who has not been in any education for over a year since being with us he has engaged in work experience placements in a garage, art studio, he has had over 90% attendance in school and now he is going to college in September to study health and social care.
2. Receipt of a Bronze award from Unicef for Rights Respecting Schools, 4Pureheart are the only children's homes in the country to receive this award to date and they are currently working towards the silver award.
3. Feedback forms completed from qualified Social Workers (sensitive information having been redacted to protect identity) who have visited the other homes within the applicants' portfolio. To assist the company in improving their services and care they invite Social Workers to complete feedback forms and the attached are the outcome of this. They are mindful that to date Committee have only had sight of the one negative Ofsted Report from a couple of years back.
4. As series of photographs taken Wednesday 26th August at around 9am showing that parking ordinarily in the street is not out of the ordinary from other residential estates. The only cars parked on the road are those associated with and displaced by the permitted extension at number 29 Brookfield Avenue.

Unnamed Objector – Additional representation

Reiterates concerns regarding safety issues. Photographic evidence of a pavement bollard outside 31 Brookfield Avenue damaged and leaning over. As quoted from Civic choice .org.uk , pavement bollards are primarily used to protect a footway area from access by vehicles and as a parking control to prevent parking on the pavement itself, not as stated by the agent of 4pureheart ,to prevent damage to the property. As this damage could only have been caused by a vehicle of some sort it's proof traffic movement in this area is already unsafe.

Had a strong minded teenager with no parental guidance or indeed a small child playing, the damage caused would have been catastrophic. Bury Council cannot be seen to disregard a possible further teenage tragedy in the borough, when it could be avoided by simple relocation.

I say simple because 2 of these properties have been made available in the local area in the previous 9 months. Further to the evidence of problematic traffic movement we believe the parking issues 4pureheart have revised does not stand up to scrutiny regarding the measurements and the shift pattern provided.

The measurements seem to take away most of the garden play area and the shift pattern seems to indicate a person starting a shift at 7.45am would not be leaving work until 8.00am the following day surely that cannot be expected of an employee, therefore more shifts more employees, therefore more traffic.

The definite value of establishments such as this are without question, but they have to be in a safe environment, which this is not and I urge the committee to very carefully consider this application as a child's life can be determined by the decision whereas a safer location can be found. If a catastrophic accident should occur it could cause untold damage to the credibility of Bury Council and also the wider ranging populous of Ainsworth village. These points importantly determine a child's safety which as the council leader has stated "A child's safety is paramount".

Item:03 331 Bury Road, Tottington, Bury, BL8 3DS Application No. 65645

Change of use from post office with living accommodation to hairdressers (Class A1) on ground floor and self-contained dwelling to ground/first floor with access at rear; Installation of new first floor window to side elevation

Publicity

Further objection received from No 333 Bury Road which raises the following issues:

- There are inaccuracies in the main report - the mistake is material and important to be rectified
- The existing ground floor window to No 331 is not obscure glazed - this does not overlook my kitchen. The existing 1st floor window is obscure glazed and this does look directly at my property.
- The proposed 1st floor window would look directly over the top of my boundary wall (which is only 6ft high) into my kitchen. A photograph has been provided.
- My kitchen window is the largest and not a secondary window in the kitchen.
- The room is 'habitable' as defined in part M of Building Regulations.
- Request the errors of the report are corrected.

Response to objector.

- To clarify, the existing ground floor window is not obscure glazed. The existing 1st floor window is obscure glazed and is located in the side gable of the 2 storey outrigger to No 331 and serves a bathroom, where obscure glazing would be expected.
- The proposed 1st floor window would be towards the front of the gable end of No 331 where outlook would predominantly be to Bury Road and as such, views from the proposed 1st floor window to the kitchen window of No 333 would be oblique.
- A kitchen window is not classed as a habitable room window for the purposes of planning and in line with section 3.14 of adopted policy SPD6 which also states that less weight is afforded to habitable room windows in side elevations.
- It is therefore considered there would not be a significant or adverse impact from overlooking from the proposed window into the property of No 333 and as such is considered to be acceptable.

Objection received from No 30 Hilda Avenue with the following issues:

- The seven proposed spaces would provide severe restrictions to access to Bury Road and to the public right of way to the rear to the local nature trail. Plus other residents on the block need to use that area for parking, where would clients park? No space.
- What are the proposals for hazardous waste? There appears to be no provision/system for storing grey water to be then pumped away from the site. The drainage in that particular area is, presently, extremely poor. The proposal shows, that the shop drains directly into local authority sewer without prior interceptors for hazardous waste.
- Where is the proposal for trade waste? There is no trade waste storage annotated.
- Party wall and floor doesn't comply with building regs.
- No proposed sound insulation given to residential space.
- Severe fire risk: main access cannot go through the kitchen as proposed.
- Side window - too close to opposite gable.
- Significant changes to proposals would need to be made to ensure building regs are satisfied.

Response to objector

- Cars already park in a staggered arrangement along the gable of the property which has been verified by a site visit.
- There is adequate bin store provision in the rear yard area for the scale of the proposed use.
- Given the property would continue to operate as an A1 use and residential dwelling and that there would be no fundamental changes to layout or scale of development, it is considered the existing drainage would adequately serve the property.
- The application proposes to incorporate a soundproofing scheme to the party walls and floor to ceiling.
- The issues regarding the position of the windows have been covered above.