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AGENDA FOR

PLANNING CONTROL COMMITTEE



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To: All Members of Planning Control Committee

Councillors : G McGill (Chair), S Arif, C Boles, D Duncalfe, D Green, J Harris, M Hayes, D Quinn, S Thorpe, D Vernon and M Walsh

Dear Member/Colleague

Planning Control Committee

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

Date:	Tuesday, 11 October 2022
Place:	Council Chamber, Bury Town Hall
Time:	7.00 pm
Briefing Facilities:	If Opposition Members and Co-opted Members require briefing on any particular item on the Agenda, the appropriate Director/Senior Officer originating the related report should be contacted.
Notes:	https://councilstream.com/burycouncil

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 THE 30TH AUGUST 2022 *(Pages 3 - 6)*

Minutes of the meeting held on Tuesday the 30th August 2022 are attached.

4 PLANNING APPLICATIONS *(Pages 7 - 90)*

Reports attached.

5 DELEGATED DECISIONS *(Pages 91 - 106)*

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 107 - 116)*

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 URGENT BUSINESS

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

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 30 August 2022

Present: Councillor G McGill (in the Chair)
Councillors S Arif, C Boles, D Duncalfe, D Green, J Harris,
M Hayes, D Quinn, S Thorpe, D Vernon and M Walsh

Also in attendance: Councillors D Berry, A Booth, J Lancaster, E O'Brien & A Quinn

Public Attendance: 45 members of the public were present at the meeting.

PCC.1 APOLOGIES FOR ABSENCE

There were no apologies for absence.

PCC.2 DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

PCC.3 MINUTES OF THE MEETING HELD ON THE 26TH JULY 2022

Delegated decision:

That the Minutes of the meeting held on the 26th July 2022 be approved as a correct record and signed by the Chair.

PCC.4 PLANNING APPLICATIONS

A report from the Head of Development Management was submitted in relation to applications for planning permission.

There was supplementary information to add in respect of application numbers 67109, 67658 and 68261.

The Committee heard representations from applicants, objectors and Ward Councillors in respect of applications submitted. This was limited to three minutes for the speaker.

Delegated decisions:

1. That the Committee **Defer** the following application pending further information in relation to the ecology of the site which included impact on water run off into nearby wetlands and fishing lodges: -

Land to west of Radcliffe Moor Road/Bury New Road, Radcliffe

Change of use of the land for use as outdoor sports pitches including engineering operations to form 4 pitches, the construction of a clubhouse, ancillary storage structures, creation of access from Radcliffe Moor Road, parking, landscaping, drainage and associated works.

2. That the Committee **Requested a site visit** for the following application to further consider issues of access, traffic and parking: -

Land off Kirkman Street, Bury

Proposed new residential development for 9 no. dwellings with associated infrastructure

3. As detailed in the supplementary agenda circulated prior to the meeting, the following application had been withdrawn by the applicant: -

Rose And Crown, Cockey Moor Road, Radcliffe, Bury, BL8 2HB

To form new beer garden to east elevation of public house comprising a new covered pergola; 12no. 2.5m high posts to carry new festoon lighting to the boundary of the new beer garden and amended car park layout.

4. That the Committee **Approve with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report and subject to the conditions included: -

10 Springside Road, Bury, BL9 5JE

First floor side extension; Single storey side and rear extension; Alterations to driveway to create additional parking

5. That the Committee **Approve with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report and subject to the conditions included: -

11 Mayfield Close, Ramsbottom, Bury, BL0 9TL

Single storey garage and porch extension at side; Alterations to existing windows to front and side elevations

PCC.5 DELEGATED DECISIONS

A report from the Head of Development Management was submitted listing all recent planning application decisions made by Officers using delegated powers since the last meeting of the Planning Control Committee.

Delegated decision:

That the report and appendices be noted.

PCC.6 PLANNING APPEALS

A report from the Head of Development Management was submitted listing all recent planning and enforcement 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 7.13pm and ended at 8.25pm)

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Title	Planning Applications
To:	Planning Control Committee
On:	11 October 2022
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: Whitefield + Unsworth - Pilkington Park	App No. 67109
	Location: Land off Kirkman Street, Bury	
	Proposal: Proposed new residential development for 9 no. dwellings with associated infrastructure	
	Recommendation: Minded to Approve	Site Visit: Y
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02	Township Forum - Ward: North Manor	App No. 68069
	Location: Bevis Green Works, Mill Road, Walmersley, Bury, BL9 6RE	
	Proposal: Full application to substitute the approved layout and house types on the southern parcel of application ref: 63533, to provide 98 no. dwellings	
	Recommendation: Minded to Approve	Site Visit: N
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03	Township Forum - Ward: Radcliffe - West	App No. 68092
	Location: Land at Higher Dean Street, Radcliffe, Manchester, M26 3RU	
	Proposal: Outline application for 2 no. dwellings with all matters apart from access reserved	
	Recommendation: Approve with Conditions	Site Visit: N
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Ward: Whitefield + Unsworth - Pilkington Park

Item 01

Applicant: Property Capital PLC

Location: Land off Kirkman Street, Bury

Proposal: Proposed new residential development for 9 no. dwellings with associated infrastructure

Application Ref: 67109/Full

Target Date: 15/08/2022

Recommendation: Minded to Approve

It is recommended that this application is Minded to Approve subject to the signing and completion of a Section 106 agreement for off site ecological mitigation in accordance with Chapter 15 - Conserving and enhancing the natural environment of the NPPF and Policy EN6/3 of the Unitary Development Plan and for provision of resident parking pursuant to Policies H2/2 - The Layout of New Residential Development and HT 2/4 - Car Parking and New Development.

The application was deferred from the previous planning control committee meeting for a site visit.

Description

The site relates to 0.47 hectares of land which is a backland site between established residential development to the north, east and south with woodlands to the western boundary. Directly adjacent to the site are two bungalows, Nos 1 and 2 Kirkman Street.

The site comprises an open field and formed part of the landholding of No 2 Kirkman Street. The land is accessed via Kirkman Street, a short unadopted and unmade road which runs between 2 terraced properties, Nos 818 and 820 Manchester Road. Kirkman Street serves as an access to the rear of the row of the houses on Manchester Road and Nos 1 and 2 Kirkman Street and is also used by local residents to park. Kirkman Street is also signalised with the junction to Manchester Road and Sunnybank Road.

The site has become overgrown and contains a number of trees, mainly along the boundary, and there is a change in level across the site of approximately 4m between the western edge and eastern side.

The application seeks redevelopment of the site for a residential development for 9 no. dwellings with associated access and landscaping.

The proposed dwellings would be arranged around an internal road formed in a cul de sac type arrangement through the site. The existing access to the field would be utilised and modified, re-graded and would be wide enough to enable cars to pass at one time.

Five different house types are proposed in a mix of 4 and 5 beds.

All the properties would have driveway parking for at least 2 cars and a garage space, either integral to the house or detached. Rear gardens and patios would provide outside amenity space which would be bounded by 1.8m high fences.

In terms of appearance, the dwellings would be of a typical suburban character, comprising brick elevations and contrasting colour bricks for the heads and cills of windows. Plots 7,8 and 9 would be double fronted and incorporate additional coloured panelling to the front elevations.

Internally, living areas would be a ground floor with bedrooms and bathrooms at first floor.

A cut and fill operation to level off part of the site would be required.

The site would be accessed via Kirkman Street which has a signalised junction to Manchester Road. Works to this access would be carried out including a new stop line, staged traffic lights, resurfacing works, new pedestrian footpaths. A Traffic Regulation Order (TRO) on both sides of Kirkman Street would be implemented to prohibit parking. It is also proposed to provide a turning lane direction off Manchester Road from the north into Kirkman Street.

Parking for 7 cars for existing residents would be re-provided in a parcel of land behind the rear of Nos 808 and 816 Manchester Road to compensate for the loss of residents parking along Kirkman Street.

Layout of No 2 Kirkman Street (The Bungalow)

It is proposed to form a new access to this property which would be taken directly from the new cul de sac into the site close to the site entrance.

The planning application was originally validated June 2021.

It thereon followed that the LPA were made aware the incorrect certification of land ownership had been signed on the application. The LPA also identified issues with the application proposals which needed to be addressed.

The application was made invalid July 2021 and the applicant advised to enter into pre-application discussions to which they agreed.

The application was subsequently revalidated on receipt of the amended certification and set of revised plans and information in June 2022.

Relevant Planning History

02634 - E - Pre-application enquiry - 6/9/21

Publicity

Letters sent on 25/6/21 to adjacent properties. .

On notification of the initial planning application, 12 objections received with issues raised relating to impacts on ecology, access and parking, increase in traffic, road safety, character, scale and design of proposed dwellings, access for deliveries, loss of existing residents parking, increase in air pollution, safety, ownership rights of associated land and access, poor layout, construction problems, overlooking to adjacent properties.

The application was made invalid on 29/7/21 as it transpired that all land necessary for the development was not within the applicant's ownership and incorrect certification had been completed on the application.

The application was subsequently made valid 20/6/22 following receipt of the appropriate and correct certification and a set of revised plans and information.

42 neighbours were re-notified by letter on 4/7/22.

12 objections received with the following issues raised:

- Kirkman Street is an unadopted road that has been repaired time after time by the residents of Manchester Road, it is the only parking for all the houses 802-836.
- We also use Kirkman Street for our bin collection as the bin truck can't get behind 802-818 so all the bins are sorted at Kirkman St .
- The traffic lights are offset so anyone trying to drive up Sunnybank Rd from Kirkman St will have the oncoming traffic driving across their path I have seen this happen for the past 26 years and many accidents.

- Kirkman St is not a viable access road for 9 houses
- I have been told the site has a knotweed issue and directly behind my house the site has a 8 foot high retaining wall that could become weakened if houses are built as close as the plans suggest,
- This is a congested area with traffic issues and additional cars would cause further traffic and endanger pedestrians.
- Although the lights into Manchester Road are on a cycle, we have issues forcing our way through the standing traffic and other vehicles do not see us trying to leave the small street as they don't realise this is an exit point. A cyclist died at this junction last year while turning on from Sunnybank road.
- Kirkman Street is an unadopted road. When we purchased the house we were advised by solicitors that a freeholder owns it. I can't see supporting documents that the developer has the right to access Kirkman street and use it as an access point.
- In terms of construction of the development, concerned how long this would take to construct as 9 houses on a field is a potentially long project. Concerned about the noise impact of the construction, pollution, and increase of construction traffic which may affect residents and our lives while the houses are built.
- Street lighting is non-existent on the access road behind Manchester Road. An additional 27 cars (3 per house in the proposed development) would exacerbate the safety issue for pedestrians and congest the small area further.
- In the proposals, the developer has shown in maps the access road behind the terrace houses on Manchester Road has two exit points and both could be used by the residents in the new resident spaces. This is not the case as the end terrace house on the far right (number 802) has placed a storage container behind their house which blocks access. Regardless, a vehicle would not be able to exit as the corner is too tight and narrow. Therefore all resident cars, totalling 12, plus additional 27 vehicles on the new development, would be turning left and using the same narrow stretch of road to access and leave,
- The properties are not in keeping with the area and none are affordable housing.
- Strain on the drainage system currently in place which struggles during periods of heavy weather - we have massive amounts of water coming down our garden in the winter already and collecting.
- The plans do not provide details regarding expected time period for the project or how they are going to access the site. As a lot of residents work from home, there is going to be a lot of noise pollution.
- The plan suggests Kirkman St, which has minimum of 8 cars parked on it, will become restricted and no longer allow parking for residents. The suggestion of providing 7 spaces on the access road behind the existing terraced houses does not take into account the further vehicles parked behind the houses and seems to suggest you can leave via two exits which is not the case and the only exit will be Kirkman St. The road behind the houses is very tight. The suggestion of not allowing parking on Kirkman St punishes existing residences and adds to the issues caused by the restrictions to Highbank St a few years ago. I am also interested how you put parking restrictions on an unadopted road - Is this even possible legally when they do not own it?
- We have lived on Manchester Road for 3 years now and bought the house under the provision that Kirkman Street was an unadopted road that we were able to park on, likewise, we use the narrow lane at the back of our house to park a car. Neither of these roads are viable to be used to access a new estate multiple times a day. Not only is the size and condition of these roads not viable for that but it completely changes the environment and privacy of our home allowing cars to frequently pass the back of our house. With a main road at the front this gives residents absolutely no consideration at all.
- The design of the houses have now changed from the original planning application. Plots 2, 3 and 4 are now 5 bedroom houses with a first floor balcony at the rear of the buildings. These balconies look down directly into the neighbouring properties which is a invasion of privacy.
- Rat problem which will get bad again
- The Air Ambulance used this plot to land after a serious accident on Manchester Road,

- yards from the proposed Kirkman Street access point.
- Only a couple of years ago there was a fatal accident in the same area.
- Putting extremely large houses with multiple occupants and cars in such proximity to this black spot is putting profit before safety and lives.
- Object to the lack of privacy from such large houses and windows in very close proximity to the existing bungalows, peering into the back bedrooms, kitchens and gardens. The lack of natural daylight is also a problem.
- Surely some architect can be creative and design a more environmental and non intrusive use of this land.
- The objections lodged against the last application still stand.
- It is hard for older people to access and comprehend these plans when you have 10 Middleton Drive stated twice on the same row of houses. Why? Explanation please.
- There appears to have been little notice taken of the previous comments and objections - the current plans appear to have done little to alleviate the issues highlighted.
- The land is a landing place for the Air Ambulance as the previous site used in the fork of Sunnybank Road and Manchester Road is now unsuitable following the inept installation of a Mobile Telecommunications Mast on the Manchester Road side

A total of 16 objections have been received to the application.

Revised plans received to show an amendment to the house type and its position on plot 7 .
No 5 Highbank notified on 15/8/22 of the amended plot.

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

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions and S106 Agreement for the provision of residents parking.

Borough Engineer - Drainage Section - No response received

United Utilities (Water and waste) - No objection subject to a condition for a sustainable drainage scheme.

Waste Management - No objection

Environmental Health - Contaminated Land - No objection subject to conditions

TfGM - No objection subject to conditions

Greater Manchester Ecology Unit - No objection subject to conditions and a S106 Agreement for off site ecological mitigation

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

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/2	Townscape and Built Design
EN5/1	New Development and Flood Risk
EN1/3	Landscaping Provision
EN6/3	Features of Ecological Value
HT2/4	Car Parking and New Development
HT2/1	The Strategic Route Network
HT6/2	Pedestrian/Vehicular Conflict
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
HT4	New Development

Issues and Analysis

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

Principle - The National Planning Policy Framework (NPPF) should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. The Framework maintains the emphasis on identifying a rolling five year supply of deliverable housing land.

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

The National Planning Policy Framework also sets out the Housing Delivery Test, which is an assessment of net additional dwellings provided over the previous three years against the homes required. Where the test indicates that the delivery of housing was substantially below (less than 75%) of the housing requirement over the previous years, this needs to be taken into account in the decision-taking process. The latest results published by the Government show that Bury has a housing delivery test result of less than 75%, and therefore this needs to be treated as a material factor when determining applications for residential development.

Therefore, in relation to the proposed dwelling, paragraph 11d) of the National Planning Policy Framework states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

- i. The application of policies in the Framework that protect areas, or assets of particular importance, provides a clear reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework, taken as a whole.

Therefore, in this case the 'titled balance' applies and planning permission should be granted unless the above points Para 11(d) i or ii apply.

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

The site is located within the urban area and surrounded by established residential development and there would be no conflict with surrounding land uses. The site is located in a highly accessible and sustainable area and there would be existing infrastructure in place to facilitate the development.

Thus, the principle of a residential development in this location is considered to be acceptable and comply with the principles of the NPPF and UDP Policy H1/2.

Consideration of scale, layout, design, access and impacts on the surrounding area are considered below.

Layout - The proposed development has sought to respond to the challenge of the irregular shaped site and the constraints of the relationship to the existing residential development. These factors have determined the layout and number of properties proposed.

The 9 dwellings would be formed around a new cul de sac leading directly off Kirkman Street and each dwelling would sit within its own plot.

The streetscape and pattern of development would be reflective of similar small scale residential developments which are formed around cul de sac type arrangements and for this backland site, the proposed layout is considered to be a suitable and acceptable solution.

In terms of the topography, some engineering works would be required to address the changes of level on the site and the dwellings would be arranged in a slight stepped pattern as the land slopes from the east to the western boundary, which is a similar arrangement to that of the bungalows to the north which are also formed on an incline. Retaining walls would be constructed between each plot.

Each plot would provide sufficient levels of garden amenity space and driveway parking for at least 2 cars, with the added benefits of integral or detached garages.

There would be removal of 3 trees and vegetation within the site but the rest of the trees located along the boundary would be retained. There are TPO trees to the northern boundary but these are outside the site and would not be affected.

In terms of access this would be taken from the unadopted Kirkman Street with improvement works to change the staged signalisation of the junction, provide a stop line and incorporate parking restrictions on Kirkman Street. These are discussed more fully in the highway section below but for the purposes of serving the development, these improvements would satisfy both TfGM and the Highway Authority.

Acknowledging that the development would result in the loss of residents parking on Kirkman Street and along the gable ends of Nos 818 and 820 Manchester Road, the development proposes a new parking area for 7 cars which would be located off the back street behind the site which would be required to be retained for such purposes within a legal agreement.

In light of the above, it is considered that the scale of the proposed development for 9 dwellings would be commensurate with the land available and able to provide all associated facilities and infrastructure and in respect to the relationship of the adjacent residential properties.

It is therefore considered the proposed development would comply with policies H1/2, H2/1, H2/2 and H2/6.

Design and appearance - The proposed development proposes 5 different house types to account for the irregular shaped site and seek to maintain satisfactory separations to the adjacent houses as well as providing the associated infrastructure and new road.

The dwellings would be 2 storey detached types, with relatively standard principal elevations for a suburban type development such as incorporating gable pike projections and porched frontages.

Materials would comprise brick elevations with interest added by the use of contrasting brick cills and headers to windows. Plots 8 and 9 would be double fronted and the fenestration broken up by a coloured render.

Adjacent properties and houses in the area are mixed, with traditional 2 storey red brick

terraces fronting Manchester Road to the east, and bungalows to the north and south and 2 story semis located further away but within the locality. It is therefore considered the proposed design and appearance would not detrimentally conflict with the character of the housing stock in the surrounding area.

As such, the proposed development would be considered acceptable and comply with policies H2/1, H2/6 and EN1/2.

Impact on the surrounding area - Whilst there is no specific guidance on aspect standards for new residential development, the Council's SPD 6 contains supplementary guidance and advice on householder extensions and assessments for relationships to adjacent properties. It is generally advised that minimum distances of 13m should be maintained between a principal window to a ground floor habitable room and a two storey blank wall; 6.5m between a habitable room and single storey blank wall; and a minimum distance of 7m between first floor habitable windows and a directly facing boundary with a neighbouring property. Where there is a difference in levels of an additional storey, an additional 3m separation would be sought.

To the north, the bungalows on High Bank Road are elevated above the site by approximately 2m. There would be a distance of 12m from the rear elevation of plots 8 and 9 to the rear boundary and 20m to the rear elevations of the bungalows on High Bank Road and as such aspect standards in this respect are considered to be acceptable. The dwelling on plot 7 has now been amended to House type HT4 and given it would be set back into the plot, there would be no direct views or a direct interface between the proposed dwelling and the rear elevation of No 5 High Bank Road. There would be single garages to each of plots 7, 8 and 9 but these would be single storey in height and given their size and position on site there would not be concerns of impact on neighbours.

To the south of the site, there would be a 9m rear garden depth to plots 2, 3 and 4 and 8m rear garden to plot 1 which would satisfy SPD6. Distances to the rear boundary of these houses would be circa 20m.

To the west there would be a minimum distance of 7m from the rear of plots 5, 6 and 7 to the boundary with the woodlands which would be acceptable.

From the side elevation of plot 9 to Nos 814-816 Manchester Road, there would be a distance of 17.5m which would comply with policy.

To No 1 Kirkman Street, aspect standards would be compliant. To No 2 Kirkman Street, The Bungalow, separation to Plot 5 would be less than generally accepted. However, there would be intervening landscaping, boundary treatment and an internal road which would give a sense of space and separation.

It is therefore considered that the proposed development would not have a detrimental impact on the residential amenity of adjacent occupiers and the proposed development would comply with H2/1 and SPD6.

Highways issues

The site would take its access off Kirkman Street which is a short unadopted and unmade street. There is an existing entrance to the site, which would be modified to provide the new access and internal road which would have a cul de sac type arrangement with turning heads at the furthest point.

Each property would have driveway parking for at least 2 cars and a garage and as such it is considered that the level of parking for the development would be acceptable.

To facilitate the development, works would be required to Kirkman Street itself and on the main highway, Manchester Road. Transport for Greater Manchester (TfGM) have been

consulted on the proposal and provided the following comments:

- A stop line should be provided on Kirkman Street.
- There should be traffic parking restrictions (TRO) on both sides of Kirkman Street for at least 15 metres from the stop line to ensure that the exit is kept clear.
- Kirkman Street and Sunny Bank Road should be separately staged - they currently run together - this will need Urban Traffic Control (UTC) to change the operation of the traffic signals, to ensure safe operation of the junction and its users.
- Manchester Road (from the north) currently has a straight on arrow only in lane 2 - this should be amended to a right and straight on arrow.

All these requirements would be a condition of the application to which the applicant has agreed.

As the development would result in the loss of existing parking on Kirkman Street which is used by local residents, the applicant proposes to re-provide 7 parking spaces for these residents. The spaces would be located in a row along the north eastern part of the site accessed via the back street behind houses on Manchester Road. The maintenance and general availability of this parking area in perpetuity would be secured in a S106 legal agreement.

It is therefore considered that existing residents would not be compromised by the proposed development.

New footways along Kirkman Street would improve pedestrian safety and access for future occupiers and existing residents. Waste collections for existing residents would not be affected as there would be collection points on the pavement for Manchester Road residents.

Both the Highways Authority and TfGM have raised no objection subject to the inclusion of the above conditions and S106 legal agreement and as such, the proposed development is considered to be acceptable and comply with H2/1, H2/2, HT2/4, HT4 and HT6/2.

Air Quality

Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. The required measures to do this are currently under discussion. Due to this requirement, the EH Section recommends a condition to be placed on any grant of permission that the applicant shall provide electric vehicle (EV) charging points for each residential unit.

Ecology

Summary

Greater Manchester Ecology Unit (GMEU) have been consulted on the application. The developer's ecological consultant identified no significant ecological issues. Issues relating to badgers, nesting birds, Japanese knotweed and biodiversity enhancement measures can be resolved via condition and or informative.

Protected Species

No evidence of any protected species was found during the ecological assessment of the site, carried out by a suitably experienced consultant. Given the location the only species that would potentially be at risk would be badger given the proximity of the woodland to the west and the earthworks proposed on the site. As badger have been found in the wider area, GMEU recommend a condition that prior to commencement of earthworks a survey of the site and within 30m of the western boundary for badger setts are required and the findings supplied to and agreed in writing by the LPA with appropriate mitigation as required.

Nesting Birds

Trees and shrubs will be lost, potential bird nesting habitat. All British birds nests and

eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. GMEU recommend a condition to restrict the removal of vegetation at certain times of the year.

Invasive Species

Japanese knotweed is located on the site and would be impacted upon by the development. Himalayan balsam is known to be widespread in the woodland along the River Irwell to the west, though none was found during the ecological survey. GMEU therefore recommend a condition for a method statement for invasive species.

Contributing to and Enhancing the Natural Environment

Section 170 of the NPPF 2019 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development would result in the loss of around 0.4ha of garden a low ecological value habitat, some trees and associated bird nesting habitat. This will be replaced by new garden, tree planting and built development. There will, under the current proposal be a net loss of biodiversity.

Given the scale of the development and low ecological value of the site, the level of mitigation required would be unsustainable if created on site. ie the area of species rich grassland that would be required to achieve mitigation would be too small to be sustainable. Off-site compensation would be the preferred approach with a contribution towards the Friends of Springwater Park for grassland management the best solution.

The nett loss of around 0.3ha of amenity grassland would be values at 0.6BU, valued by the Environment Bank at around £6k. This would be secured by a s106 legal agreement.

Mitigation on site for loss of bird nesting habitat, could be provided on site through provision of bird boxes on the new build or retained trees. This detail could be conditioned.

Drainage - United Utilities have been consulted on the development proposals and raise no objection in principle, subject to condition on the submission of a drainage plan together with evidence the drainage hierarchy has been fully investigated.

Planning Obligations

A S106 agreement would secure off-site mitigation for ecological enhancement would be provided and for securing residents parking in perpetuity.

Response to objectors -

- The appropriate certification and notice has been served by the applicant.
- Any environmental issues arising from the construction of the development would be covered by other Environmental legislation.
- Nine dwellings would not trigger the requirement for Affordable Housing
- No balconies to the properties are proposed.
- In the event of an emergency in the locality, Air emergency services would find alternative sites to land or alternative means to attend an emergency. There would be no planning policy reason to prevent the redevelopment of this private land.
- All other issues raised, including objections to impacts on highway safety, traffic generation, parking, impacts on residential amenity, drainage and waste collection 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

Recommendation: Minded 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-
All plans reference number A2016-PS-
Site location plan SLP02 B; Proposed site plan SP01 D; Plot boundary treatment SP02 C; Site lighting layout SP03C; Site access upgrade SP04B; Residents parking area SP05 A; Existing site topo and tree survey plan TS01 B; Proposed streetscapes SS01 C; Constraints site plan CO01 D; Detached garages GAR01 A; Existing site sections ES01
House type 1 1757-A201; House type 2 1757-A202; House type 3 1757-203; House type 4 1757-A204; House type 5 1757-A205
Planning Statement June 2022; Design and Access Statement rev B; Highway and Drainage layout 129-21-D100 D; Existing site/topo survey CPLS (201120JC-01); Phase 1 Preliminary Risk assessment LK Group; Phase 2 Risk Assessment and Remediation strategy LK Group; Tree survey and constraints report - Amenity Street Care Ltd; Ecology Survey (Biodiversity survey/report) Amenity tree care Ltd Version 1 21.4.21
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 electric vehicle (EV) charging points for each residential unit. EV chargepoints shall be chosen for the Electric Vehicle Homecharge Scheme approved chargepoint model list.
Reason. In accordance with the principles of 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 commencement of earthworks a survey of the site and within 30m of the western boundary for badger setts shall be carried out and the findings supplied to and agreed in writing 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 Section 11 of the National Planning Policy Framework.
7. 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 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.
8. Prior to any earthworks a method statement detailing eradication and/or control for Japanese knotweed should be supplied to and agreed in writing to the LPA. The agreed method statement shall be adhered to and implemented in full.
Reason. The scheme does not provide full details of the actual extent of invasive species in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
9. 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 native tree and shrub planting and the provision of bird boxes on the new build or retained trees. The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season,; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.
10. All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
11. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and

approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter.

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.

12. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan H2/2 and H2/3.
13. 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 Policy EN1/2 - Townscape and Built Design and H2/1 - The Form of New Residential Development.
14. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the traffic signal works required by the Urban Traffic Control Unit of Transport for Greater Manchester, to a scope and specification and programme of implementation to be agreed, have been submitted to and agreed with the Local Planning Authority. The works shall include:
 - Provision of a stopline on Kirkman Street, the exact position of which is to be determined at detailed design stage.
 - Provision of parking restrictions/Traffic Regulation Order on both sides of Kirkman Street for at least 15 metres from the stopline to ensure that the exit is kept clear, to a scope and specification to be agreed with the Highway Authority and subject to the necessary public consultation exercise.
 - Measures to separately stage Kirkman Street and Sunny Bank Road and change the operation of the traffic signals in order to ensure the safe operation of the junction.

- Measures to amend the Manchester Road signal from the north from the current straight on arrow only in Lane 2 to a right and straight on arrow in order to ensure the safe operation of the junction.
- Provision of 'above ground' vehicle detection on Kirkham Street.
- Re-validation of 'MOVA' and upgrade to the latest version of 'MOVA' at the junction so that the traffic signals are optimised.

The details subsequently approved shall be implemented to the agreed programme with all changes to the signalised junction taking place before the first house is occupied.

Reason. 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 H2/2 - The Layout of New residential development, EN1/2 - Townscape and Built Design, HT4 - New Development and HT6/2 - Pedestrian/Vehicular Conflict.

15. 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 of the site and adjacent adopted highways (as appropriate) to the Local Planning Authority:

- Reconstruction of the carriageway and footways on Kirkman Street, change of priority at the junction of Kirkman Street with the un-named back street and associated footway crossings, demarcation of the limits of the adopted highway, provision of tactile paving at the junction with Manchester Road and all associated highway and highway drainage remedial/accommodation works required as a result of the development, all to a scope and specification to be agreed;
- Measures and scheme of works to ensure that surface water from Kirkman Street and the private access road is not discharged onto the adopted highway;
- Notwithstanding the details indicated on approved plan reference A2016-PS-SP03 C, provision of a street lighting assessment of the intensified junction of Kirkman Street with Manchester Road and proposed private estate road and subsequent scheme of improvements to existing street lighting on the adopted/unadopted highways;
- Refuse collection arrangements for the existing properties fronting Manchester Road shall be provided within the curtilage of the site in accordance with Waste Management's requirements, clear of the footways to be used to access the new development.

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

Reason. 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 H2/2 - The Layout of New residential development, EN1/2 - Townscape and Built Design, HT4 - New Development and HT6/2 - Pedestrian/Vehicular Conflict.

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

- Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory

- undertakers connections to the site;
- Access route for all vehicles to the site from the Key Route Network;
- Access point(s) for construction traffic from the adopted/unadopted highway and all temporary works required to facilitate access for ground works/construction vehicles;
- If proposed, details of site hoarding/gate positions clear of required visibility splays onto the adjacent access roads and access routes to adjacent residential properties;
- The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted/unadopted highway;
- A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Manchester Road
- Confirmation of hours of operation and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;
- Parking on site or on land within the applicant's control of adjacent residents vehicles affected by the site access routing;
- Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

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

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

17. The visibility splays indicated on the approved plans shall be implemented before the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New residential development, EN1/2 - Townscape and Built Design, HT4 - New Development and HT6/2 - Pedestrian/Vehicular Conflict.

18. No development shall commence unless and until details of the proposed arrangements for future management and maintenance of the proposed estate road and street lighting within the development have been submitted to and approved by the local planning authority. The estate road shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.

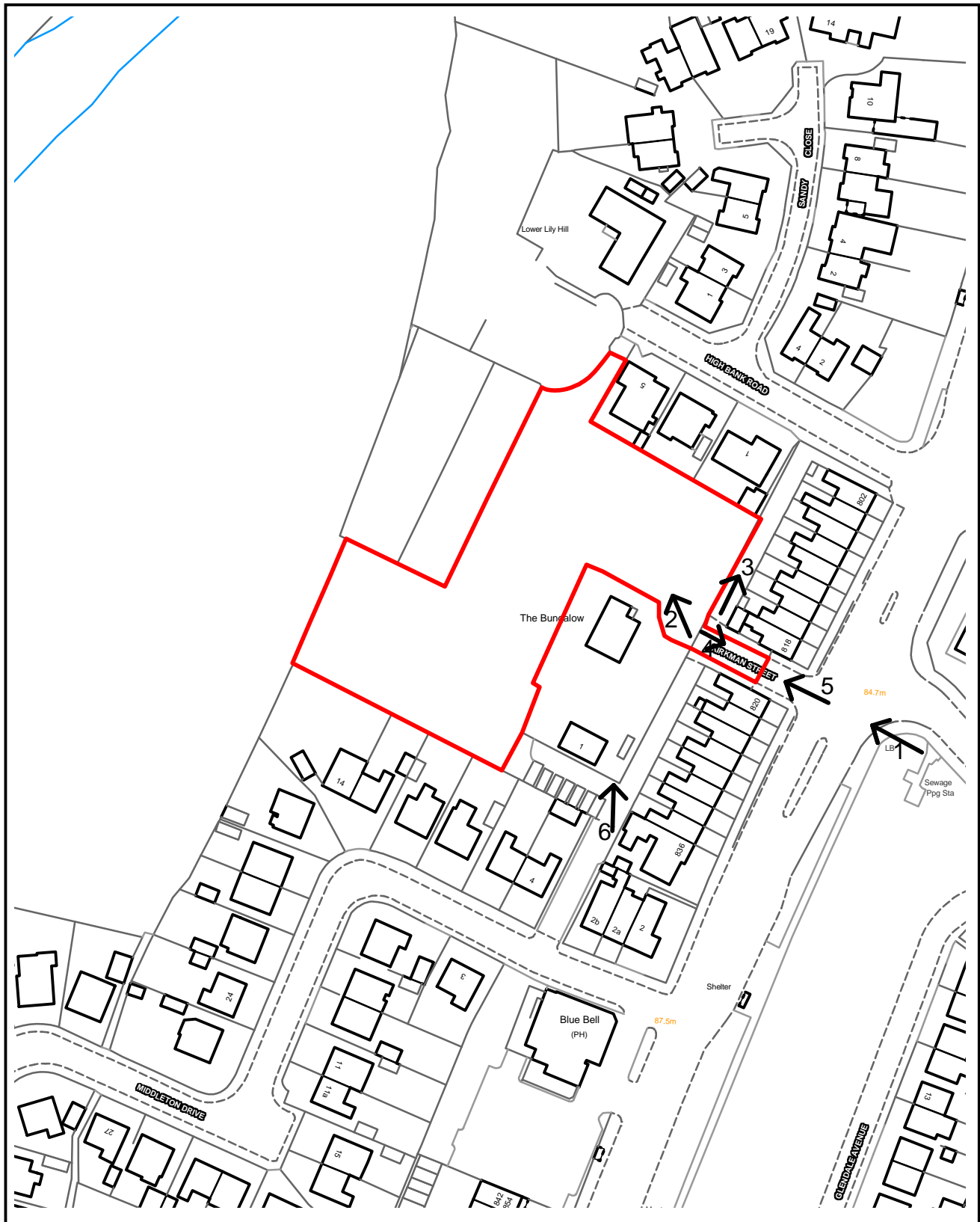
Reason. To ensure that the unadopted estate road serving the development is maintained to an acceptable standard in the interests of residential/highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the

highway pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New residential development, EN1/2 - Townscape and Built Design, HT4 - New Development and HT6/2 - Pedestrian/Vehicular Conflict

19. The vehicular and pedestrian access arrangements, turning facilities and bin storage/collection arrangements for the new dwellings within the curtilage of the site indicated on the approved plans shall be provided before the development is first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.
Reason. In the interests of highway safety and 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 H2/2 - The Layout of New residential development, EN1/2 - Townscape and Built Design, HT4 - New Development and HT6/2 - Pedestrian/Vehicular Conflict.
20. The car parking for the new dwellings and replacement parking for the adjacent residents indicated on the approved plans, incorporating minimum in-curtilage parking hardstanding/parking space lengths of 5.0m and measures to prevent the discharge of surface water onto the adjacent highways, shall be surfaced, demarcated (as appropriate) and made available for use prior to the development hereby approved being occupied and thereafter maintained at all times.
Reason. To ensure adequate off-street car parking and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety pursuant to policies H2/2 - The Layout of New residential development, EN1/2 - Townscape and Built Design and HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 67109

ADDRESS: Land off Kirkman Street
Bury

Planning, Environmental and Regulatory Services

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Bury
COUNCIL



Production Date: 15 Aug 2022

Scale 1500

when printed at A4

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Notes

67109

Photo 1



Photo 2



67109

Photo 3



Photo 4



67109

Photo 5





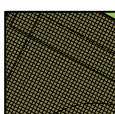


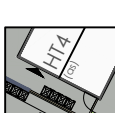

Photo 6



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REVISIONS		
A	Application boundary extended. Driveway added to bungalow.	10.08.21
B	Scheme redrawn. Planning Issue	01.06.22
C	Plot 7 housetype substituted. Plot 3+4 bin collection indicated.	12.08.22
D	Plot 7 revised to HT4. Note added.	15.08.22

KEY -

-  Kirkman Street to be re-surfaced to match new Estate road
-  New 5.5m wide Estate road with 2m wide footways
-  Shared surface raised 'table' in contrasting surface material to act as a traffic calming measure
-  Shared & private driveways in contrasting surface material
-  Brickwork retaining walls between plots to suit site levels with timber fencing above
-  1.8m high 'Venetian' style timber fencing to all plot boundaries with gated access to rear of properties
-  Suggested new trees and ground cover planting to verges

 **Lancashire Office:**
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Proposed housing development:
Land off Kirkman Street, Bury

Property Capital PLC

PROPOSED SITE PLAN

A2016-PS-SP01 D

Scale 1:500 @ A3 (1:250 @ A1)

0 | 5 | 10 | 15 | 20 | 25 m

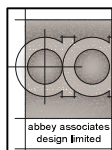
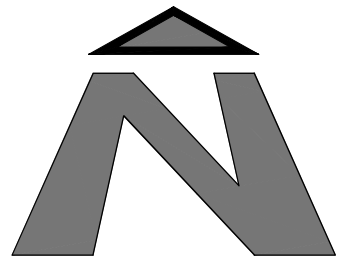


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REVISIONS

A	Application boundary extended.	10.08.21
B	Boundaries revised. Planning Issue	13.06.22



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Proposed housing development:
Land off Kirkman Street, Bury

Property Capital PLC

SITE LOCATION PLAN

A2016-PS-SLP02 B

Scale 1:1250 @ A4

0 | 10 | 20 | 30 | 40 | 50 | 60m

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REVISIONS

A Scheme redrawn, Planning Issue 01.06.22

KEY -



Parcel of land to be 'gifted' to residents of Manchester Road as private vehicular parking area to compensate loss of parking along Kirkman Street



25x2.4m visibility splays to be provided & maintained for egress from Bungalow



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Proposed housing development:
Land off Kirkman Street, Bury

Property Capital PLC

SITE PLAN - RESIDENTS PARKING AREA

A2016-PS-SP05 A

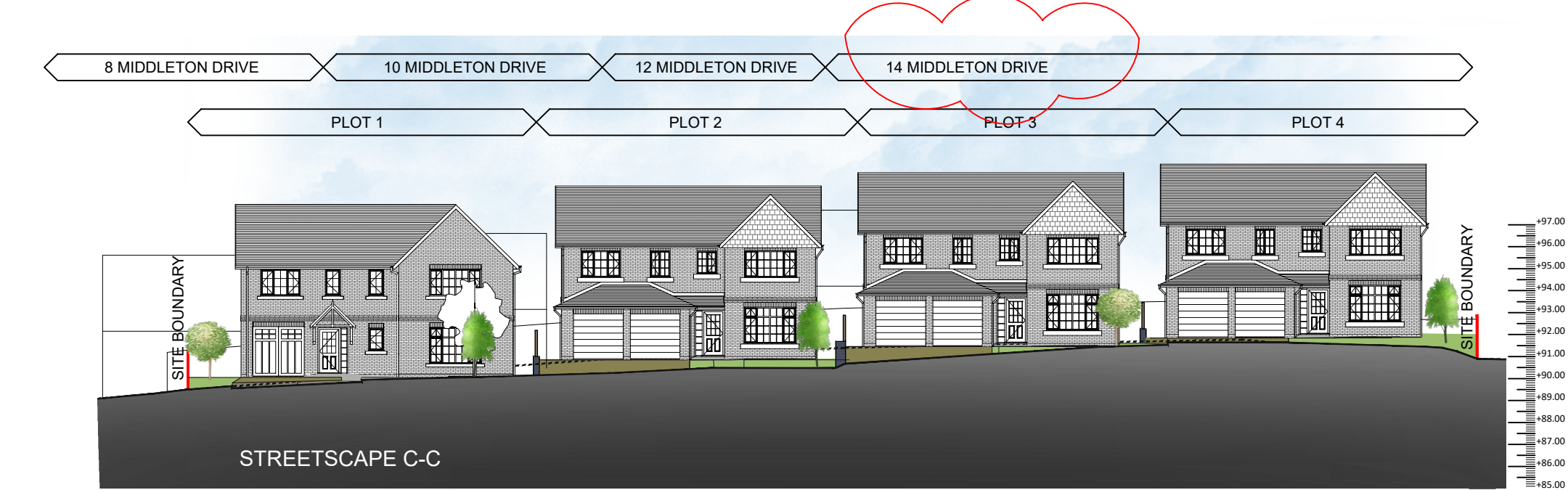
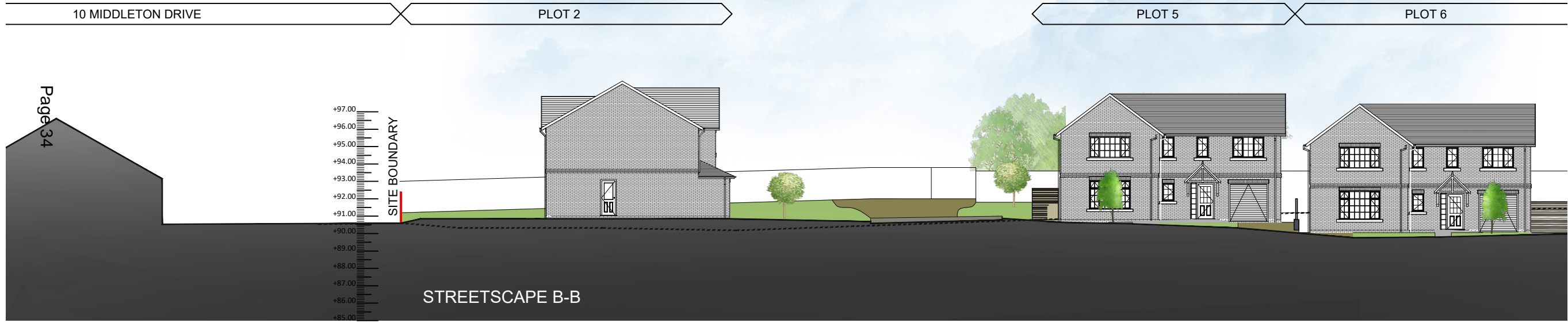
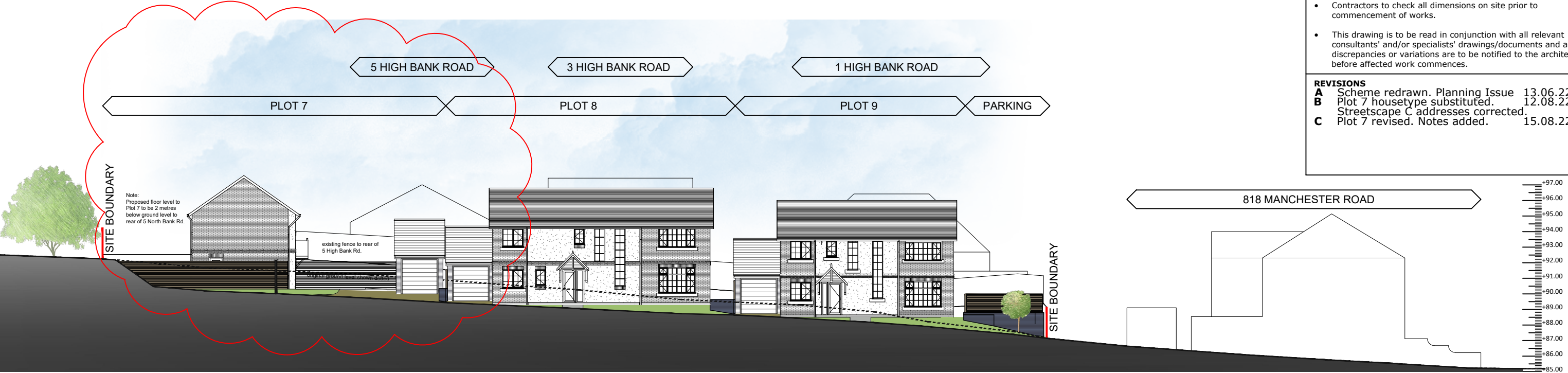
Scale 1:200 @ A3 (1:100 @ A1)

0 1 2 3 4 5 6 7 8 9 10m

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REVISIONS

A	Scheme redrawn. Planning Issue	13.06.22
B	Plot 7 housetype substituted.	12.08.22
C	Streetscape C addresses corrected.	
	Plot 7 revised. Notes added.	15.08.22



Lancashire Office:
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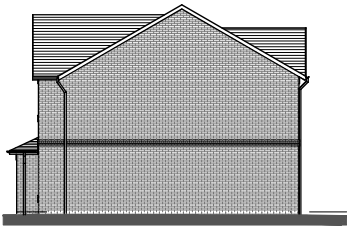
PROPOSED STREETSCAPES
A2016-PS-SS01 C
Scale 1:250 @ A3 (1:125 @ A1)
0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 12.5 m



Front Elevation
1 : 100



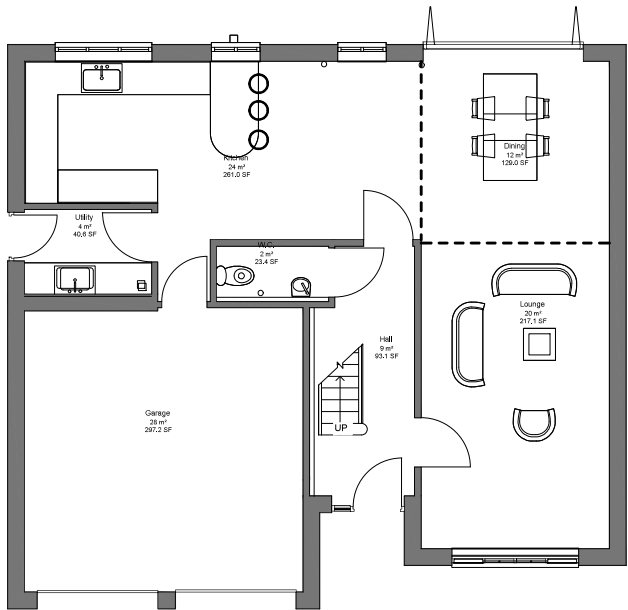
Rear Elevation
1 : 100



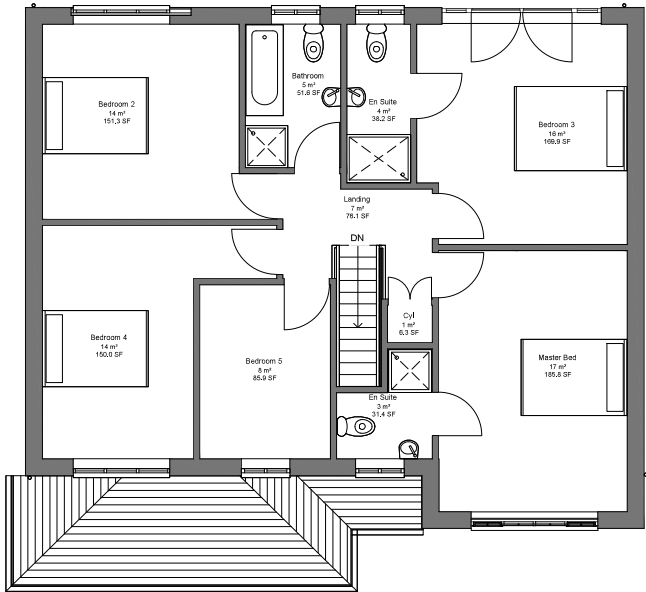
Side Elevation A
1 : 100



Side Elevation B
1 : 100



Ground Floor Plan
1 : 50



First Floor
1 : 50

Area Schedule (GIA)		
Level	Name	Area
Ground Floor Layout	Ground Floor	73 m²
Ground Floor Layout	Garage	27 m²
First Floor	First Floor	93 m²
Grand total 3		193 m²

The Contractor is responsible for checking all dimensions, tolerances and references. Any discrepancy is to be notified to JIG before proceeding with the work.

Where an item is covered by drawings to different scales, the larger scale drawing is to take precedence.

Do not scale drawings. Stated dimensions are to be worked to in all cases.

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No.	Made by	Date	Checked	Description

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Tel: [REDACTED] Fax: +44 (0)1352 700 7951 E: admin@jigarchitects.com

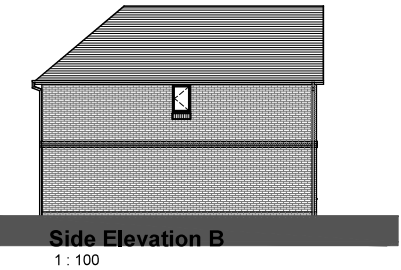
Client	
Project	
Kirkman Street, Bury	
1757	Project number
Sheet Name	
HOUSE TYPE 1 - Brick	
Sheet Number	Revision
A201	
Date	Oct 20
Scale	A1 As
Drawn by	jrg
Checked by	cgr



Side Elevation A
1 : 100



Rear Elevation
1 : 100



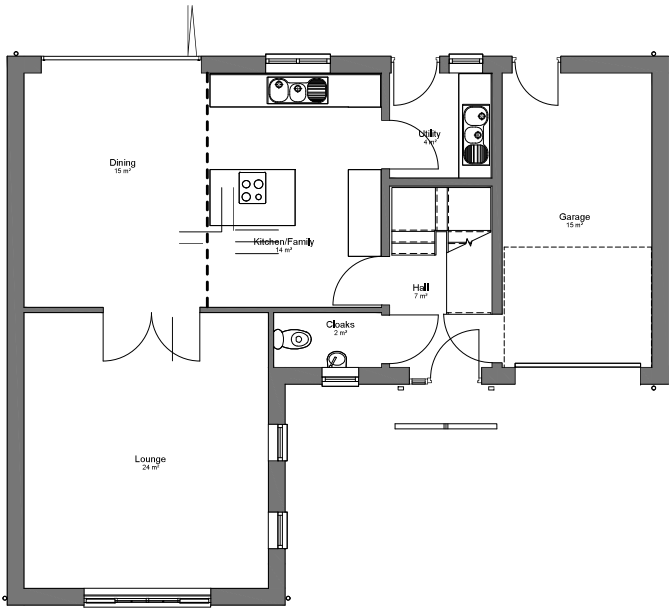
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1 : 100



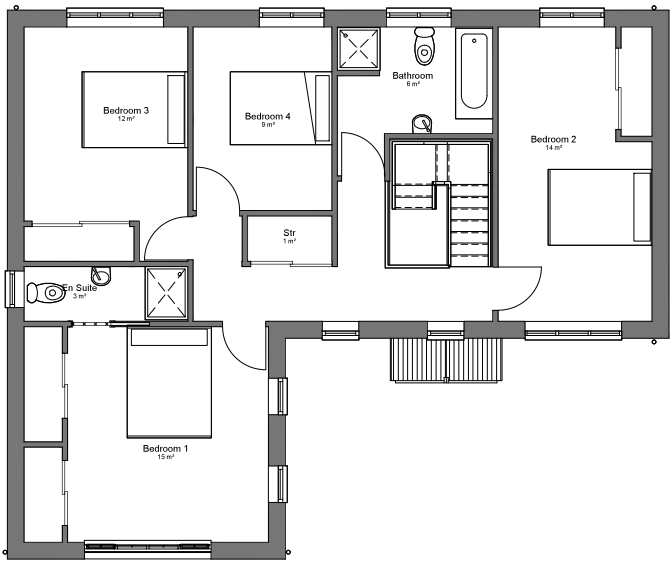
Front Elevation
1 : 100



3D View 3



00 Ground Floor Plan
1 : 50



01 First Floor Plan
1 : 50

Area Schedule (GIA)		
Level	Name	Area
01 First Floor Plan	First Floor	86 m²
00 Ground Floor Plan	Ground Floor	65 m²
00 Ground Floor Plan	Garage	15 m²
Grand total:		165 m²

The Contractor is responsible for checking all dimensions, tolerances and references. Any discrepancy is to be notified to Jig before proceeding with the work.				
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Do not scale drawings. Stippled dimensions are to be worked to in all cases.				
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No.	Made by	Date	Checked	Description

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Client

Kirkman Street, Bury

Project

1757

Project number

1757

Sheet Name

HOUSE TYPE 2 - Brick

Sheet Number

A202

Revision

Date

Issue Date

Scale

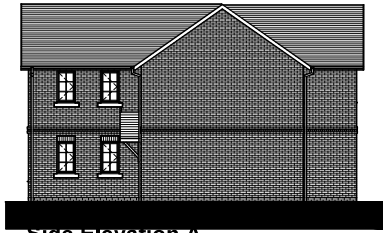
A1 As Indicated

Drawn by

JRJ

Checked by

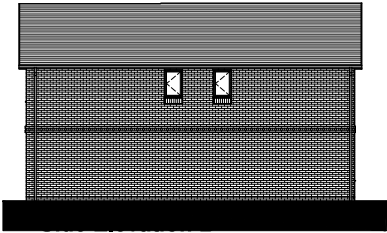
JDJ



Side Elevation A
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Rear Elevation
1 : 100



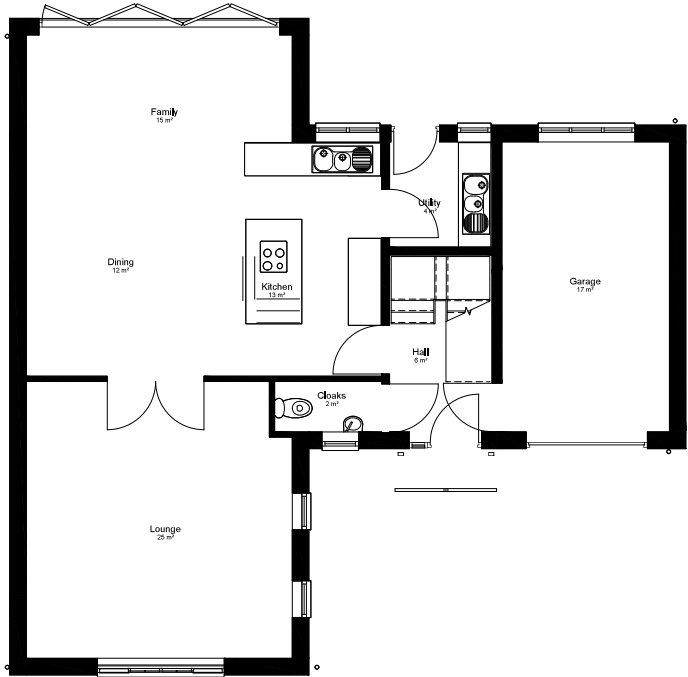
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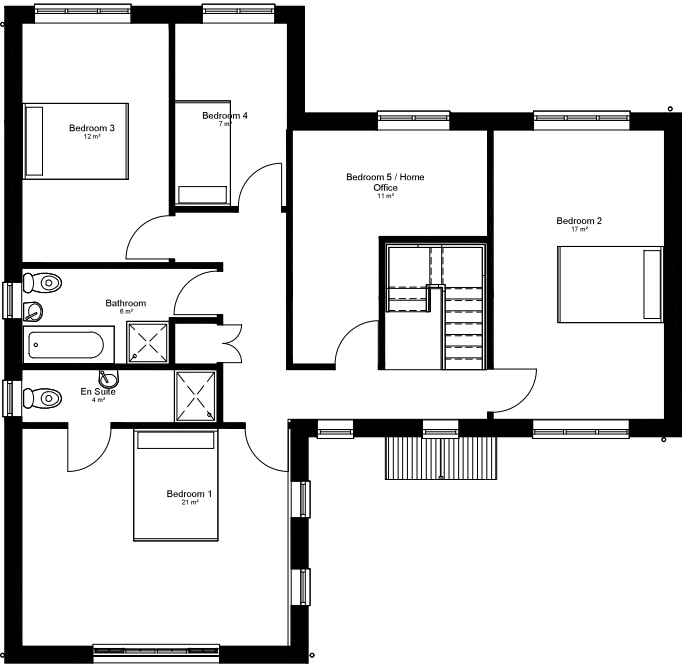
1 : 100



3D View 3



00 Ground Floor Plan
1 : 50



01 First Floor Plan
1 : 50

Area Schedule (GIA)		
Level	Name	Area
01 First Floor Plan	First Floor	97 m²
00 Ground Floor Plan	Ground Floor	79 m²
00 Ground Floor Plan	Garage	17 m²
Grand total: 3		193 m²

The Contractor is responsible for checking all dimensions, tolerances and references. Any discrepancy is to be notified to JIG before proceeding with the work.				
Where an item is covered by drawings to different scales, the larger scale drawing is to take precedence.				
Do not scale drawings. Signed dimensions are to be worked to in all cases.				
This drawing is copyright © Jig architectural Ltd				
No.	Made by	Date	Checked	Description

JIG RIBA Chartered Practice
Architects

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Tel: [REDACTED] Fax: +44 (0)1302 700 7991 E: admin@jigarchitects.com

Client: _____

Project: _____

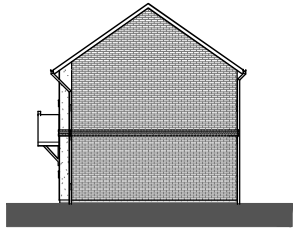
Kirkman Street, Bury
1757 Project number
Sheet Name

HOUSE TYPE 3

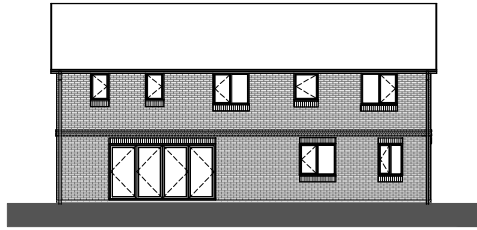
Sheet Number _____ Revision _____

A203

Date	Issue Date	Scale	A1 As Indicated
Drawn by	JRJ	Checked by	JDI



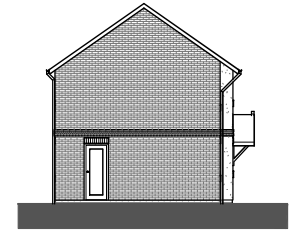
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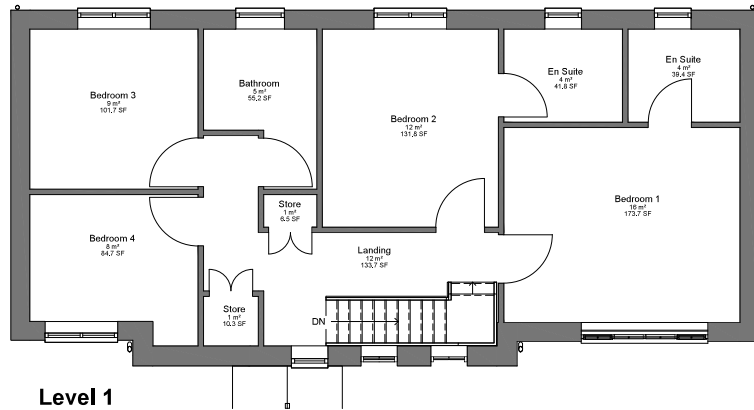
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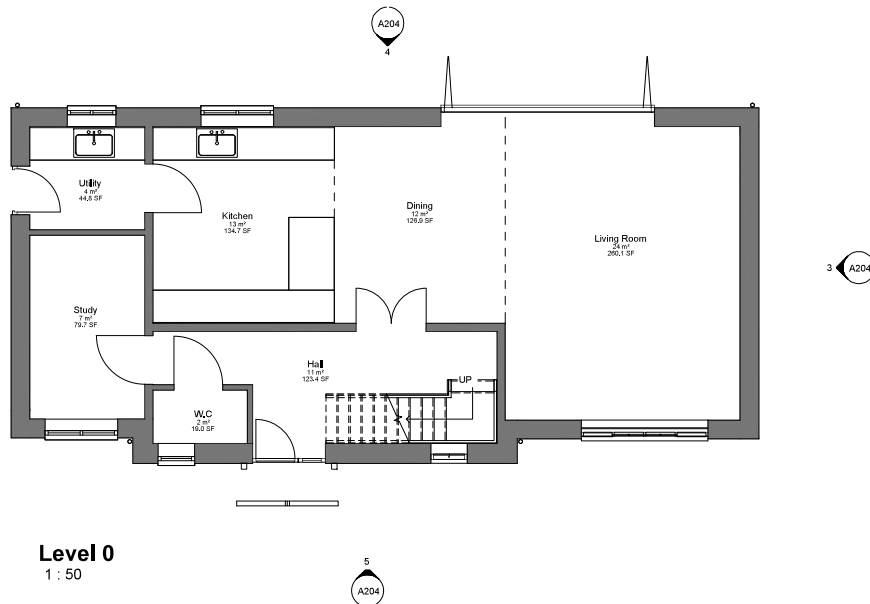
South
1 : 100



West
1 : 100



Level 1
1 : 50



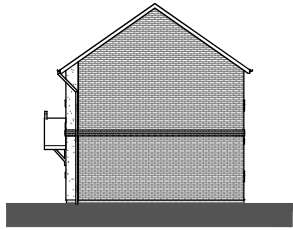
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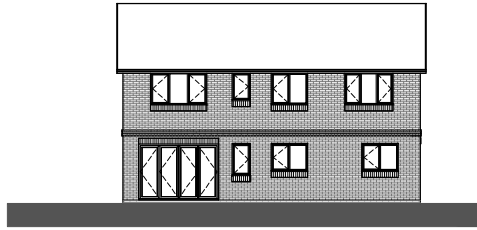
3D View 1

Area Schedule (GIA)		
Level	Name	Area
Level 0	Ground Floor	76 m²
Level 1	First Floor	76 m²
Grand total		153 m²

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Project			
Kirkman Street, Bury			
1757		Project number	
Sheet Name			
HOUSE TYPE 4 - brick			
Sheet Number		Revision	
A204			
Date	Issue Date	Scale	A1 As indicated
Drawn by	jri	Checked by	cgr



East
1 : 100



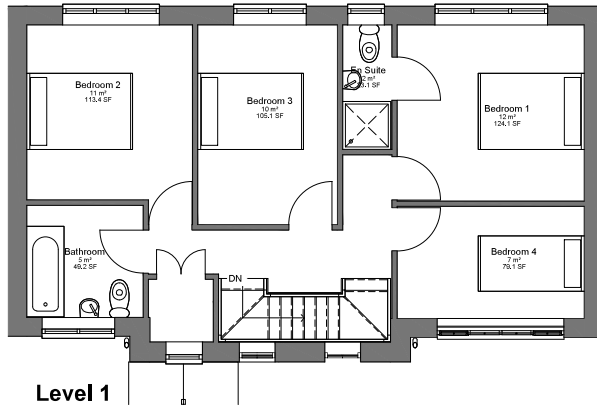
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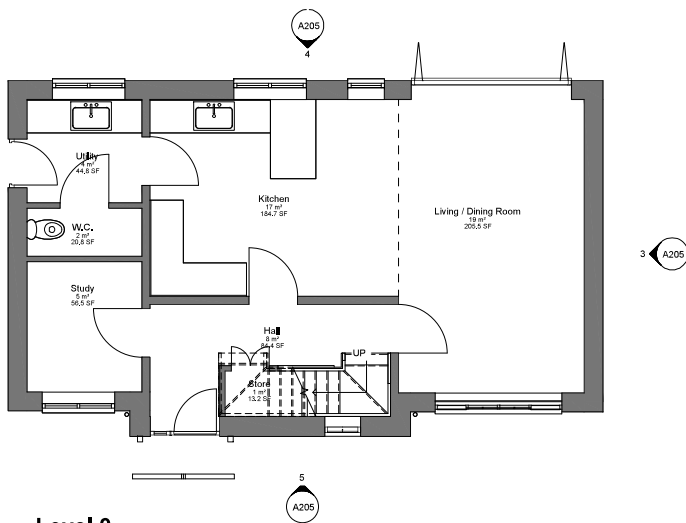
South
1 : 100



West
1 : 100



Level 1
1 : 50



Level 0
1 : 50



3D View 1

Area Schedule (GIA)		
Level	Name	Area
Level 1	Area	60 m²
Level 0	Area	60 m²
Grand total		120 m²

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Client			
Project			
Kirkman Street, Bury			
1757		Project number	
Sheet Name			
HOUSE TYPE 5 - Brick			
Sheet Number		Revision	
A205			
Date	Issue Date	Scale	A1 As indicated
Drawn by	jir	Checked by	cgr

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Ward: North Manor

Item 02

Applicant: Anwyl Homes Lancashire and BDW Trading Ltd trading as Barratt Homes

Location: Bevis Green Works, Mill Road, Walmersley, Bury, BL9 6RE

Proposal: Full application to substitute the approved layout and house types on the southern parcel of application ref: 63533, to provide 98 no. dwellings

Application Ref: 68069/Full

Target Date: 12/05/2022

Recommendation: Minded to Approve

It is recommended that this application is Minded to Approve subject to the signing and completion of a Deed of Variation to the original Section 106 agreement for loss of employment land in accordance with Policy EC2/2 and SPD14, recreation provision in accordance with Policy RT2/2 of the adopted Unitary Development Plan and SPD1 and for affordable dwellings in accordance with Policy H4/1 of the UDP and SPD5. If the agreement is not signed within a reasonable timeframe, then delegated authority is sought by the Development Manager to determine the application.

Description

The application relates to part of a site, previously known as Bevis Green and which was formally occupied by Tetrosyl, a chemical manufacturer. The site lies approximately 1.5km north of Bury Town Centre between Walmersley Old Road and the M66 motorway. The whole site comprises 10.44ha in area and was an allocated Employment Generating Area (EGA) under Policy EC2/1.

The site is located close to established residential development to the south and west, a lodge to the east and Green Belt to the north.

Tetrosyl have since relocated to another site in Bury and a planning permission was granted for the redevelopment of the Bevis Green site for a residential development for 268 no. dwellings in February 2020 (ref 63533).

The permission comprised a mix of 3 and 4 bed dwellings accessed from Walmersley Old Road with 3 apartment blocks located to the south of the site accessed off Mill Lane.

Planning obligations for on-site recreation provision to the north of the site, 33 no Affordable Housing Units and a financial contribution of £156,000 to off-set the loss of the employment land were secured through a S106 legal agreement.

The site is currently being built out by Barratt Homes and whilst seeking to undertake remediation, culvert and site preparation works across the entire application site under the original permission, they have since agreed to sell the southern part of the site to Anwyl Homes to deliver housing in this part of the site.

This planning application relates to the southern part of the site only (approx 3 hectares), and would involve the substitution of house types and changes to the layout which were previously approved under planning reference 63533.

As a result of the changes, there would be a reduction of 24no. units across the southern part of the site resulting in an overall reduction of the number of units across the wider site from 268 no units to 244 no units comparative to the previously approved scheme.

The same accesses to the site (off Walmersley Old Road to serve the dwellings and off Mill Lane to serve the apartments) and same internal road layout as previously approved would be incorporated.

The proposed amendments to the layout would be due to the different house types which are now proposed and how they would be arranged within the site area.

There would be two apartment blocks and 13 different house types, the majority comprising 3 and 4 beds, with one no. 2 bed unit. The dwellings would be 2 and 2.5 storey high and finished in brick elevations with part render and grey slate roof tiles.

The apartment blocks would be located in the southern part of the site, as approved previously, 3 storeys high and similarly finished in brick and render with grey roof tiles.

It is also proposed to provide 3 temporary show homes incorporating a sales centre and a small car park on the corner of Walmersley Old Road and the new access road (located on plots 1-4), which would revert to 4 dwellings proposed as part of the redevelopment of the site.

The area to the north of the wider site which is in the Green Belt would continue to provide on-site recreation space.

The applicant has stated that the benefit of bringing the site forward with two housebuilders would also assist in diversifying the housing stock in the area and allow for a quicker delivery of the dwellings.

Relevant Planning History

63533 - Residential development comprising 268 no. dwellings (Class C3) with associated access, car parking, landscaping and open space - Approved 6/2/2020

53762 - Outline residential development at Bevis Green (275 dwellings) with associated access, car parking, landscaping, and recreational open space shown illustratively at Bevis Green Works (Tetrosyl), Mill Road, Bury. Approved with conditions - 30 January 2012.

Publicity

Letters sent on 25/2/22.

Site notices posted 18/3/22

Press advert 3/3/22

Two objections received -

- Understand that just under half the proposed development will be undertaken by Anwyl Homes rather than Barratt Homes. I hope that the fact that we have been notified of the amendment may give us chance to voice objections to the development and for some further changes to be made.
- I do still object to the number of proposed homes.
- 260 additional properties in this area is ridiculous, based on the existing road system and water/power/drainage etc.
- Note that the revised plans still only allow for one road access to the main site, which will cause terrible congestion to the new estate itself not to mention the extra traffic which will be forced to use Walmersley Old Road. 260 houses could mean upwards of 350-400 cars. The revised plan for the 99 homes to be built by Anwyl could be revised further, reducing the number of houses and increasing the green space around each home. The proposed gardens are small, and the properties so close together that there is no communal green space. The 'undeveloped' part of the site is obviously earmarked for further housing in the future, so this can be ignored.
- The extra properties will put an enormous strain on the already over stretched drainage and water supplies. It would seem that the existing 'lake' is due to be filled in - where is the water supposed to go then? The whole point of the lake is to slow down the flow of water from the hills etc - if this is not allowed to happen, then serious flooding further down the water course is pretty much certain.
- No consideration appears to be made to the extra school places which will be required - the new site is obviously aimed at families, so there will be several hundred extra school

places required.

- As usual, the plans have been passed without due consideration to the impact they will have on the local area, residents, environment and services. I have no objection to development itself and am fully aware of the need for new and affordable housing. However, I object to building for the sake of it - squashing as much as possible into a small space to ensure as much profit as possible.
- Bury Council used to pride itself on its environmental projects and was proud to be 'green'. Allowing this number of houses to be built in such a small space proves that profit is more important than the environment.
- Concerned that there appears to be no overall plan and impact assessment for house building in Walmersley. There are 268 houses currently being built by Barrett's, 99 houses on this application and 43 houses on the so called church field, all within a very small area, maybe a quarter of a mile square.
- The plans on this application appear to show that the traffic off this site will also come out on Walmersley Old Road as the Barrett's site. If that's the case why haven't the residents who live on Lancaster Drive and Palatine Drive been consulted as we will have to tolerate the additional traffic on roads that are not built to accommodate and withstand being a 'rat run' to the M66. To my knowledge there is no future traffic management system in place. What school will primary school children go too, doctors, dentists etc?

1 support recorded - no comments made

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

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions relating to submission of details of highway and access works, pedestrian connections and facilities and construction traffic management plan.

Borough Engineer - Drainage Section - No response received.

Environmental Health - Contaminated Land - No objection subject to the inclusion of conditions relating to contaminated land.

Environmental Health - Air Quality - No objections, subject to the inclusion of a condition relating to electric vehicle charging points.

Environmental Health - Pollution Control - No response received.

Public Rights of Way Officer - No response received.

Greater Manchester Police - designforsecurity - No objection subject to the incorporation of the physical security recommendations set out in the previous approved scheme

United Utilities (Water and waste) - No objections subject to conditions relating to foul and surface water drainage. .

Greater Manchester Fire Service - No objection.

Greater Manchester Ecology Unit - No objection subject to conditions relating to bats, badgers, nesting birds, invasive species, infilling of the mill lodge and ecological net gain. .

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

Unitary Development Plan and Policies

EC2/1	Employment Generating Areas
EN1/2	Townscape and Built Design
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H4/1	Affordable Housing
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN1/5	Crime Prevention
EN2	Conservation and Listed Buildings

EN5/1	New Development and Flood Risk
EN6/3	Features of Ecological Value
EN6/4	Wildlife Links and Corridors
EN7/1	Atmospheric Pollution
EN8	Woodland and Trees
OL1/5	Mineral Extraction and Other Development in the Green Belt
RT2/2	Recreation Provision in New Housing Development
RT3/3	Access to the Countryside
HT2/4	Car Parking and New Development
HT2/10	Development Affecting Trunk Roads
HT5/1	Access For Those with Special Needs
HT6/1	Pedestrian and Cyclist Movement
HT6/2	Pedestrian/Vehicular Conflict
HT6/3	Cycle Routes
SPD5	DC Policy Guidance Note 5: Affordable Housing
SPD1	Open Space, Sport and Recreation Provision
SPD2	DC Policy Guidance Note 2: Wildlife Links & Corridors
SPD3	DC Policy Guidance Note 3: Planning Out Crime
SPD11	Parking Standards in Bury
SPD12	Travel Plans in Bury
SPD14	Employment Land and Premises
SPD16	Design and Layout of New Development in Bury
NPPF	National Planning Policy Framework

Issues and Analysis

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

Principle - The principle of a residential development has been established through the grant of the full planning permission ref 63533 for the redevelopment of the site for residential purposes.

The current proposal would align with the parameters and principles of the previously approved scheme and the scale and density of development would continue to make optimal and efficient use of the available land to meet the identified housing need in compliance with the principles of the NPPF and which would include Affordable Housing.

There have been no changes or amendments to national or local planning policy which would affect the principle of a residential development for the proposed 98 no. dwellings on the application site.

The proposed development would therefore comply with the principles of the NPPF and UDP Policy H1/2.

Technical issues

Technical issues relating to traffic, emergency access, contaminated land, drainage, flood risk, trees and noise were assessed in the previous application and demonstrated that the development would not result in any adverse impacts and the development proposals were considered acceptable subject to conditions and informatives.

The proposed substitute layout has been redesigned in accordance with the conclusions and proposed mitigation measures of the various technical reports which were submitted for

the approved application

The proposed development on the southern part of the site would be no materially different to the previously approved scheme in terms of these technical issues.

It is therefore considered consistent and reasonable to include all relevant conditions for the proposed development and as such the proposed development would be compliant with policy principles.

The following issues are therefore considered key to this application.

Layout and design - The layout and arrangement of the proposed dwellings would broadly follow the design principles of the previously approved scheme. Dwellings located along Walmersley Old Road would be front facing to engage with the existing streetscape and maintain an active frontage. Within the site the proposed dwellings would be built around internal roads in cul de sac type formations, and the apartments would be located to the south of the site accessed from Mill Lane which would replicate the general pattern of the previous scheme.

The development would offer a mix of properties delivering 2, 3 and 4 bed dwellings within the site comprising terraced, semi-detached, larger detached houses and two 3 storey apartment blocks which would accommodate a total of 12 no. units.

The dwellings would be constructed of red and multi brick exteriors with grey roof tiles with part render to some properties which would be in keeping with the surrounding area.

Private amenity space and areas within each curtilage for bin storage facilities would be provided with parking allocated to each dwelling on a front or side driveway and a communal car park would serve the proposed apartments located to the south of the site.

Along the frontage of the site to Walmersley Old Road and Mill Road there would be a 1.2m high railings with hedging and planting to soften the development frontage and the approach to the site and 1.8m high fencing would separate the dwellings and rear gardens. The proposed boundary treatment would be appropriate to the locality and a residential development.

It is therefore considered that the design and layout of the proposed development would be in keeping and appropriate to the character of the surrounding area and consistent with the development principles of the previously approved scheme.

Therefore the proposed development would comply with policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

Temporary sales building - The application proposes to site a sales office, show homes and small car park on the footprint of plots 1 to 4 located on the corner of Walmersley Old Road and the new access road.

This would be a temporary arrangement until the majority of the houses have been built out whereon the facility would be decommissioned and the plots would revert to the new residential dwellings.

This is considered an acceptable approach and a condition for the removal of the car park and reinstatement of the plots to residential dwellings would be included.

Impact upon residential amenity - SPD6 provides guidance on aspects between residential properties and new development and states that there should be 13m between a habitable room window and a two storey blank wall. For each additional storey or difference of 2.5 metres in height, a further 3 metres should be added to the aspect standard.

The proposed development would comply with the relevant aspect standards in SPD6 to all the existing properties. Within the site the majority of the proposed dwellings would broadly

comply with the relevant aspect standards and the buyers of the proposed dwellings would be aware of the relationship when purchasing the properties.

Therefore, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties and would comply with Policies H2/1, H2/2 and SPD6.

Highways issues -

Traffic and access - A Transport Assessment (TA) was submitted for the previous application reference 63533.

All highway and access issues for the scale and character of a residential development on the site were assessed and subject to conditions, the development was considered acceptable.

There would be no material changes as a result of the proposed development, indeed the proposed development would see a reduction in the total number of units across the whole site by 24 no. dwellings, which in turn would reduce the traffic and vehicular movement to and from the site.

The proposed development would therefore be acceptable in principle for the scale of development in highway terms.

There would be adequate visibility splays for the proposed accesses from Walmersley Old Road and Mill Road and appropriate turning facilities would be provided within the site. Mill Road is a Byway Open To All Traffic (BOAT) and the length of Mill Road where it serves the proposed dwellings would be surfaced. The length after the proposed dwellings would remain as existing to allow access for the farm equipment and milk tankers to the nearby farms, who currently use this route.

Subject to conditions, the proposed development is considered to be acceptable and would comply with policies EN1/2, H2/1, H2/2 and HT6/2 of the Bury Unitary Development Plan.

Parking - There would be a minimum of 2 parking spaces for each dwelling with provision for 3 spaces for some of the larger properties. There would also be single garages provided for 10 dwellings.

There would be 24 spaces allocated for the 12 apartments in a car park to the rear of the apartment blocks which would comply with policy guidance.

The level of parking would be proportionate to that which was previously approved and considered acceptable and therefore considered similarly acceptable for the proposed development.

As such, the proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

The Traffic Section have no objections to the proposed development and as such would comply with H2/1, H2/2, EN1/2, HT2/4 and HT6/2.

Ecology

An ecological assessment was submitted with the previous planning application, which identified a number of ecological issues including bats, invasive species, nesting birds and the loss of priority habitats. These issues were resolved during the application process or were considered acceptable to subject to condition.

Greater Manchester Ecology Unit (GMEU) have been consulted on the application and have no objection to the revised site layout for the southern area of the site. The site has already been cleared and the new layout is not materially different from an ecological perspective to the agreed layout and therefore GMEU have no objections.

GMEU have recommended the relevant conditions relating to ecological issues and enhancements be transferred to a new consent for this site.

Planning obligations -

Affordable Housing - A vacant building credit was agreed during the determination of the previous application (Ref: 63533).

The concept of vacant building credit is that where there is redevelopment of a vacant building then a proportionate discount should be made to the affordable housing requirement (paragraph 64 of the NPPF). This discount should be based on the existing gross floor space of the vacant building comparable to the proposed gross floorspace of the dwellings. This resulted in an overall requirement of 33 Affordable Housing Units across the site for the previous scheme.

For this application, an updated Vacant Building Credit calculation has been undertaken across the wider site and based on the gross floorspace of the dwellings now proposed, the resultant affordable housing contribution would be 30 no. units over the wider site.

The affordable units would be distributed throughout the site with 18 no units of the Barratt site and 12 no. units on the Anwyl site and which would include a mix of 2,3 and 4 bed units.

The proposed Affordable Housing Provision would be policy compliant and would provide an even spread of property types throughout the whole development.

It is therefore considered that the proposals would be acceptable and would comply with the principles of the NPPF, UDP Policy H4/1 and SPD5.

Recreation Provision - The previously approved on-site recreation provision on the Green Belt land to the north of the housing development in accordance with UDP Policy RT2/2 and SPD 1 would continue to be provided.

Loss of employment land - To make a financial contribution of £156,000.00 to off-set the loss of the employment land that was formerly occupied by the offices/research and development side of the business.

The first instalment of £78,000 has been paid with the 2nd and final instalment due on occupation of 50% of the dwellings.

The planning obligations would be secured by a legal agreement and a Deed of Variation to the original S106 Agreement.

Response to objectors -

- To clarify, this planning application proposes 98 no dwellings to the southern parcel of the wider site, 24 no dwellings less than previously approved for this part of the site. This would result in a total of 244 no dwellings comparative to the previously approved 268 no dwellings across the whole site.
- Bury Unitary Development Plan does not contain policies which require a contribution towards the provision of school and GP places as decisions have to be made in accordance with the development plan in place. This was addressed in the previously approved scheme.
- Drainage would be dealt with by conditions 7, 8, 32-25.
- Each application is assessed on its own merits in terms of principle of a housing development.
- A traffic monitoring scheme triggered at the occupation of 200 dwellings over the whole site would be required under the provisions of the S106 Agreement.
- Issues relating to access, traffic, drainage, flood risk, ecology have been covered in the above report and addressed in the previously approved scheme.

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: Minded 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 -

LNP1040 - Location plan LP01; LNP1040 - Streetscene plan SS01 rev A; LNP1040 - Development Planning Layout DL01 rev H; LNP1040 - Development Planning Layout - coloured DL01c rev H; LNP1040 - Materials and hard surfacing layout MH01 rev F; LNP1040 - Refuse Strategy Layout RF01 rev E; LNP1040 - Proposed Sales Area Layout Signage SA-01 rev B; Landscape masterplan c-2034-01 revision D; LNP1040 - Preliminary Levels Plan PLP01 rev D; Revised proposed boundary treatment booklet April 2022 (v2); Revised house type booklet LNP1040 - HT01 V6 Sept 2022; Revised Affordable Housing type booklet LNP1040 - HT(A)01 V2 Sept 2022
Technical reports approved by planning consent ref 63533.

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 the information shown on approved plan LNP-1040 MH01 rev F – Materials and Hardsurfacing layout, prior to the commencement of development (excluding site clearance, demolition, or works relating to site investigation, remediation or ground works) details/samples of the (materials/bricks) 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. Only the approved materials/bricks shall be used for the construction of the development.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design and H2/1 - The Form of New Residential Development.

4. No development (excluding site clearance or works relating to site investigation) 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.

This condition can be satisfied in phases.

5. Following the provisions of Condition 4 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.

This condition can be satisfied in phases.

6. Prior to occupation the applicant shall provide one electric vehicle (EV) charging point (minimum 7kW*) per unit (dwelling with dedicated parking) or a minimum 20% EV chargepoints (minimum 7kW*) (for unallocated parking).

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2011 to be used (note this version is due to be replaced by BS EN 61851-1:2019 on 5 July 2022).

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.

7. No development shall commence (excluding site clearance, demolition, or works relating to site investigation, remediation or ground works) unless and until details of a sustainable surface water drainage scheme and a foul water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
 - (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

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.

8. No construction shall commence until details of the means of ensuring the water main that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water main from construction activities and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.
Reason. In the interest of public health and to ensure protection of the public water supply pursuant to the principles of the NPPF.
9. The development hereby approved shall be carried out in accordance with the Archaeological Written Scheme of Investigation (WSI) by Orion dated February 2020 and submitted in relation to condition 9 of planning approval 63533.
Reason: In accordance with NPPF paragraph 199, to record and advance the understanding of the significance of the historic asset remains for and to make this evidence of our past publicly accessible.
10. The development hereby approved shall be carried out in accordance with the recommendations of the Noise Impact Assessment, dated November 2018.
Reason. To protect the amenity of the occupiers of the dwellings pursuant to Policy EN7/2 - Noise Pollution of the Bury Unitary Development Plan.
11. The development hereby approved shall be carried out in accordance with the Landscape Masterplan c-2034-01 revision C and the details approved for planning permission ref 63533 and implemented not later than 12 months from the date the development is first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan..
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.
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. The development hereby approved shall be carried out in accordance with the revised Management Proposals for Invasive Species submitted in relation to condition 15 of planning permission 63533. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority.
Reason. To ensure the safe and satisfactory development of the site in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy

Framework Section 11 - Conserving and enhancing the natural environment.

14. The development hereby approved shall be carried out in accordance with the Reasonable Avoidance Measures Method Statement for Amphibians submitted in relation to condition 17 of planning permission 63533.
Only the approved method statement shall be adhered to and implemented in full prior to works commencing.
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 Section 11 of the National Planning Policy Framework.
15. The development shall be carried out in accordance with the details contained in the Report by ERAP, reference 2018-202d Sections 6.1 to 6.5.
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 Section 11 of the National Planning Policy Framework.
16. Prior to development commencing (excluding site clearance, demolition, or works relating to site investigation, remediation or ground works) a lighting plan for the street lighting shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:
- Identify areas/features on site that are potentially sensitive to lighting for bats;
 - show how and where street lighting will be installed and through appropriate lighting contour plans demonstrated clearly that any impacts on bats is negligible;
- All external lighting shall be installed in accordance with the approved details and specifications and locations set out in the strategy.
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 Section 11 of the National Planning Policy Framework.
17. In relation to the use hereby approved, the measures set out in the Travel Plan to promote more sustainable travel to and from the site by residents of the dwellings and reduce the reliance on private vehicle use, shall be implemented in full and thereafter maintained.
Reason. In order to encourage sustainable travel pursuant to NPPF (Section 9) and UDP Policy HT4 New Development.
18. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the dwelling hereby approved commencing 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.
19. No development (excluding site clearance or works relating to site investigation) shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:
- Access route for vehicles from the highway network;
 - Access points to the site for each phase of the development, including any temporary works required to facilitate vehicular access;
 - Hours of operation and number of vehicle movements;
 - Proposed site hoarding/gate positions clear of appropriate visibility splays onto the adjacent adopted highways/Public Rights of Way;

- A scheme of appropriate warning/speed limit signage in the vicinity of the construction site accesses;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
- Parking on site of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials;
- Measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations

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

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

20. Notwithstanding the details indicated on approved plans, no development (excluding site clearance or works relating to site investigation) shall commence unless and until full details of the following have been submitted on a topographical based survey of the site and adjacent adopted highways (where appropriate) to, and approved in writing by the Local Planning Authority:

- A review of existing pedestrian facilities at the Walmersley Road/ Walmersley Old Road/Springside Road signalised junction to explore the potential for providing a subsequent scheme of improvements to improve facilities for users across all arms of the junction, to a scope and specification to be agreed;
- In connection with the above, a review of existing signal timings to explore the potential for providing a full pedestrian stage to improve crossing conditions for pedestrians;
- Alteration of the existing site access onto, and works abutting, Walmersley Old Road, incorporating the widening and reconstruction/provision of footways minimum of 2.0m in width including all accommodation works required at tying in points, level/1 in 40 plateau at the junction onto the adopted highway, reinstatement of all redundant accesses, demarcation of the limits of the adopted highway and all associated highway and highway drainage remedial works required as a result of the construction of, and statutory undertakers connections to, the proposed development;
- Formation of the secondary emergency access onto Mill Road/Byway Open to All Traffic (BOAT) No. 20, Bury, to serve the residential development, to a specification and length to be agreed, incorporating removable and fixed bollards (number and positions to be agreed) at all interfaces with the proposed estate road and the Public Right of Way and all associated highway and highway drainage remedial works;
- Reconstruction of and modifications to the existing alignment of the unadopted section of Mill Road/Byway Open to All Traffic (BOAT) No. 20, Bury to scope, specification and in materials to be agreed, in order to upgrade the route as indicated, incorporating the widening and reconstruction/provision of 2.0m minimum wide footways where indicated, level/1 in 40 plateau at the junction onto the adopted highway, reinstatement of all redundant accesses, works to form a junction with Lumn Street, demarcation of the limits of the adopted highway and all associated highway and highway drainage remedial works

required as a result of the construction of, and statutory undertakers connections to, the proposed development;

- Proposed scheme of works of a scope and specification to be agreed at the interface with the retained section of Byway Open to All Traffic (BOAT) No. 20, Bury leading to Mather Road, to the east of the driveway serving Plot 267;
- Proposed scheme of works to improve the surface and line of Public Footpath No. 13, Bury, that crosses the site and provide a route not less than 4.0m in width in accordance with the previously approved diversion order;
- Formation of all pedestrian connections indicated onto the existing adopted highway and Public Rights of Way abutting the site;
- Proposals for the introduction of waiting restrictions to scope to be agreed at the at the junctions of the proposed site access and Mill Road with Walmersley Old Road, including all necessary road markings and signage;
- Provision of a street lighting assessment for (and, where necessary, a scheme of improvements) the proposed residential development and sections of Walmersley Old Road and of Mill Road/Byway Open to All Traffic (BOAT) No. 20, Bury, abutting the site;
- Foundation details for all boundary walls/fences abutting the existing/future adopted highway;
- White lining scheme for the proposed junctions onto the existing adopted highway;
- An Approval In Principle for the any retaining structures located adjacent to the adopted highway, incorporating full structural, construction and drainage details, calculations and a detailed construction method statement.

The details subsequently approved shall be implemented to an agreed programme.

Reason. 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, all in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy EN1/2 - Townscape and Built Design

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development

21. Notwithstanding the details indicated on approved plans, in the event that it is intended for the proposed estate roads and/or improved section of Mill Road to be put forward for adoption, no development shall commence unless and until full details of the following have been submitted on a topographical based survey of the site and adjacent adopted highways (where appropriate) to, and approved in writing by the Local Planning Authority:
- Proposed internal road layout to a specification and materials to be agreed and to current adoption standards, incorporating 2.0m minimum width footways throughout the development;
 - Revised turning head position relative to the easterly limits of adoption on Mill Road;
 - In the event that retaining structures are required adjacent to the future adopted highway, an 'Approval In Principle' for the proposed structure(s), incorporating full structural, construction and drainage details, calculations, pedestrian protection measures and a detailed construction method statement;
 - A scheme of 20mph traffic calming measures on the proposed internal roads and white lining scheme to a scope and specification to be agreed including details of proposed materials, road markings and signage as required;
 - Undertaking of a review of/safety audit for the need to provide vehicle containment measures to the east of the estate road abutting the proposed open watercourse

The details subsequently approved shall be implemented to an agreed programme.

Reason. 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, all in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy EN1/2 - Townscape and Built Design

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development

22. The visibility splays, pedestrian visibility splays at the back edge of the footway and forward visibility envelopes on approved plans shall be implemented before the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to Policies H2/1 - The Form of New Residential Development and Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

23. A minimum hardstanding of 5.5m measured between the highway boundary and any proposed garage doors shall be provided and thereafter maintained.

Reason. To enable a vehicle to stand clear of the highway whilst the garage doors are opened and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety pursuant to Policies H2/1 - The Form of New Residential Development and Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

24. Where dwellings are constructed without a garage a minimum hardstanding length of 5.0m in order to accommodate a vehicle clear of the adopted highway shall be provided within the curtilage of each dwelling and thereafter maintained.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to Policies H2/1 - The Form of New Residential Development and Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

25. In the event that the estate roads are not adopted, details of the proposed arrangements for future management and maintenance of the proposed estate roads within the development shall be submitted to and approved by the Local Planning Authority prior to first occupation. The estate roads shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.

Reason. To ensure that the unadopted estate road serving the development is maintained to an acceptable standard in the interest of residential/highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway pursuant to Policies H2/1 - The Form of New Residential Development and Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

26. The development hereby approved shall be carried out in accordance with the Highway Dilapidation Survey dated 13th Feb 2020 by Barratt and associated documents submitted in relation to condition 30 of planning permission 63533). The footways and carriageways shall be repaired to the condition in the approved dilapidation survey following the completion of the development.

Reason. 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, all in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy EN1/2 - Townscape and Built Design

27. No development shall commence unless and until a scheme to minimise dust and odour emissions has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all dust and odour control measures and the methods to monitor emissions of dust arising from the development. The development shall be implemented in accordance with the approved scheme with the approved dust and odour control measures being retained and maintained in a fully functional condition for the duration of the development hereby approved.
Reason. The information was not submitted at application stage and is required to reduce the impacts of dust and odour disturbance from the site on the local environment, pursuant to chapter 11 of the NPPF - Conserving and enhancing the natural environment.
28. No development other than site clearance, demolition, or works relating to site investigation, remediation or ground works, shall commence unless or until details of the new channel for Pigs Lee Brook has been submitted to and approved in writing by the Local Planning Authority. The details shall include structures and long/cross sections showing compliance with the approved FRA by CEC (ref: 6155/issue5 dated Jan 2020).
The scheme shall be fully implemented and subsequently maintained, in accordance with a scheme for timing and phasing arrangements which shall be agreed in writing with the Local Planning Authority.
Reason. To reduce the risk of flooding on site and elsewhere pursuant to Policy EN5/1 - New Development and Flood Risk of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework.
29. No development other than site clearance, demolition, or works relating to site investigation, remediation or ground works, shall commence unless or until a scheme of remedial works associated with the retained downstream section of Pigs Lee Brook culvert has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall identify remedial works and the phasing of repairs to occur before any ground raising or development above the culvert.
The scheme shall be fully implemented and subsequently maintained, in accordance with a scheme for timing and phasing arrangements which shall be agreed in writing with the Local Planning Authority.
Reason. To ensure the structural integrity of the existing culverted watercourse that is to be retained within the site thereby reducing the risk of flooding pursuant to Policy EN5/1 - New Development and Flood Risk of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework.
30. No development other than site clearance, demolition, or works relating to site investigation, remediation or ground works, shall commence unless or until a scheme for the provision and management of a high quality ecological network along Pigs Lee Brook has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved scheme.

The Pigs Lee Brook corridor shall be free from built development including access roads, lighting, domestic gardens and formal landscaping.

The scheme shall include

- detailed plans, including updated long and cross-sections, based on existing and proposed site development levels, and FRA recommendations for residential scheme, showing the extent undeveloped riparian buffer zone
- details of new diverted Pigs Lee Brook channel informed by fluvial and

geomorphological assessment.

- details of proposed land remodelling proposed adjoining new riparian corridor.
- details of proposed revetment options proposed along the new riparian corridor.
- details of proposed soft landscaping scheme including planting schedule; predominantly based of native species, including groundflora and aquatics.
- details demonstrating how new river corridor will be sensitively managed over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan
- details of any proposed new flow control structures, surface water outfalls, footpaths, fencing, lighting, etc.

The scheme shall be fully implemented and subsequently maintained, in accordance with a scheme for timing and phasing arrangements which shall be agreed in writing with the Local Planning Authority.

Reason. The above approach is supported by paragraphs 170 and 175 of the National Planning Policy Framework (NPPF) which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused.

From a geomorphological perspective, the plans to de-culvert and divert this section of the Pigs Lee Brook into new, open channel are welcomed. However, it is not possible to fully assess the application submitted, due to a lack of information surrounding the new channel design. The current plans do not include any detailed information on the bed and bank characteristics of the new diverted channel, whilst greater clarification is required on channel cross sections shown in the WFD assessment (CEC July 2019).

The new channel should be designed to account for any elevation changes across the site to prevent the section of river becoming canalised and featureless, whilst integrating any Flood Risk Assessment requirements for new residential development, and site remediation needs.

31. No development in shall take place until a working method statement to cover all Pigs Lee Brook de-culverting and diversion works shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme. The submitted method statement should include cover the following:

- timing of works
- methods used for all channel, bankside water margin works
- machinery (location and storage of plant, materials and fuel, access routes, access to banks etc)
- protection of areas of ecological sensitivity and importance
- site supervision

The working method statement shall be fully implemented, in accordance with a scheme for timing and phasing arrangements which shall be agreed in writing with the Local Planning Authority.

Reason. The construction phase of any proposed development affecting the bank or channel of a watercourse poses significant risks of:

- damage to water dependent species and habitats. At this site a known risk is that construction may damage downstream fishery.
- diffuse pollution of the water environment arising from ground works.

pursuant to Policy EN5/1 - New Development and Flood Risk of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework.

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



Production Date: 26 Sep 2022

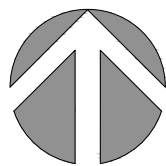
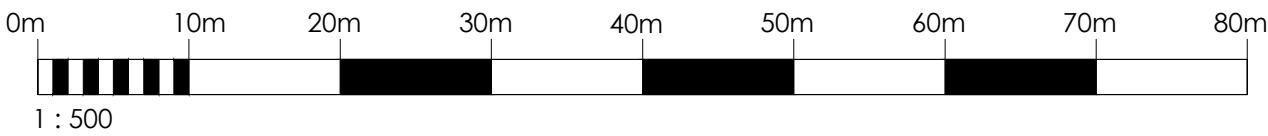
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Notes

Walmersley Old Road, Bury

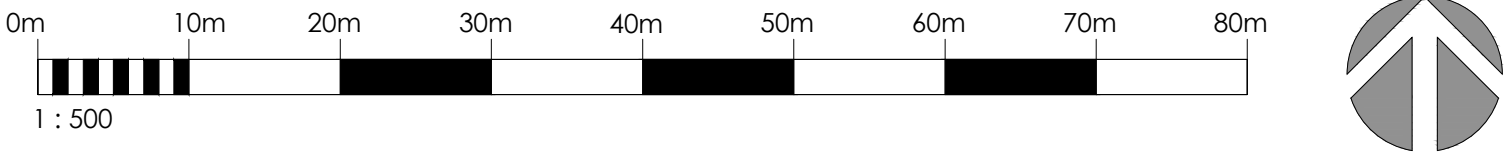


LOCATION PLAN LEGEND

Site boundary

REV	BY	DATE	DESCRIPTION	
PROJECT				
Walmersley Old Road, Bury				
DRAWING TITLE				
Location Plan				
SCALE	1:1000	PAPER SIZE	A1	
DATE	DEC 21	DRAWN	RB	
STATUS	PLANNING			
JOB No:	DRAWING No:		REVISION:	
LNP1040	LP01		-	
<div>ANWYL</div> <div>thoughtful homes</div>				

Walmersley Old Road, Bury



- SITE LAYOUT LEGEND**
- Site boundary
 - Affordable Home
 - Existing Trees retained
 - Existing Trees to be removed
 - Indicative Proposed Trees
 - Culverted Water Course & Easement
 - Drainage Easement
 - Road junction & forward visibility splays

- BOUNDARY TREATMENTS LEGEND**
- 1.8m Plot Divisional Fencing (SCD - 05-006) / Gates
 - 1.8m Screen Wall (SCD - 05-010)
 - 1.2m Estate Railings (SCD - 1200R)

- SURFACE TREATMENTS LEGEND**
- Proposed Adoptable Highway
 - Proposed Adoptable Footpath
 - Shared driveway / Substation Access
 - Private parking bays & driveways
 - Private paths & patios
 - Private front gardens / open space
 - Private rear gardens

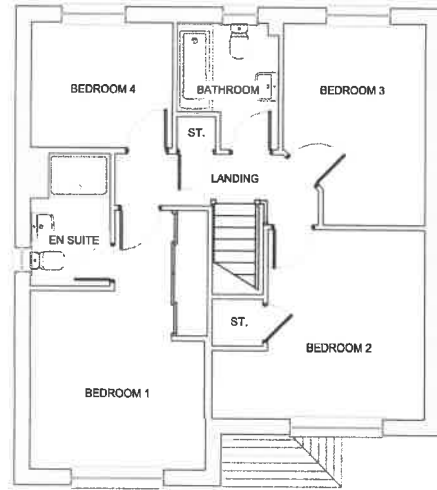
ACCOMMODATION SCHEDULE								
Tenure	Type	Storey	Bed	Garage	Sqft	Total No	% mix	Total Sqft
Open market	Rivington	2	4	DSG	1338	2	2%	2676
Open market	Ascot G	2	4	ISG	1350	7	7%	9450
Open market	Evesham	2	4	DSG	1330	9	9%	11970
Open market	Lymm G	2	4	ISG	1250	3	3%	3750
Open market	Farndon	2	4	DPS	1193	7	7%	8351
Open market	Farndon DA	2	4	DPS	1193	3	3%	3579
Open market	Euxton	2.5	3	DPS	1177	14	14%	16478
Open market	Snowdon	2.5	3	DPS	1081	15	15%	16215
Open market	Bunbury	2	3	DPS	1036	3	3%	3108
Open market	Epsom	2	3	DPS	941	6	6%	5646
Open market	Bretton	2	3	DPS	898	11	11%	9878
Open market	Apartment	2	2	DPS	626	6	6%	3756
Affordable	Bretton	2	3	DPS	898	3	3%	2694
Affordable	Moxley	2	3	DPS	866	3	3%	2598
Affordable	Apartment	3	2	DPS	626	6	6%	3756
TOTALS						98	100%	103905

GROSS SITE AREA	2.68 ha	6.62 ac
SSR/POS/Undevelopable	0.22 ha	0.55 ac
NETT SITE AREA	2.46 ha	6.07 ac

Coverage	17118 ft2/acre
Density (Un/ha)	36.56716 (gross) 39.8374 (nett)

ac = acres | ha = hectares | ft2 = square feet | m2 = square metre | Un = Units
SSR = Single sided road | POS = Public Open Space |

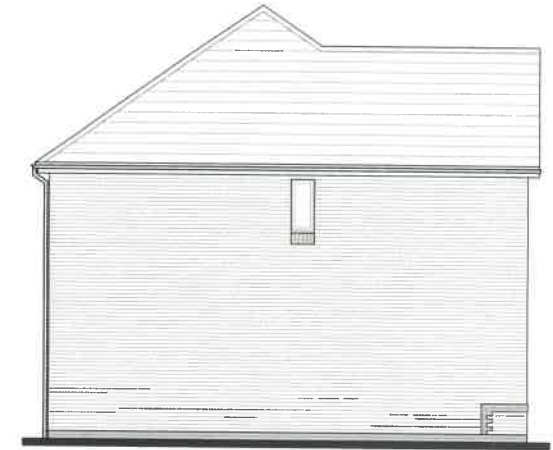
H	RB	21.08.22	Accommodation schedule amended - Open market Apartments, bed number revised to match Affordable Apartments
D	RB	18.08.22	Plot 75-77 amended to 2 plots to meet highway comments. Plots 22-27 include amended & affordable plots revised to plot 20-22
F	RB	23.08.22	Plot 51-52 setting not amended - plot 51 type to Farndon, affordable plots amended to 52-57 & 58-63, schedule updated to meet
E	RB	29.07.22	House types amended to Anwyll A-Series versions
D	RB	27.05.22	Parking bays to plots 75-82 amended in response to Highway comments
C	RB	16.05.22	Layout & schedule amended following Highway Key comments
B	RB	12.04.22	Setting reference within Boundary Treatment Key updated
A	RB	09.04.22	Road width within shown, private paths & parking bays to plots 50-56 amended
REV	BY	DATE	DESCRIPTION
PROJECT Walmersley Old Road, Bury			
DRAWING TITLE Development Layout Coloured			
SCALE	1:500	PAPER SIZE	A1
DATE	DEC 21	DRAWN	RB
STATUS	PLANNING		
JOB No: LNP1040	DRAWING No: DL01c	REVISION:	H



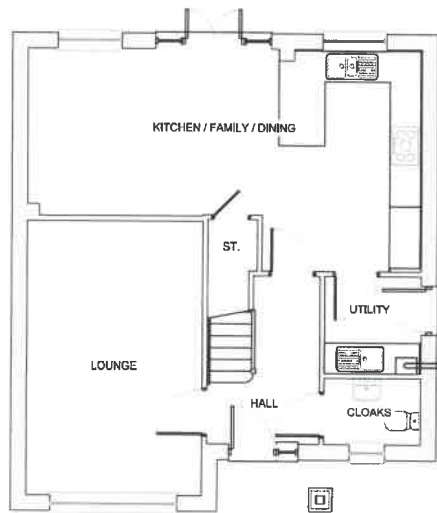
FIRST FLOOR



FRONT ELEVATION



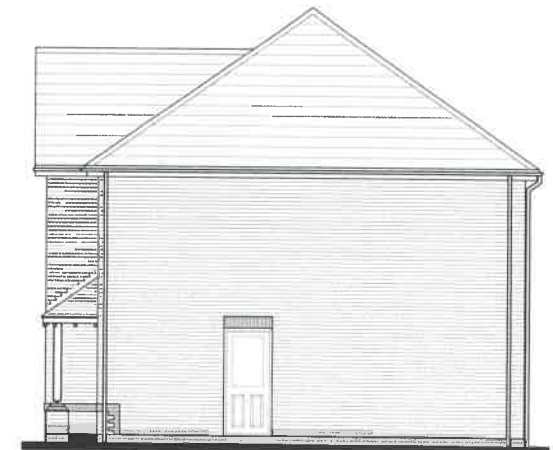
SIDE ELEVATION



GROUND FLOOR



REAR ELEVATION



SIDE ELEVATION

0 1m 2m 3m 4m 5m
Scale 1:100

RIVINGTON

2019 EDITION 303

BRICK

AREA: 1354 sqft

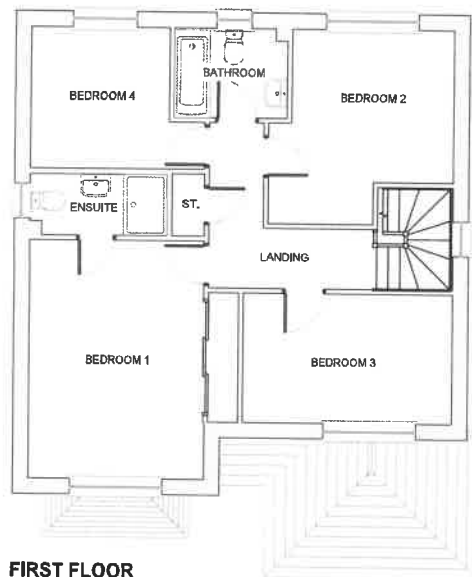
125.81 m²

SEPTEMBER 2019

Drawing Scale 1:100 @A3 Room dimensions taken into recesses *Maximum Dimensions

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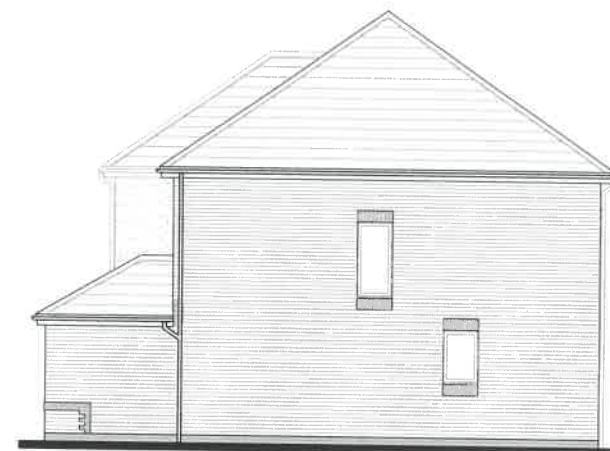
RIV_303_G - 1



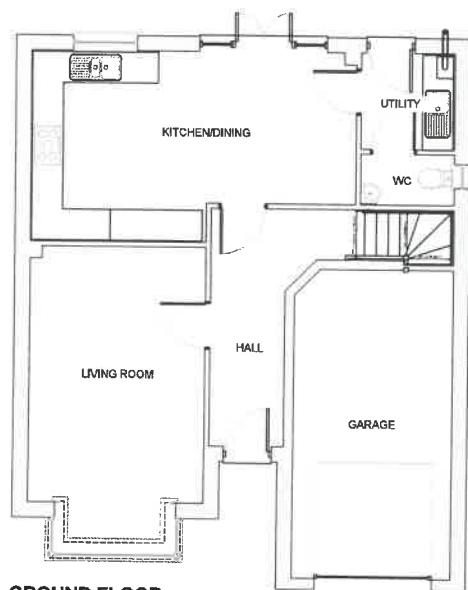
FIRST FLOOR



FRONT ELEVATION



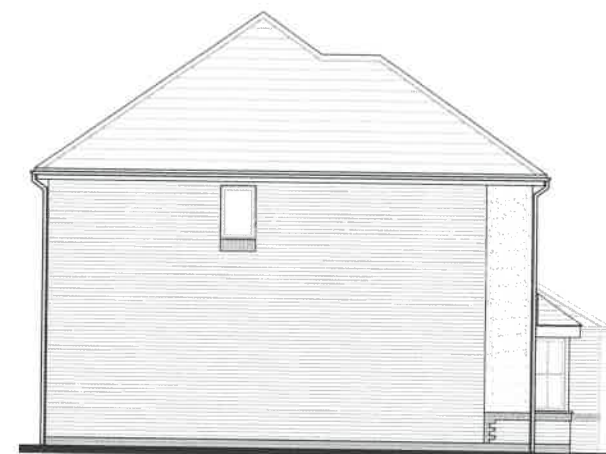
SIDE ELEVATION



GROUND FLOOR



REAR ELEVATION



SIDE ELEVATION

0 1m 2m 3m 4m 5m
Scale 1:100

ASCOT GRAND

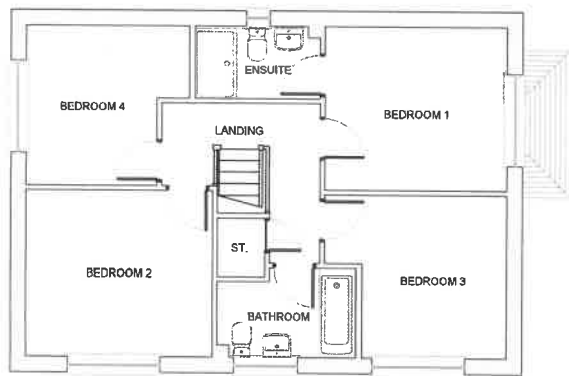
2021 EDITION
RENDER - AREA 1

AREA: 1345 sqft
124.94 m²
JULY 2021

Drawing Scale 1:100 @A3 Room dimensions taken into recesses *Maximum Dimensions

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ASCO_G-2



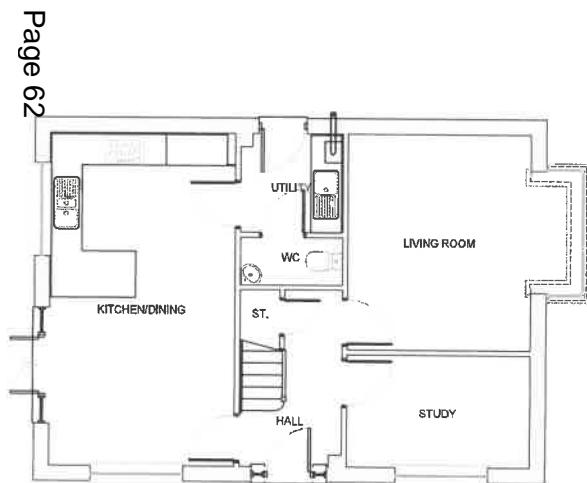
FIRST FLOOR



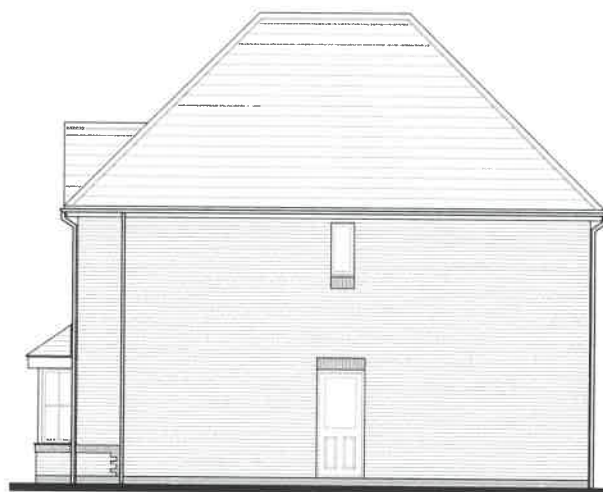
FRONT ELEVATION



SIDE ELEVATION



GROUND FLOOR



REAR ELEVATION



SIDE ELEVATION

0 1m 2m 3m 4m 5m
Scale 1:100

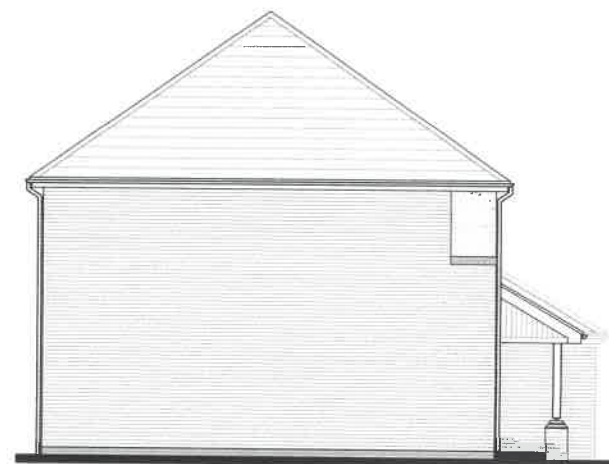
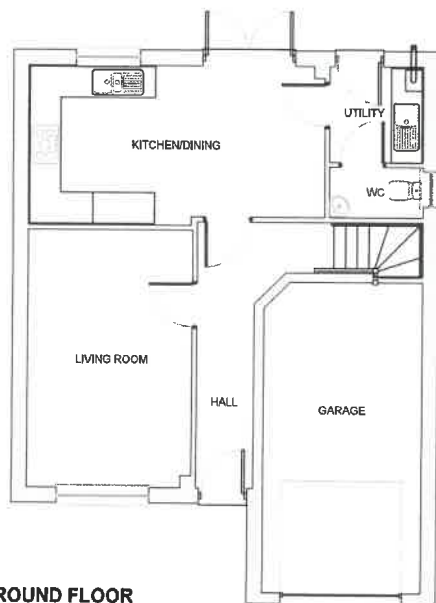
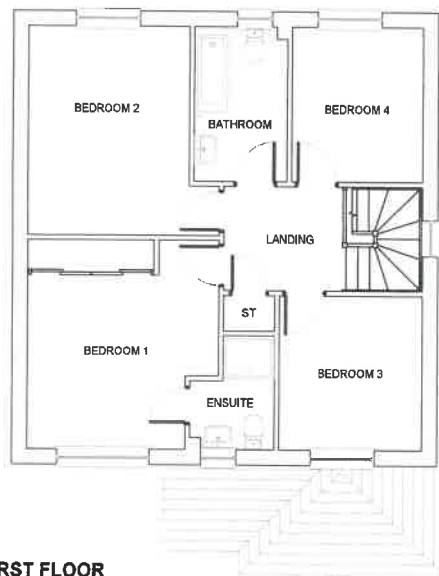
EVESHAM

2021 EDITION
BRICK - AREA 1
AREA: 1326 sqft
123.17 m²
DECEMBER 2021

Drawing Scale 1:100 @A3 Room dimensions taken into recesses *Maximum Dimensions

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EVES_G - 2



0 1m 2m 3m 4m 5m
Scale 1:100

LYMM GRAND

2021 EDITION
RENDER - AREA 1

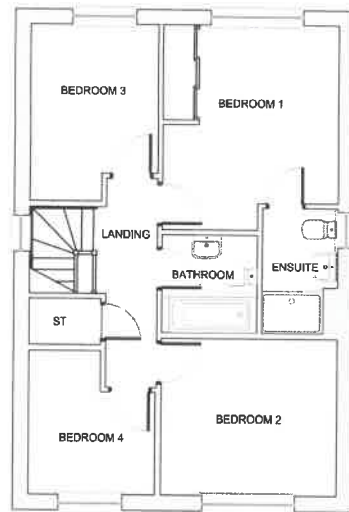
AREA: 1225 sqft
113.81 m²

JULY 2021

Drawing Scale 1:100 @A3 Room dimensions taken into recesses *Maximum Dimensions

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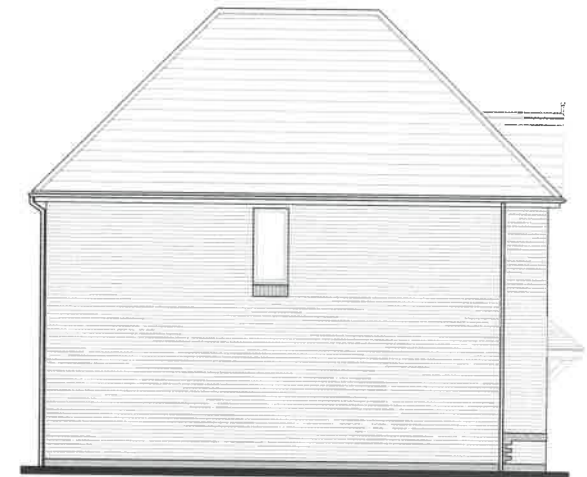
LYMMG_G - 2



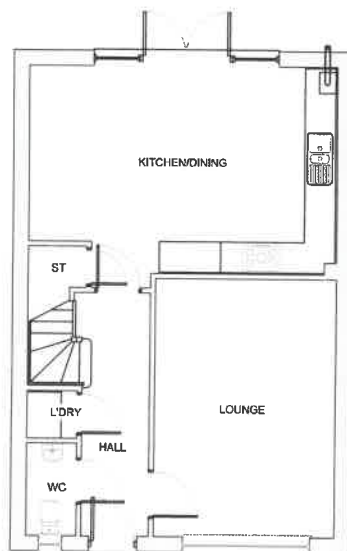
FIRST FLOOR



FRONT ELEVATION



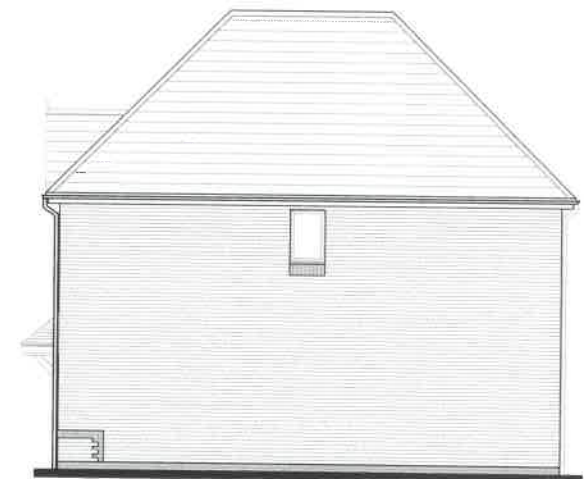
SIDE ELEVATION



GROUND FLOOR



REAR ELEVATION



SIDE ELEVATION

0 1m 2m 3m 4m 5m
Scale 1:100

FARNDON

303

BRICK (HIPPED)

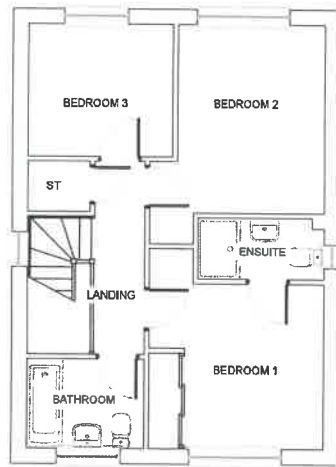
AREA: 1189 sqft
110.45 m²

FEBRUARY 2019

Drawing Scale 1:100 @A3 Room dimensions taken into recesses *Maximum Dimensions

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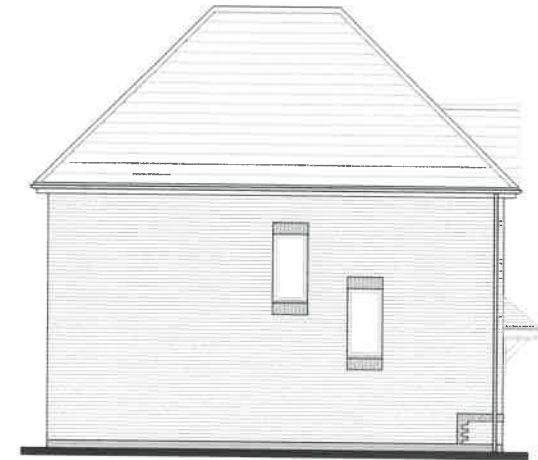
FARN_303_G - 1



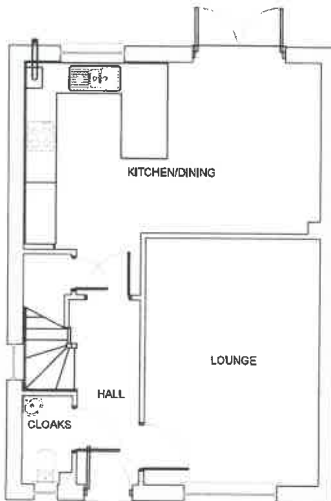
FIRST FLOOR



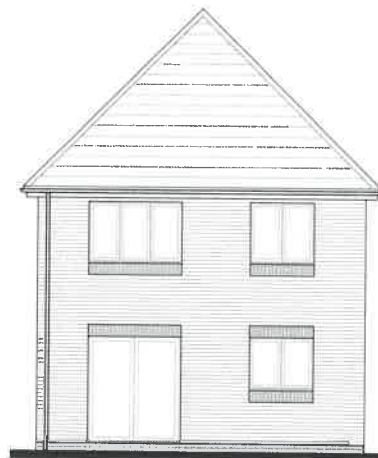
FRONT ELEVATION



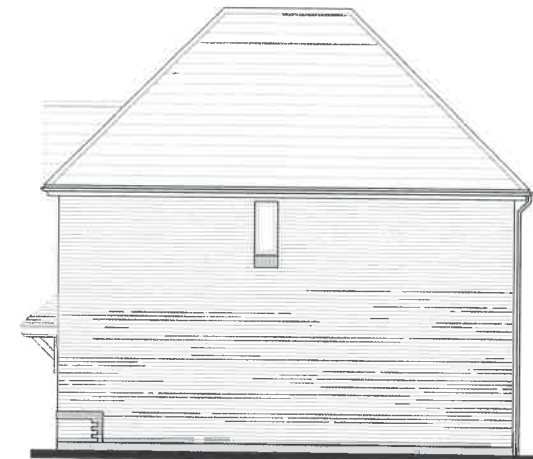
SIDE ELEVATION



GROUND FLOOR



REAR ELEVATION



SIDE ELEVATION

0 1m 2m 3m 4m 5m
Scale 1:100

BUNBURY

2021 EDITION
BRICK (HIPPED) - AREA 1

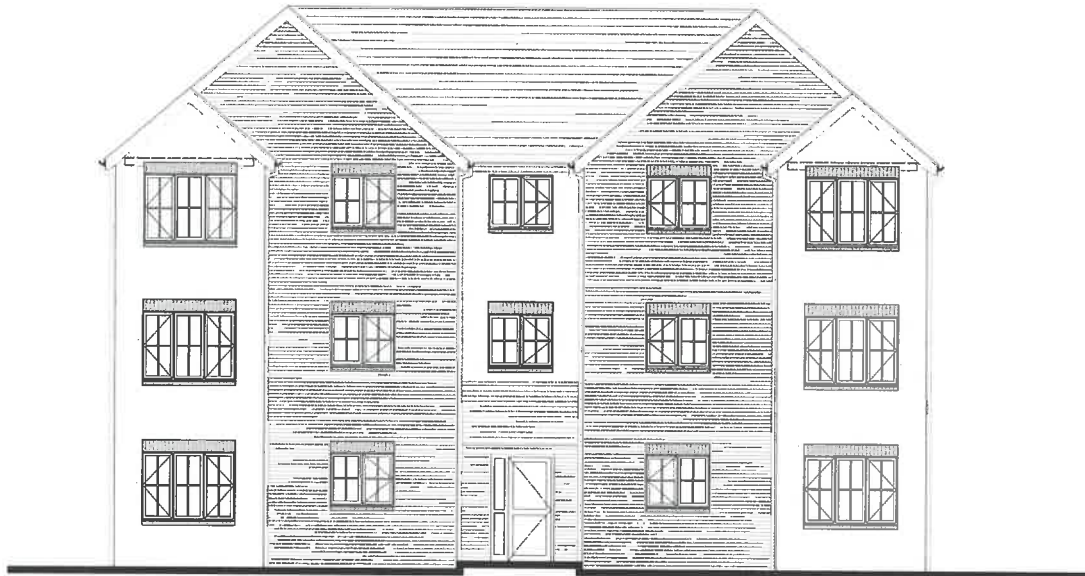
AREA: 1032 sqft
95.89 m²

FEBRUARY 2021

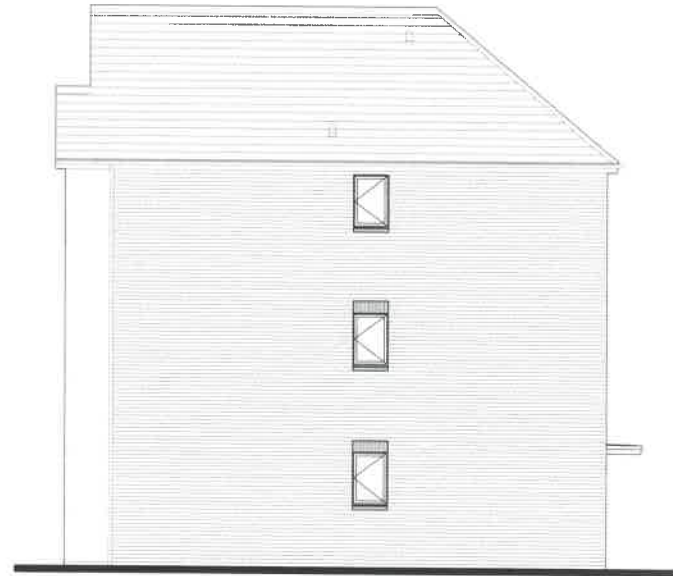
Drawing Scale 1:100 @A3 Room dimensions taken into recesses *Maximum Dimensions

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BUNB_G - 2



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

0 1m 2m 3m 4m 5m
Scale 1:100

APARTMENTS

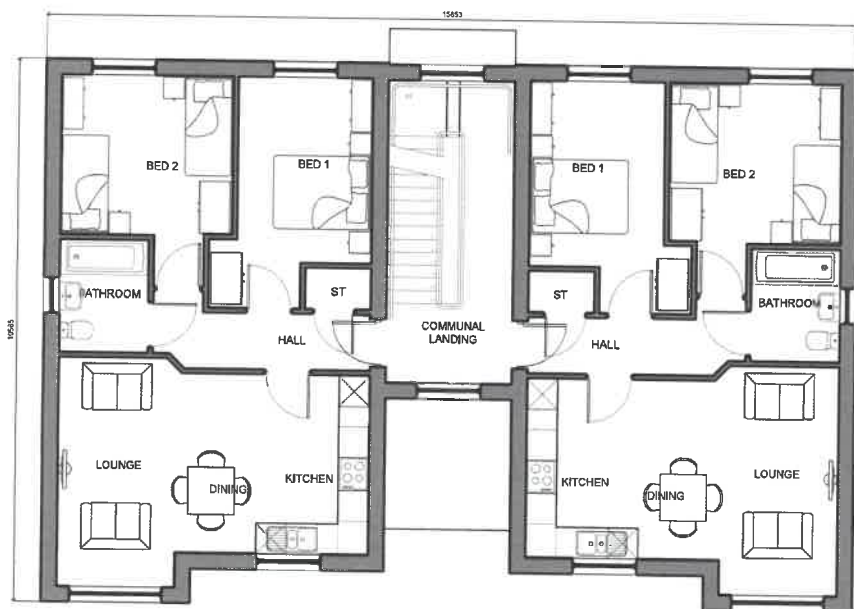
303
BRICK

JULY 2021

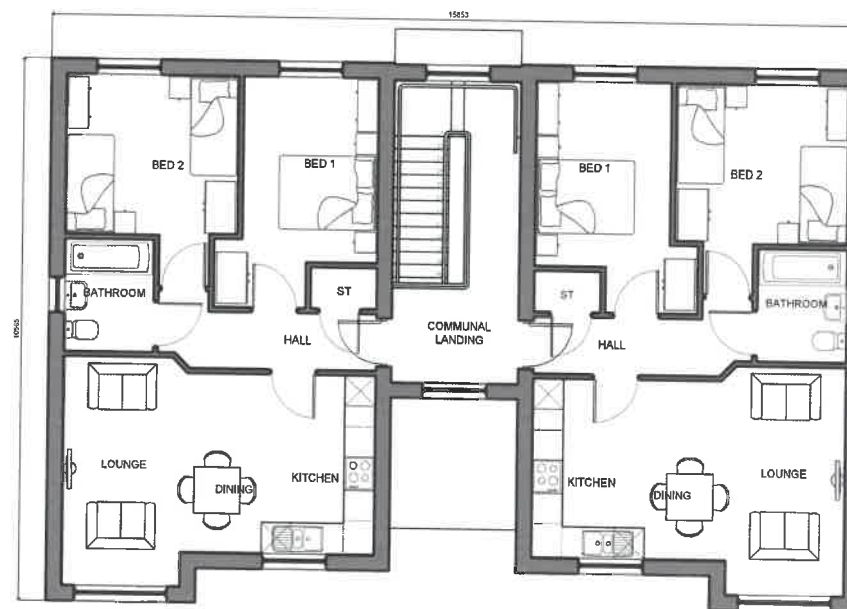
Drawing Scale 1:100 @A3 Room dimensions taken into recesses *Maximum Dimensions

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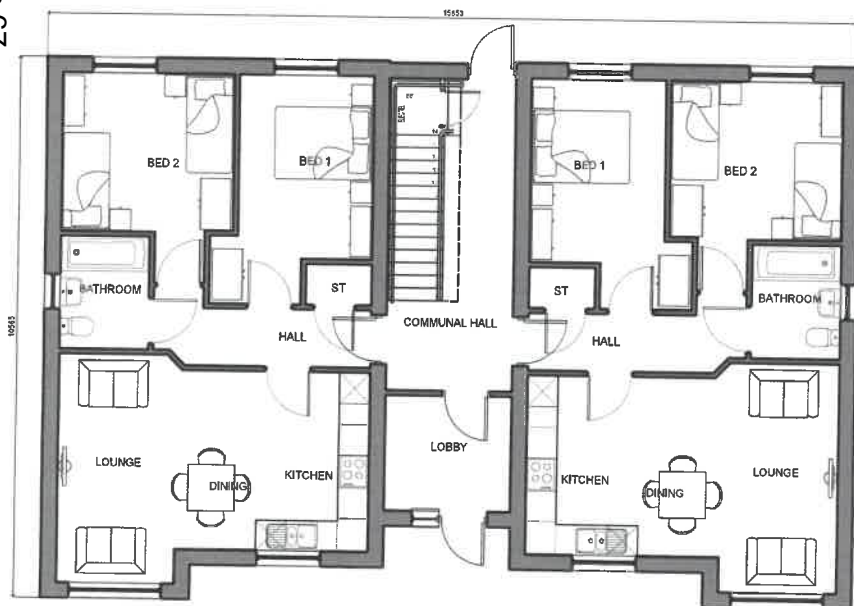
AND_303_LAN - 1



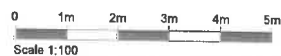
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



APARTMENTS

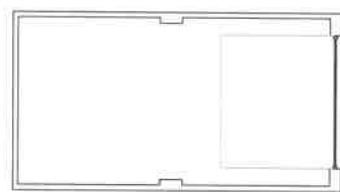
303
BRICK

JULY 2021

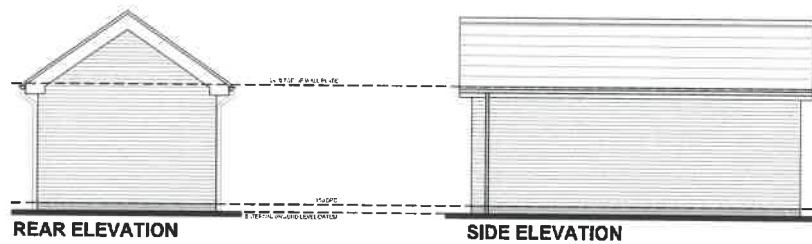
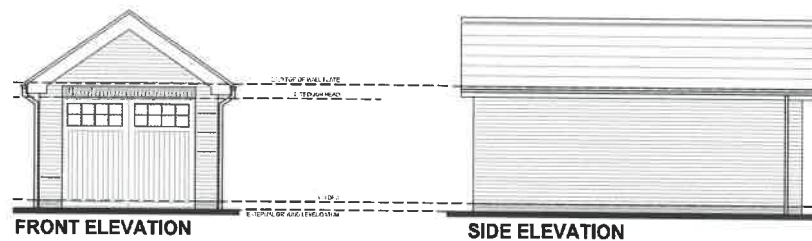
Drawing Scale 1:100 @A3 Room dimensions taken into recesses *Maximum Dimensions

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AND_303_LAN - 1



GROUND FLOOR



SINGLE GARAGE

SG-01

JUNE 2019

Drawing Scale 1:100 @A3 Room dimensions taken into recesses *Maximum Dimensions

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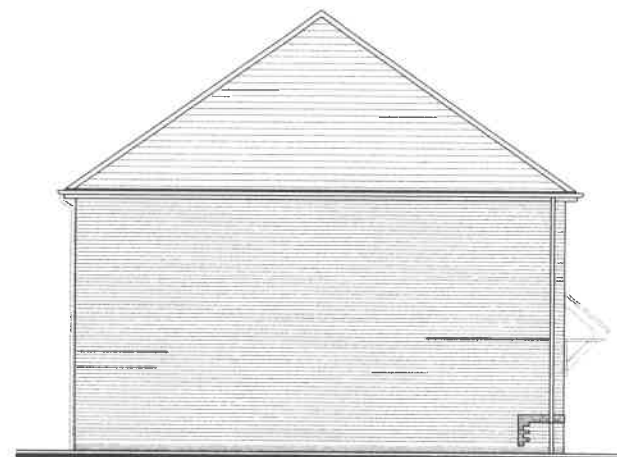
SG-01_G-1



MOXLEY (AS)
FRONT ELEVATION

MOXLEY (AS)

MOXLEY (OPP)



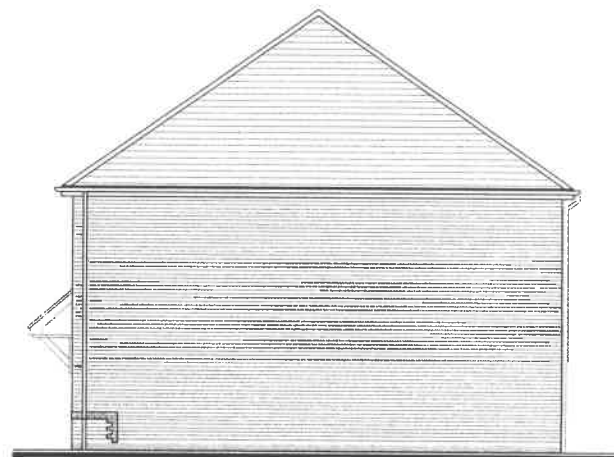
MOXLEY (AS)
SIDE ELEVATION



MOXLEY (OPP)
REAR ELEVATION

MOXLEY (AS)

MOXLEY (AS)



MOXLEY (OPP)
SIDE ELEVATION

0 1m 2m 3m 4m 5m
Scale 1:100

MOXLEY (S)

303
3 TERRACE - BRICK

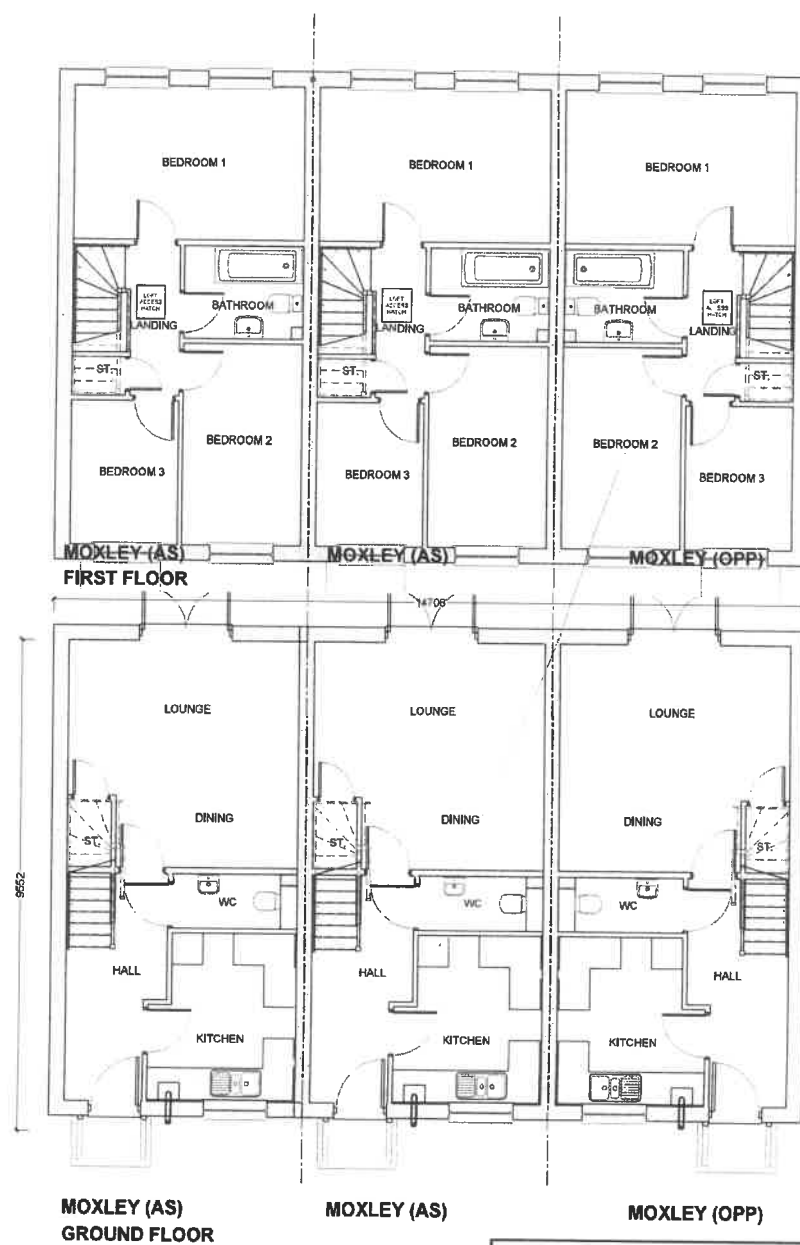
AREA: 856 sqft
80.52 m²

AUGUST 2019

Drawing Scale 1:100 @A3 Room dimensions taken into recesses *Maximum Dimensions

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MOXL(S)_303_L-1



MOXLEY (AS)
GROUND FLOOR

MOXLEY (AS)

MOXLEY (OPP)

0 1m 2m 3m 4m 5m

MOXLEY (S)

303
3 TERRACE - PLANS

AREA: 856 sqft
80.52 m²

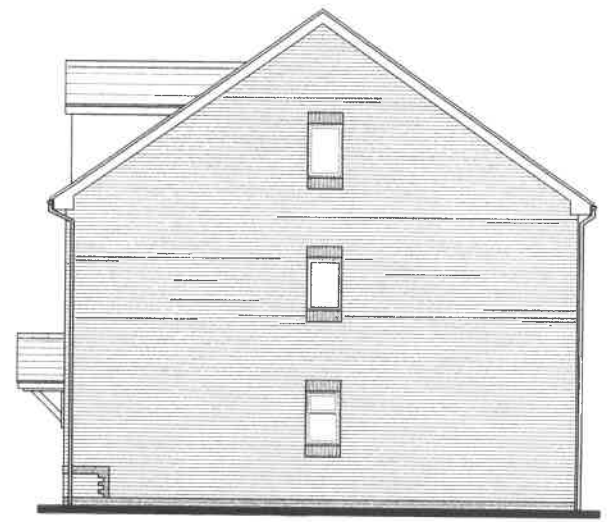
AUGUST 2019

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MOXL(S)_303_L-1



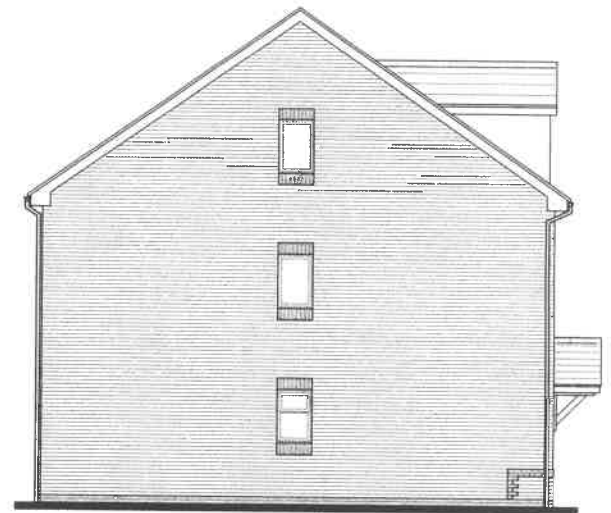
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

0 1m 2m 3m 4m 5m
Scale 1:100

SNOWDON

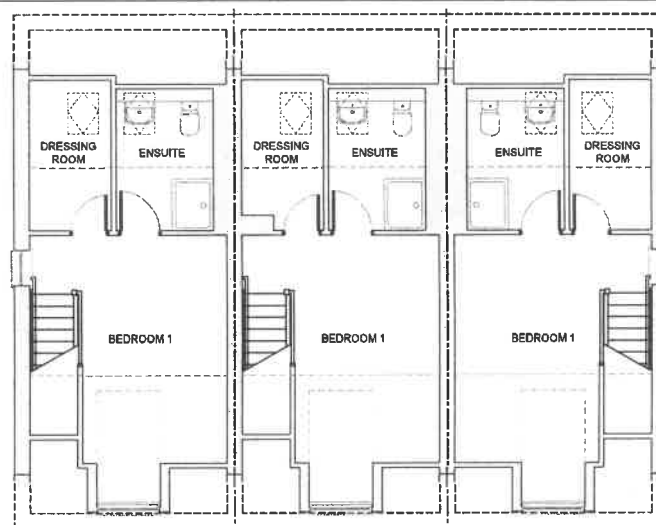
2019 EDITION 303
3 TERRACE - BRICK

AREA: 1088 sqft
101.04 m²
JANUARY 2020

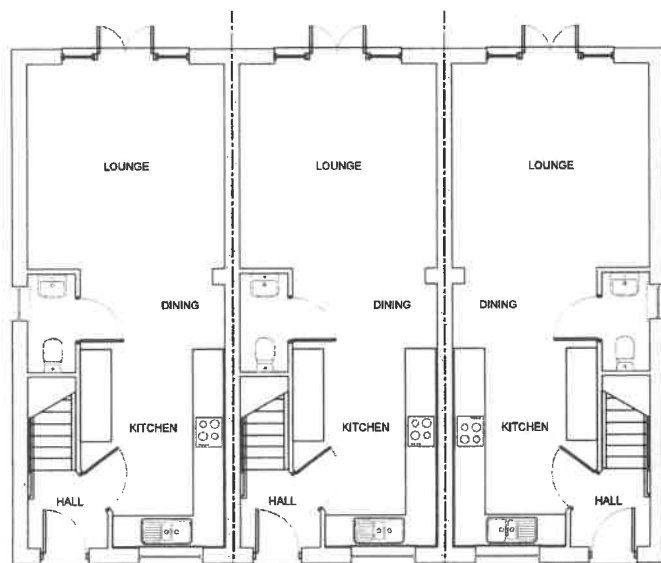
Drawing Scale 1:100 @A3 Room dimensions taken into recesses *Maximum Dimensions

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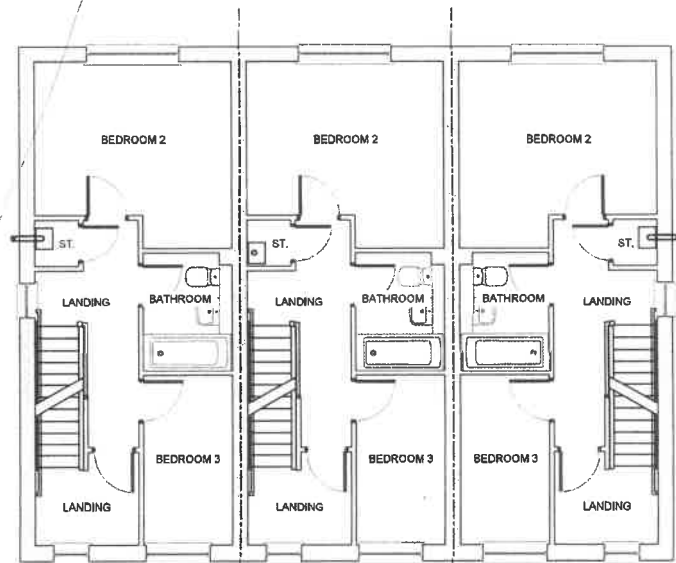
SNOW_303_G - 1



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

0 1m 2m 3m 4m 5m
Scale 1:100

SNOWDON

2019 EDITION 303
3 TERRACE - PLANS

AREA: 1088 sqft
101.04 m²
JANUARY 2020

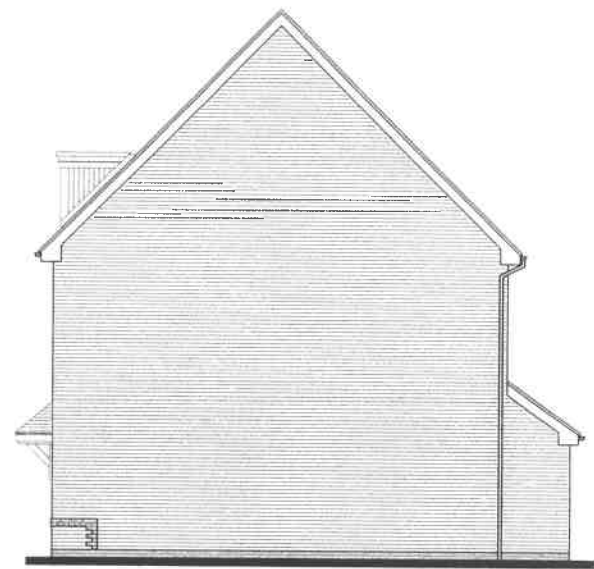
Drawing Scale 1:100 @A3 Room dimensions taken into recesses *Maximum Dimensions

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SNOW_303_G - 1



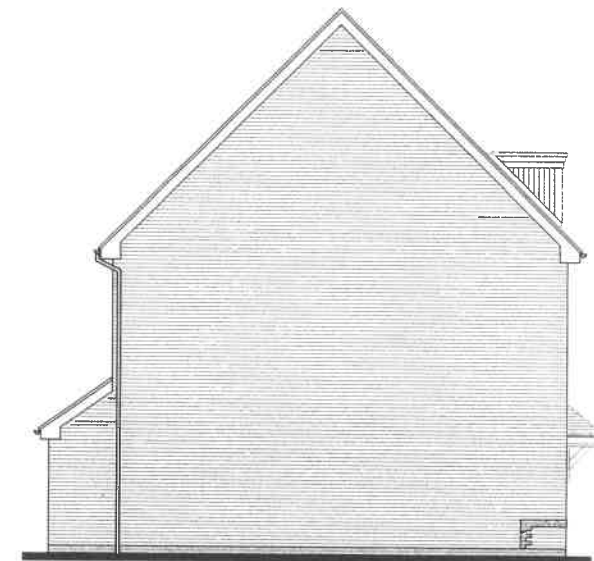
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

0 1m 2m 3m 4m 5m
Scale 1:100

EUXTON

2019 EDITION 303
SEMI DETACHED - BRICK

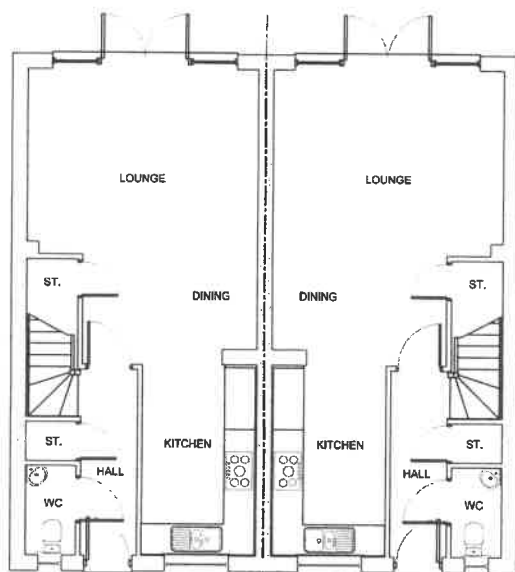
AREA: 1174 sqft
109.07 m²

OCTOBER 2019

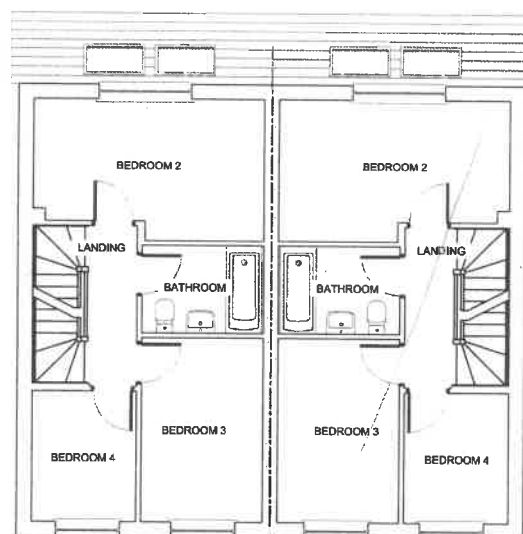
Drawing Scale 1:100 @A3 Room dimensions taken into recesses *Maximum Dimensions

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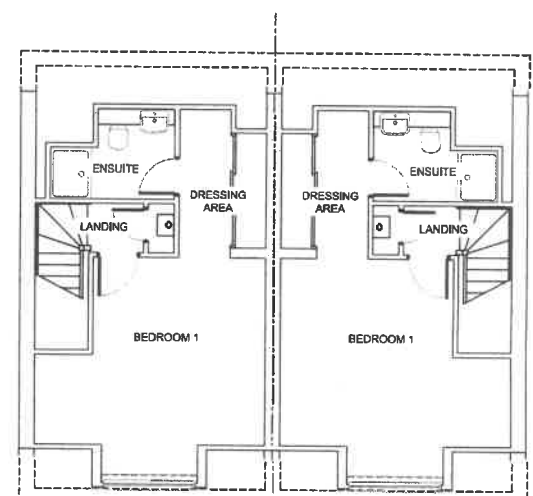
EUXT_303_G - 1



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

0 1m 2m 3m 4m 5m
Scale 1:100

EUXTON

2019 EDITION 303
SEMI DETACHED - PLANS

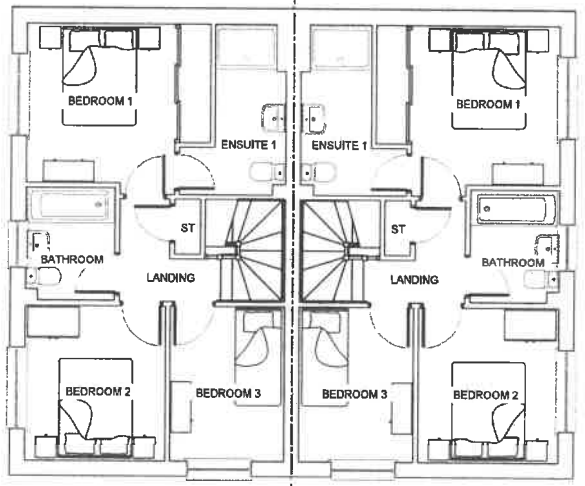
AREA: 1174 sqft
109.07 m²

OCTOBER 2019

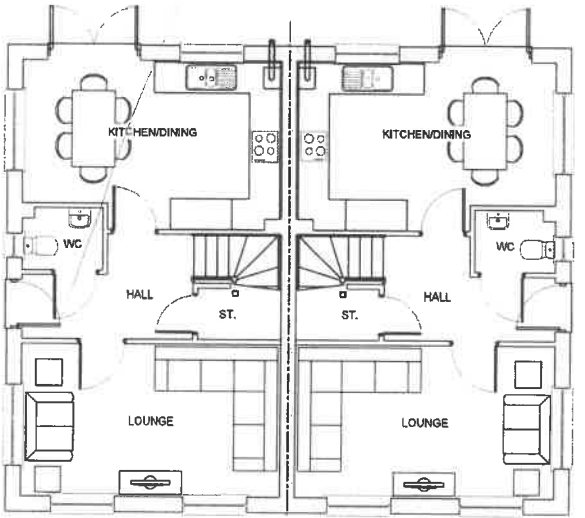
Drawing Scale 1:100 @A3 Room dimensions taken into recesses *Maximum Dimensions

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EUXT_303_G - 1



FIRST FLOOR



GROUND FLOOR



EPSOM

2021 EDITION

SEMI DETACHED

AREA: 920 sqft
85.47 m²

SEPTEMBER 2021

Drawing Scale 1:100 @A3 Room dimensions taken into recesses *Maximum Dimensions

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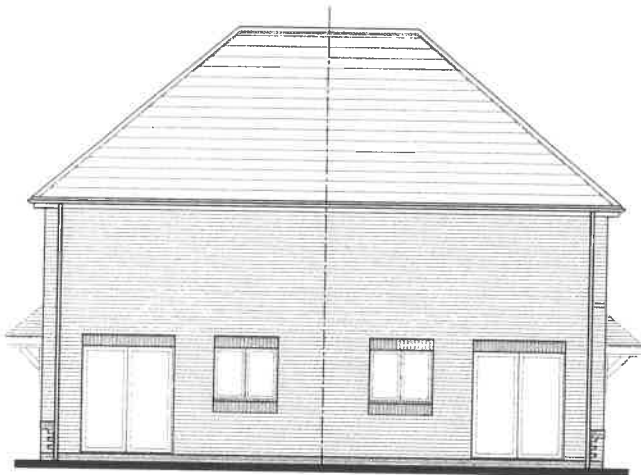
EPSO_G-2



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



EPSOM

2021 EDITION

AREA 1 - BRICK - SEMI DETACHED

AREA: 920 sqft
85.47 m²

SEPTEMBER 2021

Drawing Scale 1:100 @A3 Room dimensions taken into recesses *Maximum Dimensions

ANWYL

thoughtful homes

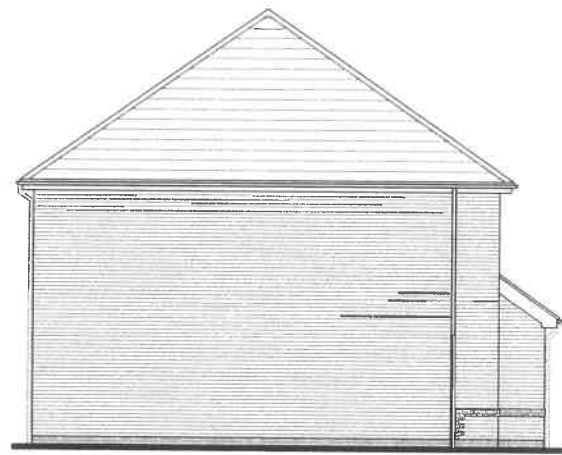
Anwyl Group Ltd.

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EPSO_G-2



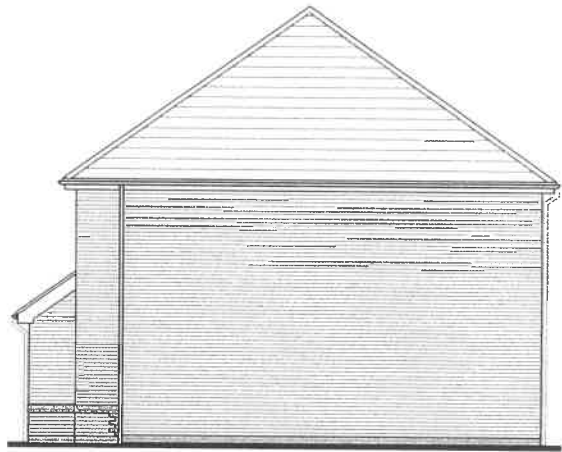
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

0 1m 2m 3m 4m 5m
Scale 1:100

BRETTON

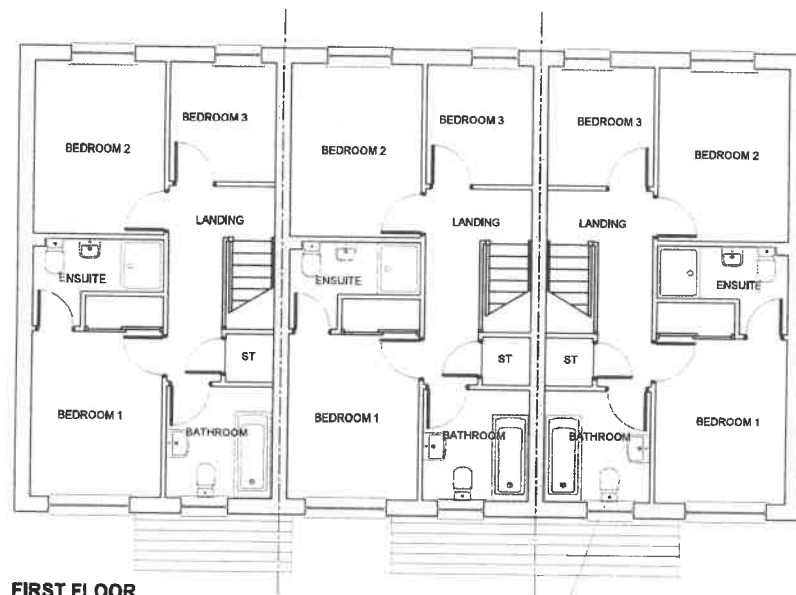
2021 EDITION
AREA 1 - BRICK - 3 TERRACE

AREA: 885 sqft
82.17 m²
JULY 2020

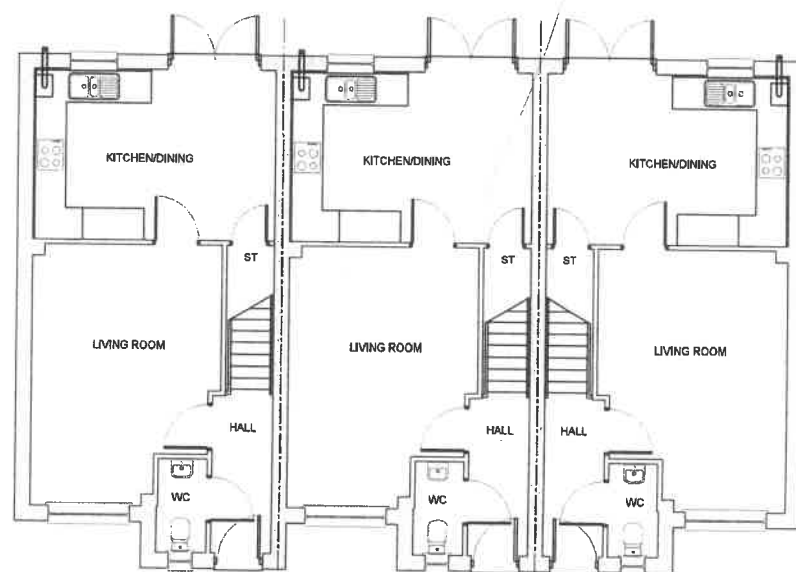
Drawing Scale 1:100 @A3 Room dimensions taken into recesses *Maximum Dimensions

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BRET_G - 2



FIRST FLOOR



GROUND FLOOR

0 1m 2m 3m 4m 5m
Scale 1:100

BRETTON

2021 EDITION
3 TERRACE

AREA: 885 sqft
82.17 m²
JULY 2020

Drawing Scale 1:100 @A3 Room dimensions taken into recesses *Maximum Dimensions

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BRET_G - 2

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Ward: Radcliffe - West

Item 03

Applicant: Mr Speakman

Location: Land at Higher Dean Street, Radcliffe, Manchester, M26 3RU

Proposal: Outline application for 2 no. dwellings with all matters apart from access reserved

Application Ref: 68092/Full

Target Date: 12/04/2022

Recommendation: Approve with Conditions

Description

The application relates to a plot of grassed land (0.03ha) between Canute Street/Higher Dean Street and Harper Fold Road, on the south side of Bolton Road. The immediate area has a mix of uses with residential terraced housing to the west and north, semi-detached bungalows to the south. Hollybank nursing home is situated to the east and Cams Lane Primary School to the south east.

The grassed area directly to north of the site and owned by the applicant (outlined in blue) contains an underground United Utilities tank which is controlled by an above ground kiosk.

The outline application proposes two residential properties on the site. All matters apart from access are reserved for future approval. The plans submitted with the application are indicative and illustrative only and exact designs and elevations would be submitted as part of a reserved matters application. The proposed access would be provided directly off Canute Street and each unit have off road parking. The indicative only layout scheme indicates two semi-detached bungalows positioned on a north-south axis.

Relevant Planning History

58225 - Outline application for 3 no. dwellings with associated car parking - Refused for the following three reasons:

1. The proposed housing development would, by reason of its size, position and design, be a prominent and intrusive feature in the street scene and would therefore, be seriously detrimental to the visual amenities of the area.
2. Insufficient information with regard to a number of highway issues.
3. Lack of information with regard to coal workings and drainage and other underground installations.

54258 - Installation of control kiosk and level changes - Approved 13/09/2011.

Publicity

Twenty eight neighbours were notified 04/03/2022 at the following addresses: Nos. 92, 94, 96 and 98 Higher Dean St, Nos. 2, 4, 8 Harper Fold Rd and Nos. 211A, 213, 215, 237, 239, 241, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276 Bolton Rd

Ten objections have been received - Summarised below.

- Lovely green space that shouldn't be lost.
- It's the only place the kids like to chill and play on the grass when it's warm.
- Block a lot of view.
- Parking and traffic is already difficult around Harper Fold Road and Higher Dean Street and adding more houses will make it even busier which is not ideal when there is a primary school opposite.
- The increased traffic and disruption that would be caused during the construction would be a nuisance to residents, the school opposite and the care home.
- Traffic in this area is already an issue along with parking (which has been reported to

police multiple times) the addition of extra dwelling with drives/access would make an existing issue worse.

- Given the size of the footprint and the fact there are not even plans for the type/size of dwelling included in the application (it would suite a bungalow) it makes it even harder to comment as we don't know what planning permission would be granted for.
- Adding any buildings to that site would remove from the aesthetics of the area and I suspect impact the light and privacy of the neighbouring dwellings
- Building here would have a detrimental effect on access to the school. Also much larger delivery vehicles wanting access to the estate and industrial units on Cams Lane.
- My children go to school over the road. Parking is already an issue and causing danger to children without it being limited more by both the building of these houses then the houses themselves once built. My children also play on this field and it is the only green space left of Higher Dean Street where they can play without crossing busy roads. This should not be allowed to go ahead we have so few green spaces left the council should be protecting them.
- Is there a plan to communicate the planning permission with residents on Higher Dean Street as this planning will affect parking on the estate which is already not efficient. There are several members on the street, myself included who feel there will be a negative impact on the community. It will impact the safe area in which the children on the street play. It will affect access which is already difficult onto the street as the access via to Fridays chippy is already overwhelmed with vehicles due to parking issues.
- I think it's disgusting that the property owners of Higher Dean Street have not been contacted on their views on building a stones throw away from their properties. Not only that it is a well used bit of land in the summer, where all out children play, would you prefer them to play on the roads.

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

Statutory/Non-Statutory Consultations

Traffic Section - The access would be acceptable subject to conditions.

Drainage Section - No objection received.

Environmental Health - No objection received.

Waste Management - No objection received.

The Coal Authority - No objection subject to condition on ground investigations.

United Utilities - No objection subject to condition on drainage details.

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

Unitary Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/2	Townscape and Built Design
EN1/7	Throughroutes and Gateways
EN7	Pollution Control
HT2/4	Car Parking and New Development
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

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 - The National Planning Policy Framework (NPPF) promotes sustainable development via three main dimensions, Economic, Environmental and Social. This small scale scheme is located in a sustainable settlement and the addition of two further houses will help address local needs and strengthen the existing community. The development will further conform to the NPPF and will deliver high quality new houses on land immediately adjacent to the existing built up settlement

UDP Policy H1/2 - Further Housing Development states that the Council will have regard to the following factors when assessing proposals for housing development;

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

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

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

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

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

H2/2 - The Layout of New Residential Development - New residential development will be required to demonstrate acceptable standards of layout. Factors to be considered when assessing proposals will include:

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

Housing supply - In terms of housing supply, the Borough is unable to identify a five year supply of housing land to meet local needs determined through the Government's standard methodology. Past under delivery of housing has resulted in Bury having a 'low' housing delivery test result. As a result, the presumption in favour of sustainable development set

out in paragraph 11 of the NPPF is applicable to Bury. As such, additional housing land is needed. The site is in a sustainable location for housing within the urban area with no specific allocated use or policy designation, and is considered suitable for housing development

Principle - The site is unallocated within the Unitary Development Plan, within the urban area and not within the Green Belt. As such the NPPF suggests that there is a presumption in favour of development.

It is noted that the previous application to develop the site in the form of three houses was not refused out of principle but on grounds of size, position and design, insufficient information with regard highway issues and lack of information with regard to coal workings and drainage and other underground installations. This current application seeks approval for a more modest scheme and has submitted details with regard to highway issues and Coal workings.

The principle of residential development on this site is considered to be acceptable and would comply with the NPPF and UDP Policy H1/2 Further Housing Development.

Siting and design - Although siting and design would be assessed at the reserved matters phase, it is considered that two modest dwellings could be accommodated within the site without serious harm to the amenity of the streetscape. An indicative plan has been submitted to demonstrate how two dwellings could be accommodated within the site. The development would be within the southern section of the existing grassed area with the northern section of the grassed area being retained, between the site and Bolton Road. This area, comprising the underground United Utilities apparatus, would act as a green buffer and help mitigate the visual impact of the development within the streetscape, particularly when viewed from Bolton Road.

It is considered appropriate, given the size of the site, to attach a condition restricting the height of any new houses to single storey only and remove permitted development rights. As such the proposal is considered to be acceptable and would comply with the NPPF and UDP Policies EN1/2 and H1/2.

Residential amenity - The application site lies within the urban area, characterised by older terraced housing and more recent low level housing to the rear, along Harper Fold Road. It is considered that two modest sized dwellings could be positioned within the plot so as not to adversely affect the amenity of the neighbouring residences. As the properties will be set back from the main road it would sit well within the existing street scene and should not impact on neighbour amenity.

The outline proposal would, subject to appropriate siting and design, be acceptable and comply with UDP housing policies H1/2, H2/1 and H2/2.

Access - It is proposed to have vehicular access to off-road parking from Higher Dean Street/Canute Street. The access would run along the southern boundary of the site with parking on adjacent land to the north.

With the appropriate access arrangements and given the scale of development for 2 no. modest dwellings, it is considered the increase in traffic would not have such a significant impact on the surrounding roads as to warrant refusal on highway safety grounds. Given the proposed access to the site is from the west, access to Cams Lane Primary School situated to the east of the site, would not be detrimentally impacted. Indicative plans show that there could be provision for off-street parking for two cars per dwelling and this would be considered to be acceptable for the scale of development. As such it is considered the proposal would comply with UDP Policies H2/2 and HT2/4 and associated guidance in SPD11 with regard to access and parking.

Drainage - As the proposal is in outline, no details of drainage have been submitted.

However it is considered that, with existing infrastructure in the immediate area, a suitable condition would be sufficient to secure appropriate drainage and United Utilities have raised no objection in principle.

Contamination - The Environmental Health section has no objection to the proposal subject to contaminated land conditions.

Reserved matters - Prior to any commencement on site, a further application for reserved matters would need to be applied for. This application would comprise details of the layout, scale, appearance of the development and the landscaping of the site.

Objections -

- Whilst the site is part of a larger green space, the land is not specifically allocated as public open space and is in private ownership. Although people can use it as informal recreation, this cannot be secured as its not publicly owned unlike other areas of incidental open space in the immediate area.
- Whilst any development on the site would 'block views' across it, this, in itself is not a material planning consideration that would reasonably represent a reason for refusal.
- It is considered that a modest development comprising two bungalows with off-street parking, would not have such a serious impact on the safety of school children attending the nearby Cams Lane Primary. With regard to neighbour notification twenty eight of the surrounding neighbours were notified and this is considered sufficient and compliant with government guidance.

All other objections have been addressed in the above report.

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

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

Recommendation: Approve with Conditions

Conditions/ Reasons

1. Applications for approval of reserved matters must be made not later than:
 - the expiration of three years beginning with the date of the grant of outline planning permission; and
 - that the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004
2. Before the development is commenced, the applicant shall submit detailed plans and particulars to the Local Planning Authority, and obtain their approval under the Town and Country Planning Acts, of the following reserved matters; the layout, scale, appearance and the landscaping of the site.

Reason. To ensure the satisfactory development of the site and because this application is in outline only.
3. This decision relates to location and revised site plan received 31/08/2022 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.

4. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
 - (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations). In the event of surface water discharging to the public surface water sewer, the rate of discharge shall be restricted to 5 l/s;
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - (v) Foul and surface water shall drain on separate systems.The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to the NPPF and UDP Policy EN5/1 New Development and Flood Risk.
5. Any dwellings on the site shall be limited to single storey only.

Reason. In the interests of visual amenity and streetscape pursuant to the NPPF and UDP Policies H2/1 and 2/2 in relation to form and layout of residential development.
6. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.

Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.
7. The development hereby approved shall not be first occupied unless and until the access arrangements indicated on the approved site plan, incorporating the provision of a shared access/footway crossing onto Higher Dean Street, turning facilities in the form of a minimum 6.0m shared access width/parking aisle depth, 4 No. 5.0m long parking spaces, demarcation of the limits of the adopted highway and all associated highway remedial works required to reinstate the adopted highway to its former condition prior to commencement of the development and as a result of all statutory undertakers connections to the proposed dwellings, have been implemented in full to an agreed scope and specification and to the written satisfaction of the Local Planning Authority.

Reason. 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.
8. Notwithstanding the details shown indicatively on the approved site plan, full details of the following highway aspects shall be submitted on a topographical survey of the site at first reserved matters application stage:
 - Position and level of the proposed dwellings relative to the adjacent adopted

- highways;
- Relocation/replacement of the affected street lighting column on Higher Dean Street to a scope and specification to be agreed with the Council's Street Lighting Section;
- Surface water drainage arrangements for the proposed dwellings;
- Proposed porous/permeable driveway materials and/or measures to prevent the discharge of surface water onto the adjacent adopted highway;
- Visibility splays measuring 2.4 metres by 33 metres provided at the junction of the proposed shared access with Higher Dean Street, with no obstructions above the height of 0.6m within them;
- Boundary details abutting the adopted highway clear of the above visibility splay, including low level fencing within the indicated 'Buffer Zones', incorporating foundations that do not encroach under the adjacent adopted highway;
- Scheme of works to resurface the unadopted footpath that crosses the site;
- In-curtilage bin storage arrangements for each dwelling in accordance with the guidance in Waste Management's Guide To Refuse Collection Requirements & Storage Methods for New Development

The details subsequently approved shall be implemented to the satisfaction of the Local Planning Authority prior to occupation of the dwellings hereby approved.

Reason. 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.

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:

- Photographic dilapidation survey of the footways and carriageways abutting the site in the event that subsequent remedial works are required following construction of the development/boundary treatment and as a result of any statutory undertakers connections to the new dwellings;
- Access point for construction traffic from the adopted highway;
- Site hoardings (if proposed) clear of the adopted highway and the unadopted footpath that crosses the site;
- Hours of operation, confirmation of delivery & construction vehicle sizes that can be accommodated on the residential estate roads leading to the site and number of vehicle movements;
- A scheme of appropriate warning/construction traffic signage in the vicinity of the site and its access;
- Parking on site (or on land under the applicant's control) of operatives' and construction vehicles together with storage on site of construction materials, including any requisite phasing of the development to accommodate this;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

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

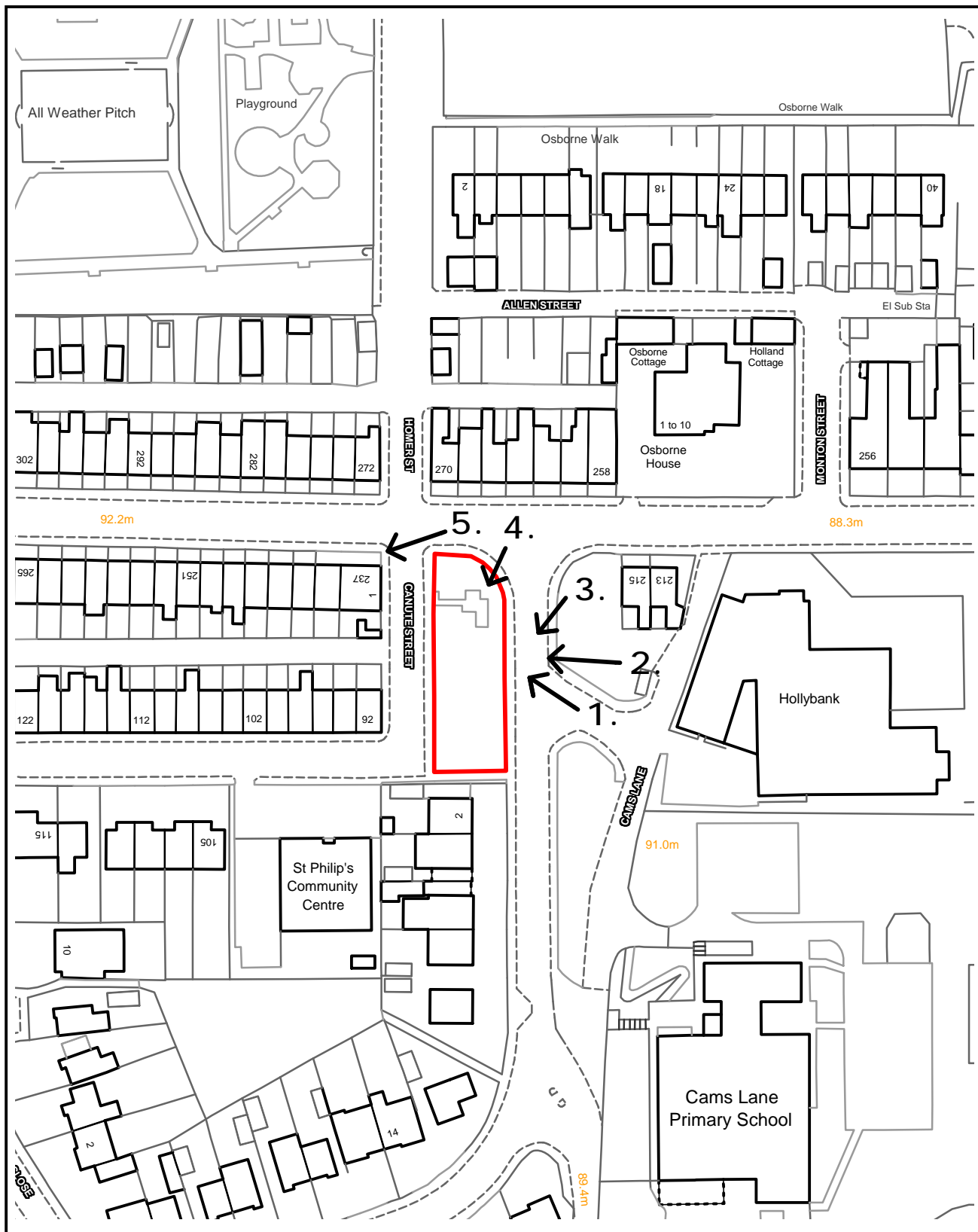
Reason: To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent adopted highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period 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 UDP Policy.

10. No development shall commence until;
- a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and
 - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.
- The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.
- Reason: In order to mitigate any risk from past coal mining activity pursuant to paragraphs 183 and 184 of the National Planning Policy Framework.
11. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
- Reason: In order to mitigate any risk from past coal mining activity pursuant to paragraphs 183 and 184 of the National Planning Policy Framework.
12. 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.
13. Following the provisions of Condition 12 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.

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

68092 - Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 68092

ADDRESS: Land at Higher Dean Street
Radcliffe

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

68092

Photo 1



Photo 2



68092

Photo 3



Photo 4

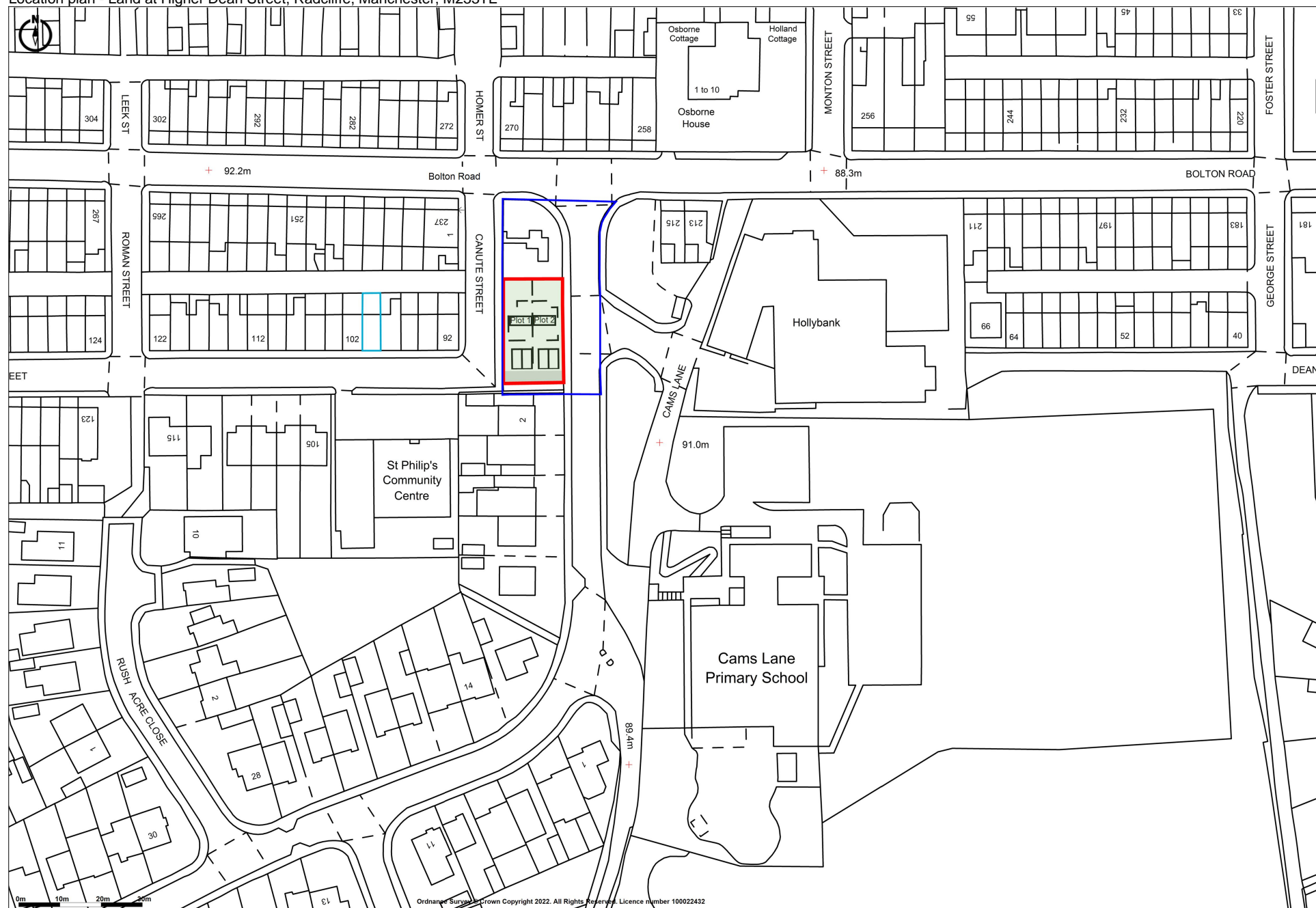


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Photo 5

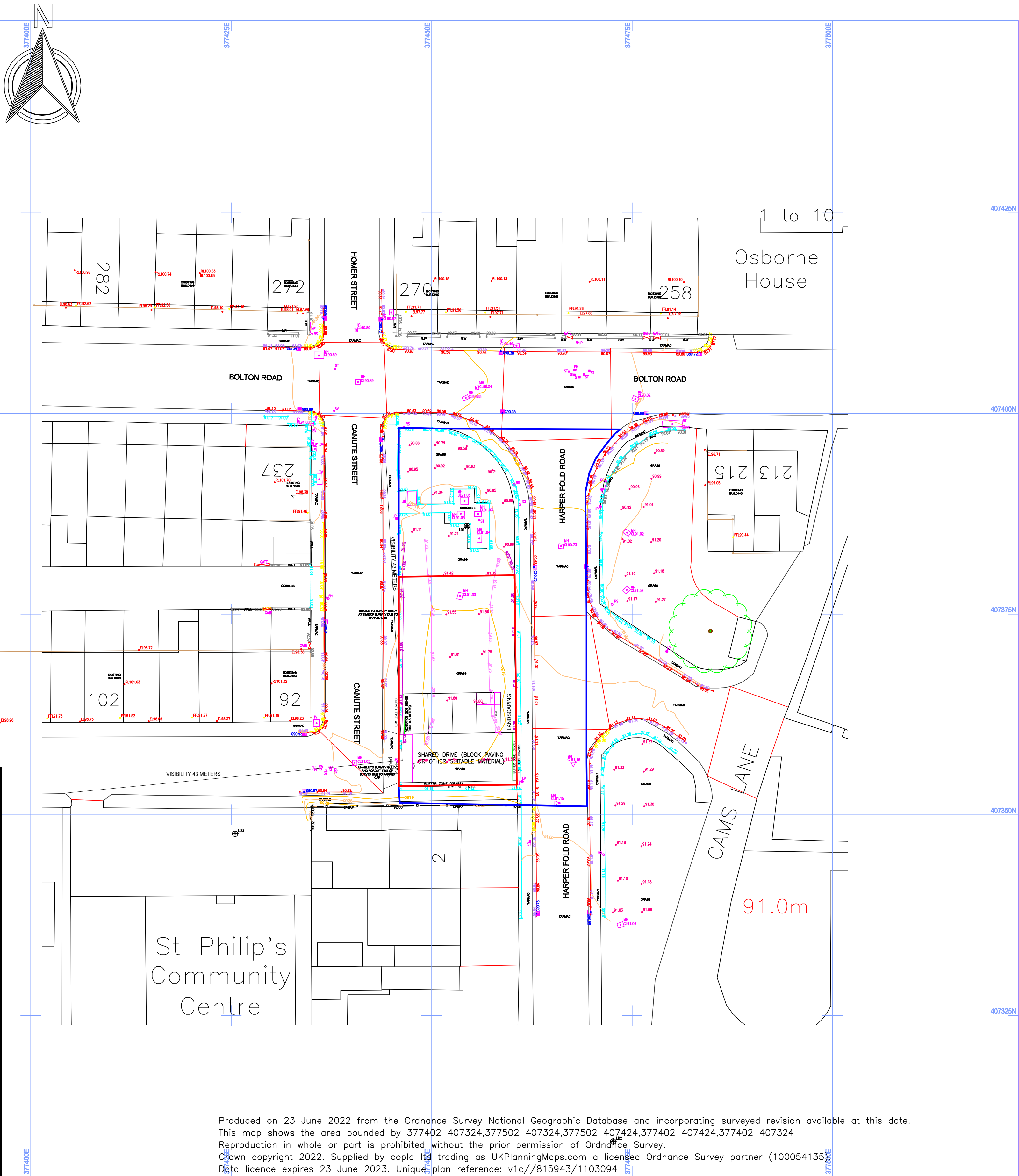
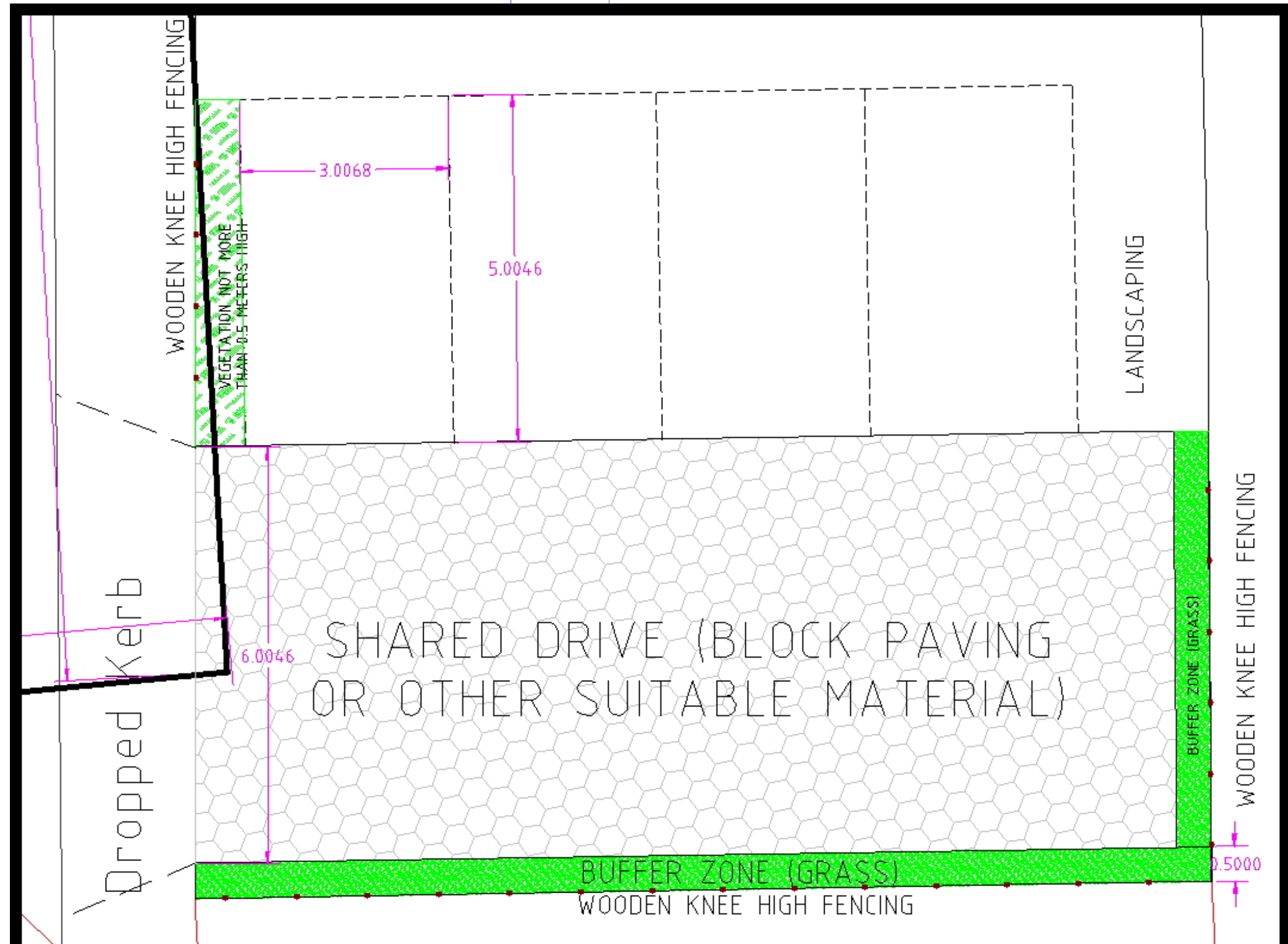


Location plan - Land at Higher Dean Street, Radcliffe, Manchester, M233TE

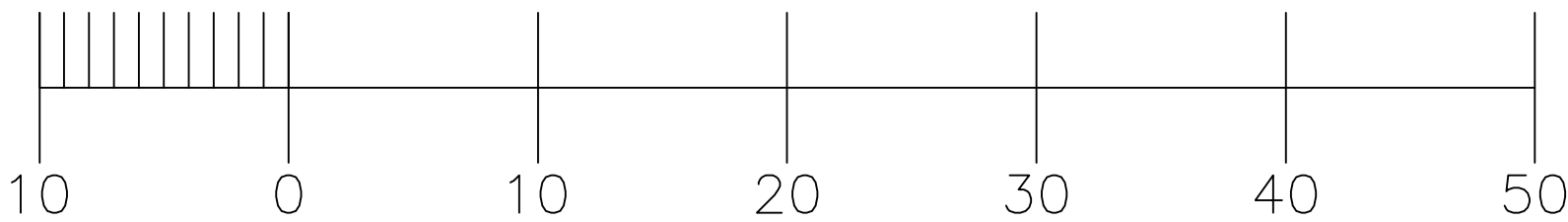


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ACCESS ARRANGEMENTS HIGHER DEAN STREET



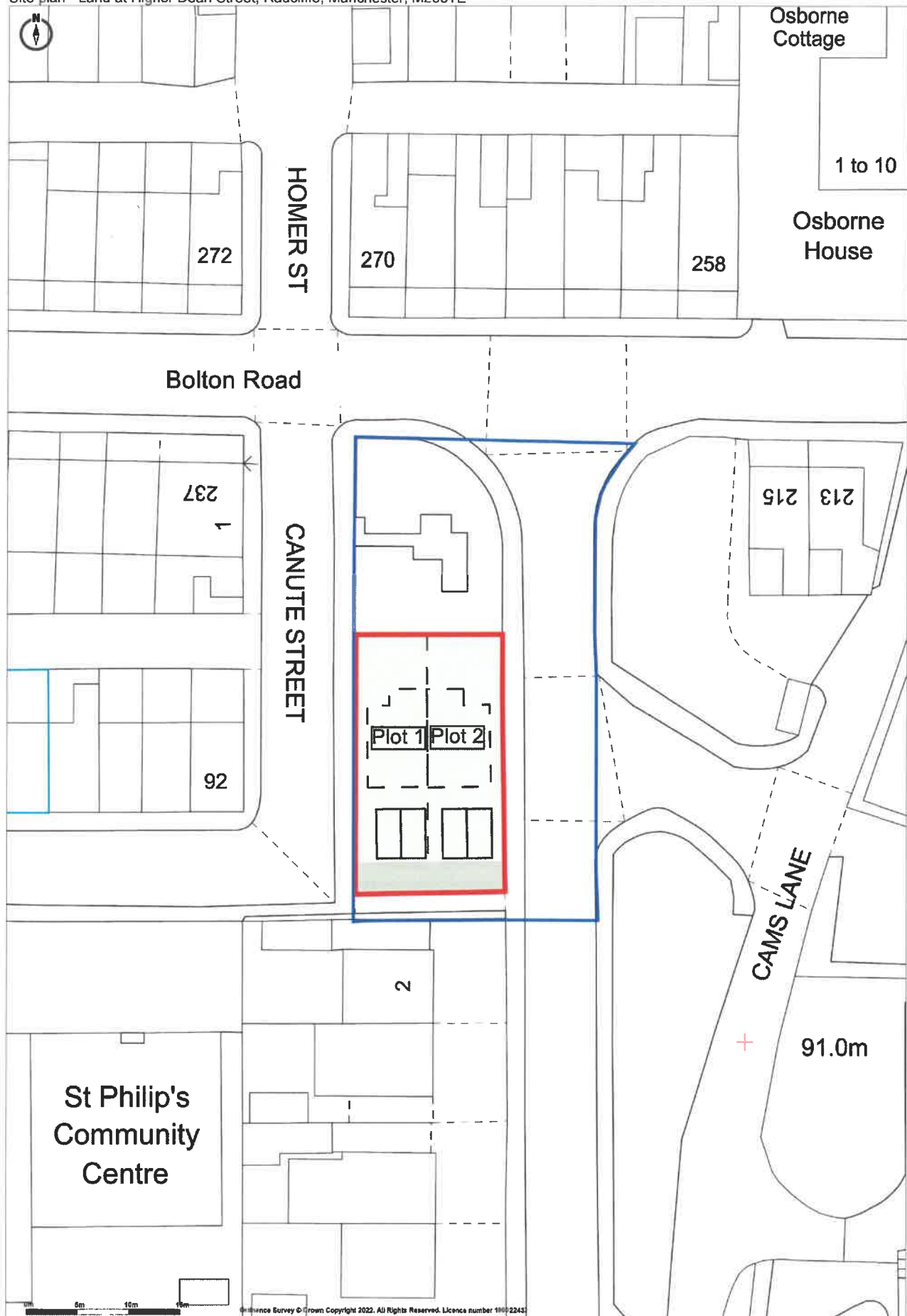
Produced on 23 June 2022 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 377402 407324, 377502 407324, 377402 407424, 377402 407324.
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Data licence expires 23 June 2023. Unique plan reference: v1c//815943/1103094



SCALE 1:300 @ A1

INDICATIVE PLAN ONLY

Site plan - Land at Higher Dean Street, Radcliffe, Manchester, M233TE



REPORT FOR NOTING

Agenda Item 5

Bury
COUNCIL

**Agenda
Item**

5

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	11 October 2022
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:-**

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Planning Services, Department for Resources and Regulation
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Bury BL9 0EJ

Tel: 0161 253 5291

Email: d.marno@bury.gov.uk

Planning applications decided using Delegated Powers **Between 22/08/2022 and 02/10/2022**



Ward: **Bury East**

Application No.:	68246	App. Type:	LBC	05/09/2022	Approve with Conditions
Location:	8 Market Street, Bury, BL9 0AJ				
Proposal:	Listed building consent for proposed replacement/refurbishment of windows and doors on the front and rear elevations, replacement/renovation of flat roof at rear and roof lights and removal of third floor internal wall				
Application No.:	68257	App. Type:	FUL	25/08/2022	Approve with Conditions
Location:	94 Castle Hill Road, Bury, BL9 7RW				
Proposal:	Two storey extension at side; Single storey extension at rear; Front Porch and Juliet balcony at front				
Application No.:	68419	App. Type:	FUL	22/08/2022	Approve with Conditions
Location:	31 James Street, Pimhole, Bury, BL9 7EG				
Proposal:	Single storey rear extension				
Application No.:	68430	App. Type:	FUL	26/08/2022	Approve with Conditions
Location:	Performance House, Heywood Street, Bury, BL9 7DZ				
Proposal:	Change of use for part of car showroom (Sui Generis) to cafeteria (Class E) and use of mezzanine area as an office with external staircase				
Application No.:	68480	App. Type:	FUL	24/08/2022	Approve with Conditions
Location:	100 Rochdale Road, Bury, BL9 7AY				
Proposal:	Extension of existing shop into existing flat at ground floor and alterations to principal elevation, including new shopfront				
Application No.:	68527	App. Type:	FUL	22/09/2022	Approve with Conditions
Location:	Flat, 138 Rochdale Road, Pimhole, Bury, BL9 7BD				
Proposal:	Change of use of first and second floor from office/storage (Use Class E) to 2no. flats (Use Class C3); Two dormer extensions at front and External staircase at rear				
Application No.:	68714	App. Type:	LBC	23/09/2022	Approve with Conditions
Location:	HSBC, 2-4 Market Street, Bury, BL9 0AN				
Proposal:	Listed building consent for proposed internal changes consisting of the remodelling of groundfloor partitioning and removal and replacement of self service machines.				
Application No.:	68716	App. Type:	ADV	15/09/2022	Approve with Conditions
Location:	Next, Unit E01 St Johns Square, The Rock, Bury, BL9 0JL				
Proposal:	1no. internally illuminated sign on front elevation and 1no. internally illuminated signs on side elevation				
Application No.:	68723	App. Type:	FUL	21/09/2022	Refused
Location:	237 Wash Lane, Bury, BL9 7DH				
Proposal:	Retention of ATM (Automated teller machine)				

Ward: **Bury East - Moorside**

Application No.: 68341 **App. Type:** FUL 12/09/2022 Approve with Conditions
Location: 30 Southfield Avenue, Bury, BL9 5HS
Proposal: Two storey side/rear extension; First floor front juliet balcony

Application No.: 68427 **App. Type:** FUL 01/09/2022 Refused
Location: Bradshaw Hill Stables, Castle Hill Road, Bury, BL9 6UN
Proposal: Conversion of existing 3 no. detached buildings (barn/stables) into living accommodation (cottages/bungalows)

Application No.: 68507 **App. Type:** FUL 25/08/2022 Approve with Conditions
Location: 6 Victor Avenue, Bury, BL9 5EB
Proposal: Two storey extension at side and rear

Application No.: 68594 **App. Type:** FUL 26/08/2022 Approve with Conditions
Location: 227 Walmersley Road, Bury, BL9 5DJ
Proposal: Change of use from residential institution (Class C2) to (Class C3a) to residential dwelling

Application No.: 68626 **App. Type:** FUL 22/09/2022 Approve with Conditions
Location: Further Davises Farm, Mather Road, Bury, BL9 6TJ
Proposal: Change of use of a building to additional living accommodation; Two storey side extension and Single storey front extension

Application No.: 68640 **App. Type:** FUL 09/09/2022 Approve with Conditions
Location: 291 Hornby Street, Bury, BL9 5DR
Proposal: Single storey side/rear extension

Application No.: 68662 **App. Type:** FUL 01/09/2022 Approve with Conditions
Location: 15 Sycamore Drive, Bury, BL9 6TQ
Proposal: Installation of 2no. first floor windows to side and rear elevations (retrospective)

Ward: **Bury East - Redvales**

Application No.: 68335 **App. Type:** FUL 21/09/2022 Approve with Conditions
Location: 34 Parkhills Road, Bury, BL9 9AT
Proposal: Two storey extensions at front / side; single storey / two storey extension at rear; dormer extension at rear together with loft conversion and 2 no. loft windows at front

Application No.: 68464 **App. Type:** FUL 25/08/2022 Approve with Conditions
Location: 9 Birch Lea Close, Bury, BL9 9RZ
Proposal: Two storey extension at side; Part single/Part two storey extension at rear; Single storey extension at side; Dormer extension at front and First floor balcony at side.

Application No.:	68502	App. Type:	FUL	12/09/2022	Approve with Conditions
Location:	183 Gigg Lane, Bury, BL9 9HA				
Proposal:	Erection of timber outbuilding/seating area at rear				

Application No.:	68517	App. Type:	FUL	25/08/2022	Approve with Conditions
Location:	37 Cardigan Drive, Bury, BL9 9LG				
Proposal:	Single storey extension at side and rear				

Application No.:	68529	App. Type:	FUL	24/08/2022	Approve with Conditions
Location:	22 Rydal Close, Bury, BL9 9LL				
Proposal:	Single storey extension at side with access ramp				

Application No.:	68533	App. Type:	FUL	22/08/2022	Approve with Conditions
Location:	74 Devon Street, Bury, BL9 9HT				
Proposal:	Hip to gable roof extension and Dormer extension at rear				

Application No.:	68629	App. Type:	TEL	22/08/2022	Prior Approval Required and Granted
Location:	Wellington Road, Bury, BL9 9AH				
Proposal:	Prior approval for proposed telecommunications installation comprising of 16.0m Phase 8 Monopole C/W wraparound, Cabinet at base and associated ancillary works.				

Application No.:	68651	App. Type:	FUL	26/09/2022	Approve with Conditions
Location:	Bury Sports Club, Radcliffe Road, Bury, BL9 9JX				
Proposal:	Single storey extension to existing groundsman store				

Application No.:	68679	App. Type:	FUL	13/09/2022	Approve with Conditions
Location:	9 Somerset Drive, Bury, BL9 9DG				
Proposal:	Replacement of conservatory with single storey rear extension				

Ward: **Bury West - Elton**

Application No.:	68347	App. Type:	FUL	26/08/2022	Approve with Conditions
Location:	36 Tottington Road, Bury, BL8 1LL				
Proposal:	Change of use (Sui Generis) to (Class E) First floor extension above existing building				

Application No.:	68570	App. Type:	FUL	01/09/2022	Approve with Conditions
Location:	48 Rudgwick Drive, Bury, BL8 1YA				
Proposal:	Two storey side extension; Single storey rear extension; Raise roof ridge height				

Application No.:	68579	App. Type:	FUL	07/09/2022	Approve with Conditions
Location:	1 Woodleigh Court, Bury, BL8 1TP				
Proposal:	First floor extension at front; Balcony with staircase at side				

Application No.:	68630	App. Type:	FUL	25/08/2022	Approve with Conditions
Location:	7 Gosforth Close, Bury, BL8 1EA				
Proposal:	Demolition of existing conservatory and erection of single storey side extension				

Application No.:	68695	App. Type:	FUL	15/09/2022	Approve with Conditions
Location:	22 Lomond Drive, Bury, BL8 1UL				
Proposal:	First floor side extension				

Ward: **Bury West - West**

Application No.:	68135	App. Type:	FUL	24/08/2022	Approve with Conditions
Location:	16 Hornsea Close, Bury, BL8 2UA				
Proposal:	Single storey extensions at front/rear/side; First floor extension at side/rear.				

Application No.:	68426	App. Type:	FUL	25/08/2022	Approve with Conditions
Location:	10 Harwood Drive, Bury, BL8 2ED				
Proposal:	Single storey rear extension; Single storey front extensions				

Application No.:	68543	App. Type:	FUL	25/08/2022	Approve with Conditions
Location:	24 Whitecroft Drive, Bury, BL8 2TN				
Proposal:	Loft conversion with dormer extension at front				

Application No.:	68582	App. Type:	FUL	09/09/2022	Approve with Conditions
Location:	18 Sunningdale Close, Bury, BL8 2DG				
Proposal:	Single storey front extension; Garage conversion				

Application No.:	68585	App. Type:	FUL	05/09/2022	Approve with Conditions
Location:	22 Whitecroft Drive, Bury, BL8 2TN				
Proposal:	Loft conversion with front dormer				

Application No.:	68603	App. Type:	FUL	26/08/2022	Refused
Location:	11 Daisy Street, Bury, BL8 2QG				
Proposal:	Front dormer to existing loft conversion				

Application No.:	68619	App. Type:	FUL	01/09/2022	Approve with Conditions
Location:	83 Fieldhead Avenue, Bury, BL8 2LZ				
Proposal:	Alterations to conservatory at rear including replacement of roof and Erection of wrap around car port and covered terrace at side/rear				

Application No.:	68632	App. Type:	FUL	25/08/2022	Approve with Conditions
Location:	26 Mile Lane, Bury, BL8 2JE				
Proposal:	Alterations to garage/kitchen/porch from flat roof to pitched roof				

Ward: North Manor

Application No.: 68469 **App. Type:** FUL 25/08/2022 Approve with Conditions
Location: 5 Brookfield Road, Bury, BL9 5LA
Proposal: Erection of canopy at front and render/stone cladding to front elevation and boundary wall at front

Application No.: 68503 **App. Type:** FUL 22/08/2022 Approve with Conditions
Location: 12 Cliff Avenue, Summerseat, Ramsbottom, Bury, BL9 5NT
Proposal: Loft conversion with dormer extensions on both sides

Application No.: 68504 **App. Type:** FUL 22/08/2022 Approve with Conditions
Location: 12 Cliff Avenue, Summerseat, Ramsbottom, Bury, BL9 5NT
Proposal: Single storey extension at rear (retrospective)

Application No.: 68514 **App. Type:** FUL 01/09/2022 Approve with Conditions
Location: 36 Sandringham Drive, Tottington, Bury, BL8 4DJ
Proposal: Two storey side extension; Front dormer extension; Flat roof extension at rear; demolition of existing garage to be replaced with new garage; New driveway at front extending existing dropped kerb; Raised patio at rear and new fencing to boundaries

Application No.: 68701 **App. Type:** FUL 13/09/2022 Approve with Conditions
Location: 9 Crag Avenue, Summerseat, Ramsbottom, Bury, BL9 5NZ
Proposal: Two storey side extension; Front, rear and side dormers

Ward: Prestwich - Holyrood

Application No.: 68498 **App. Type:** FUL 25/08/2022 Approve with Conditions
Location: 10 Penrith Avenue, Whitefield, Manchester, M45 6UJ
Proposal: Single storey extension at side/rear and garage conversion

Application No.: 68554 **App. Type:** FUL 15/09/2022 Approve with Conditions
Location: 36 Daneshill, Prestwich, Manchester, M25 2QL
Proposal: Single storey side/rear extension

Application No.: 68586 **App. Type:** FUL 30/09/2022 Approve with Conditions
Location: 345 Heywood Road, Prestwich, Manchester, M25 2RN
Proposal: First floor side extension with rear juliet balcony

Application No.: 68621 **App. Type:** LDCP 26/08/2022 Lawful Development
Location: 61 Bury Old Road, Whitefield, Manchester, M45 6TB
Proposal: Lawful development certificate for proposed L-shaped roof dormer at rear.

Application No.: 68666 **App. Type:** FUL 07/09/2022 Split Decision
Location: 10 Nursery Road, Prestwich, Manchester, M25 3EN
Proposal: Hip to gable roof extension at the side with loft conversion and rear dormer along with new pitched roof to existing front bay window and alterations to first floor windows at the front.

Application No.: 68696 **App. Type:** FUL 15/09/2022 Approve with Conditions
Location: 50 Ludlow Avenue, Whitefield, Manchester, M45 6TD
Proposal: Part single/Part Two storey side extension

Ward: **Prestwich - Sedgley**

Application No.: 67944 **App. Type:** FUL 09/09/2022 Approve with Conditions
Location: 305 Middleton Road, Manchester, M8 4LY
Proposal: Demolition of the existing detached two storey dwellinghouse on site and its replacement with a new two storey dwellinghouse

Application No.: 68293 **App. Type:** FUL 22/08/2022 Approve with Conditions
Location: 158 & 160 Albert Avenue, Prestwich, Manchester, M25 0HE
Proposal: Alterations to fenestration, two houses being converted in to one dwelling; Raised rear decking; Hip to gable roof extension; Raise flat roof on rear single storey extension

Application No.: 68460 **App. Type:** FUL 25/08/2022 Approve with Conditions
Location: 32 Bannerman Avenue, Prestwich, Manchester, M25 1DZ
Proposal: Single storey extension at front; addition of loft window to front and external alterations

Application No.: 68475 **App. Type:** FUL 06/09/2022 Approve with Conditions
Location: 43 Dovedale Avenue, Prestwich, Manchester, M25 0BT
Proposal: Single storey extension at rear

Application No.: 68518 **App. Type:** FUL 25/08/2022 Approve with Conditions
Location: 38 Scholes Lane, Prestwich, Manchester, M25 0AY
Proposal: First floor extension at side; elevational changes including installation of bi-folding doors at rear and new external door to side elevation

Application No.: 68553 **App. Type:** FUL 22/09/2022 Approve with Conditions
Location: 6 Charlton Avenue, Prestwich, Manchester, M25 0PH
Proposal: First floor/hip to gable roof extension at side with loft conversion and rear dormer with velux windows at front; Single storey extensions at side and rear

Application No.: 68556 **App. Type:** FUL 22/08/2022 Approve with Conditions
Location: 4 Windsor Road, Prestwich, Manchester, M25 0DZ
Proposal: Two storey front extension; Single storey side/rear extension; 2.no Front dormers

Application No.: 68558 **App. Type:** FUL 22/09/2022 Approve with Conditions
Location: 4 Hereford Drive, Prestwich, Manchester, M25 0JA
Proposal: Two storey side/rear extension; Single storey rear extension; Basement conversion; Loft conversion with dormers at front and rear; Bin/bike store at side; New wall at side

Application No.:	68567	App. Type:	FUL	27/09/2022	Approve with Conditions
Location:	49 Scholes Lane, Prestwich, Manchester, M25 0AY				
Proposal:	Two storey extension at front; Part single/Part two storey extension at side; Alteration to existing access and parking.				
Application No.:	68612	App. Type:	FUL	22/08/2022	Approve with Conditions
Location:	53 Bury Old Road, Prestwich, Manchester, M25 0FG				
Proposal:	Variation of condition no. 3 following approval of planning permission 58310 - Opening hours to be extended: Sunday-Thursdays 10:00-00:00 hrs (as approved) Friday-Saturday 10:00-02:00 hrs (extended)				
Application No.:	68675	App. Type:	GPDE	13/09/2022	Prior Approval Not Required - Extension
Location:	60 Sheepfoot Lane, Prestwich, Manchester, M25 0DN				
Proposal:	Prior approval for proposed single storey rear extension				
Application No.:	68700	App. Type:	FUL	07/09/2022	Approve with Conditions
Location:	1 Arlington Avenue, Prestwich, Manchester, M25 9NF				
Proposal:	Single storey rear extension; New pitched roof to existing rear flat roof dormer				
Application No.:	68702	App. Type:	FUL	15/09/2022	Approve with Conditions
Location:	152 Albert Avenue, Prestwich, Manchester, M25 0HE				
Proposal:	Single storey extension at side/rear; Raised decking at rear				
Application No.:	68743	App. Type:	GPDE	01/09/2022	Prior Approval Not Required - Extension
Location:	38 Fairway, Prestwich, Manchester, M25 0JH				
Proposal:	Prior approval for proposed single storey rear extension				
Application No.:	68748	App. Type:	LDCP	29/09/2022	Lawful Development
Location:	36 Meade Hill Road, Prestwich, Manchester, M25 0DJ				
Proposal:	Lawful development certificate for proposed single storey side extension				

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

Application No.:	68290	App. Type:	FUL	01/09/2022	Refused
Location:	424 Bury New Road, Prestwich, Manchester, M25 1BD				
Proposal:	Kitchen extractor to the rear				
Application No.:	68491	App. Type:	FUL	25/08/2022	Approve with Conditions
Location:	22 Church Drive, Prestwich, Manchester, M25 3JW				
Proposal:	Single storey extension at side and Single storey extension at rear with a new walkway and ramp access to garden				
Application No.:	68560	App. Type:	FUL	25/08/2022	Approve with Conditions
Location:	94 Lowther Road, Prestwich, Manchester, M25 9QP				
Proposal:	Two storey rear extension				

Application No.:	68686	App. Type:	LDCP	29/09/2022	Lawful Development
Location:	10 Knowle Drive, Prestwich, Manchester, M25 9RN				
Proposal:	Lawful development certificate for proposed demolition of existing garage and erection of single storey extension at rear				
Application No.:	68755	App. Type:	GPDE	28/09/2022	Prior Approval Required Refused - Ext
Location:	27 Rainsough Brow, Prestwich, Manchester, M25 9XW				
Proposal:	Application for prior approval of a proposed enlargement of a dwellinghouse by construction of additional storeys - Proposed addition of one storey to create a three storey house (maximum height 9.6 metres)				
Application No.:	68764	App. Type:	GPDE	16/09/2022	Prior Approval Not Required - Extension
Location:	51 Mountside Crescent, Prestwich, Manchester, M25 3JF				
Proposal:	Prior approval for proposed single storey rear extension				

Ward: **Radcliffe - East**

Application No.:	68400	App. Type:	FUL	20/09/2022	Approve with Conditions
Location:	40 Shetland Way, Radcliffe, Manchester, M26 4UH				
Proposal:	Single storey extension at front; Two storey extension at side; Single storey extension at rear				
Application No.:	68680	App. Type:	FUL	22/09/2022	Approve with Conditions
Location:	20 Sherwood Avenue, Radcliffe, Manchester, M26 4LE				
Proposal:	Single storey extension at side/rear linking to existing detached garage and conversion of garage to living accommodation				
Application No.:	68715	App. Type:	GPDE	25/08/2022	Prior Approval Not Required - Extension
Location:	28 Bury And Bolton Road, Radcliffe, Manchester, M26 4LD				
Proposal:	Prior approval for proposed single storey extension at rear				

Ward: **Radcliffe - North and Ainsworth**

Application No.:	68435	App. Type:	FUL	29/09/2022	Approve with Conditions
Location:	4 Carrslea Close, Radcliffe, Manchester, M26 4NP				
Proposal:	Two storey extension at side and Single storey extension at rear				
Application No.:	68607	App. Type:	FUL	25/08/2022	Approve with Conditions
Location:	8 Tintagel Court, Radcliffe, Manchester, M26 3TY				
Proposal:	Single storey rear extension; Single storey rear/side extension				
Application No.:	68620	App. Type:	FUL	09/09/2022	Approve with Conditions
Location:	5 Stonedolph Close, Ainsworth, Radcliffe, Bolton, BL2 5SH				
Proposal:	First floor extension at front/side				

Application No.: 68682 **App. Type:** FUL 09/09/2022 Approve with Conditions
Location: 12 Brynhall Close, Radcliffe, Manchester, M26 4NG
Proposal: Single storey rear extension and conversion of existing garage to living accommodation

Ward: **Radcliffe - West**

Application No.: 68611 **App. Type:** FUL 05/09/2022 Approve with Conditions
Location: 26 Stand Rise, Radcliffe, Manchester, M26 1BT
Proposal: Part single/Part two storey extension at rear: Additional window to first floor side elevation

Ward: **Ramsbottom + Tottington - Tottington**

Application No.: 68413 **App. Type:** FUL 25/08/2022 Approve with Conditions
Location: 86 Holcombe Road, Tottington, Bury, BL8 4AY
Proposal: New front and rear dormers to replace existing; new side dormer; 2 no. loft windows at side; roof lantern; removal of existing chimney stacks and external alterations

Application No.: 68472 **App. Type:** FUL 22/08/2022 Approve with Conditions
Location: The Cottage, Isherwoods Farm, Watling Street, Tottington, Bury, BL8 3QT
Proposal: Single storey rear extension; detached double garage at side; dormer extension and 2 no. loft windows at front; extension to main house roof; 2 no. dormers and loft window at rear; 2 no. loft windows to both side elevations and external alterations

Ward: **Ramsbottom and Tottington - Ramsbottom**

Application No.: 68378 **App. Type:** FUL 20/09/2022 Approve with Conditions
Location: 4 Fletcher Close, Ramsbottom, BL0 0FU
Proposal: Erection of two outbuildings for use as office and summer kitchen. Provision of fire pit and deck
Erection of retaining wall and creation of steps for access in rear garden

Application No.: 68438 **App. Type:** FUL 22/08/2022 Approve with Conditions
Location: 158 Nuttall Lane, Ramsbottom, Bury, BL0 9LE
Proposal: Erection of detached outbuilding in rear garden

Application No.: 68477 **App. Type:** FUL 22/09/2022 Approve with Conditions
Location: Dry Gap, Bury Old Road, Shuttleworth, Ramsbottom, Bury, BL0 0RX
Proposal: Two storey extension at side

Application No.: 68501 **App. Type:** ADV 06/09/2022 Approve with Conditions
Location: Grant Arms Hotel, 11 Market Place, Ramsbottom, Bury, BL0 9AJ
Proposal: Advertisement consent for 5no. non-illuminated fascia signs and 1no. non-illuminated door vinyl graphic

Application No.:	68520	App. Type:	FUL	26/08/2022	Approve with Conditions
Location:	9 Carr Bank Drive, Ramsbottom, Bury, BL0 9DG				
Proposal:	Demolition of existing garage and erection of single storey extension at side / rear including new garage				
Application No.:	68525	App. Type:	LBC	06/09/2022	Approve with Conditions
Location:	Grant Arms Hotel, 11 Market Place, Ramsbottom, Bury, BL0 9AJ				
Proposal:	Listed building consent for 5no. non-illuminated fascia signs, and 1no. non-illuminated door vinyl graphic				
Application No.:	68532	App. Type:	FUL	07/09/2022	Approve with Conditions
Location:	1 Roseberry Close, Ramsbottom, Bury, BL0 9FQ				
Proposal:	Single storey extension at front.				
Application No.:	68557	App. Type:	FUL	09/09/2022	Approve with Conditions
Location:	12 Carr Bank Avenue, Ramsbottom, Bury, BL0 9DW				
Proposal:	Single storey extensions at front; Front porch; Dormer extension at rear				
Application No.:	68574	App. Type:	FUL	25/08/2022	Approve with Conditions
Location:	15 Park Avenue, Ramsbottom, Bury, BL0 0DA				
Proposal:	Part single/Part two storey extension at side with canopy				
Application No.:	68581	App. Type:	FUL	13/09/2022	Approve with Conditions
Location:	Baxter Head Farm, Watling Street, Tottington, Bury, BL8 3QL				
Proposal:	Two storey extension at front; External alterations to include new windows, juliet balconies to west and rear elevations and installation of solar panels; Two storey/first floor extension to existing detached garage with front dormer windows and solar panels				
Application No.:	68610	App. Type:	FUL	26/08/2022	Approve with Conditions
Location:	28 Cleveland Close, Ramsbottom, Bury, BL0 9FH				
Proposal:	Single storey side extension				
Application No.:	68642	App. Type:	FUL	01/09/2022	Approve with Conditions
Location:	79 Bury New Road, Ramsbottom, Bury, BL0 0BZ				
Proposal:	Single storey rear extension				
Application No.:	68668	App. Type:	GPDE	22/09/2022	Prior Approval Required & Granted - Ext
Location:	339 Manchester Road, Ramsbottom, Bury, BL9 5NA				
Proposal:	Application for prior approval of a proposed enlargement of a dwellinghouse by construction of additional storeys - proposed addition of one storey to create a two storey house (maximum height 8.2 metres)				

Ward: **Whitefield + Unsworth - Besses**

Application No.: 68437 **App. Type:** FUL 22/08/2022 Refused
Location: 195 Parr Lane, Bury, BL9 8JW
Proposal: First floor side extension; Garage conversion

Application No.: 68547 **App. Type:** FUL 07/09/2022 Approve with Conditions
Location: 18 Rothay Close, Whitefield, Manchester, M45 8BD
Proposal: Single storey side extension with new ramp at rear

Application No.: 68681 **App. Type:** FUL 20/09/2022 Approve with Conditions
Location: 16 Stanway Road, Whitefield, Manchester, M45 8EG
Proposal: Single storey / two storey extension at rear; front porch and oriel window to first floor

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

Application No.: 68512 **App. Type:** FUL 05/09/2022 Approve with Conditions
Location: 29 Ferndale Avenue, Whitefield, Manchester, M45 7GP
Proposal: Single storey extension at front; loft conversion including 2 no. dormers and loft window at front and dormer extension at rear; garage conversion and various external alterations

Application No.: 68597 **App. Type:** FUL 25/08/2022 Approve with Conditions
Location: 26 Parkstone Avenue, Whitefield, Manchester, M45 7QH
Proposal: Single storey wrap around side/rear extension; Single storey side garage; Change of use from residential (Class C3) to mixed use of residential (C3) and beauty therapy room (Sui Generis)

Application No.: 68604 **App. Type:** FUL 16/09/2022 Approve with Conditions
Location: 188 Bury New Road, Whitefield, Manchester, M45 6QF
Proposal: Installation of glazed retractable awning to front elevation

Application No.: 68623 **App. Type:** FUL 22/09/2022 Approve with Conditions
Location: 8 Park Lane, Whitefield, Manchester, M45 7PB
Proposal: Two storey/single storey extension at side

Application No.: 68637 **App. Type:** FUL 25/08/2022 Approve with Conditions
Location: 10 Ross Avenue, Whitefield, Manchester, M45 7FH
Proposal: Two storey rear extension

Application No.: 68643 **App. Type:** FUL 31/08/2022 Approve with Conditions
Location: 31 Hillingdon Road, Whitefield, Manchester, M45 7QQ
Proposal: Single storey extension at side

Application No.: 68644 **App. Type:** FUL 15/09/2022 Approve with Conditions
Location: 37 Hillingdon Road, Whitefield, Manchester, M45 7GG
Proposal: Two storey extension at front and single storey extension at rear with covered outdoor area

Application No.: 68646 **App. Type:** TEL 26/09/2022 Prior Approval Required and Granted
Location: Stand Golf Club, Ashbourne Grove, Radcliffe, Manchester, M45 7NL
Proposal: Prior approval for proposed telecommunications installation of a 25m 'Cypress tree' mast with 6 antennas, 5 cabinets, associated ancillary equipment secured within a 2.1m Cochrane Clearvu fencing with a 3m wide access gate and associated landscaping

Application No.: 68652 **App. Type:** FUL 20/09/2022 Approve with Conditions
Location: 34 Philips Park Road West, Whitefield, Manchester, M45 7GJ
Proposal: Single storey extensions at side and rear; Dormer extension at rear; Front porch and Widening of dropped kerb

Application No.: 68654 **App. Type:** FUL 12/09/2022 Approve with Conditions
Location: 100 Nuttall Avenue, Whitefield, Manchester, M45 6QA
Proposal: Single storey side extension

Application No.: 68659 **App. Type:** AG 23/09/2022 Prior Approval Required and Granted
Location: Outwood Gate Farm, Ringley Road West, Radcliffe, Manchester, M26 1DL
Proposal: Prior approval for proposed agricultural building

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 68385 **App. Type:** FUL 01/09/2022 Approve with Conditions
Location: Castlebrook High School, Parr Lane, Bury, BL9 8LP
Proposal: Variation of conditions 6 and 10 following approval of planning permission 67859;
Condition 6 - Existing condition - Prior to the occupation the applicant shall provide electric vehicle (EV) charging points for 20% of the proposed parking spaces. EV charge points shall be 7kW as a minimum. Proposed condition 6 - Within 3 months of occupation the applicant shall provide electric vehicle (EV) charging points for 20% of the proposed parking spaces. EV chargepoints shall be 7kW as a minimum.
Condition 10 - Existing condition - The repositioned car and cycle parking facilities indicated on approved plan references 21508.IN.01 Revision C and 2118-MED-XX-XX-DR-A-3-103-H shall be surfaced, demarcated and / or made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times. Proposed condition 10 - The repositioned car and cycle parking facilities indicated on approved plan references 21508.IN.01 Revision C and 2118-MED-XX-XX-DR-A-3-103-H shall be surfaced, demarcated and / or made available for use within 3 months of the hereby approved being brought into use and thereafter maintained at all times.

Application No.: 68497 **App. Type:** FUL 25/08/2022 Approve with Conditions
Location: 17 Felton Close, Bury, BL9 8BJ
Proposal: Two storey extension at front

Application No.: 68552 **App. Type:** FUL 24/08/2022 Approve with Conditions
Location: 2 Bloomfield Drive, Bury, BL9 8JX
Proposal: Single storey extensions at front, side and rear.

Application No.: 68569 **App. Type:** FUL 26/08/2022 Approve with Conditions
Location: 5 Hollins Brook Close, Bury, BL9 8PZ
Proposal: Single storey side/rear extension; Front porch

Application No.: 68605 **App. Type:** FUL 20/09/2022 Approve with Conditions
Location: Edinburgh House, Castle Brook Business Park, Hollins Brook Way, Bury, BL9 8RR
Proposal: Siting of two storey Portakabin modular building for office use during refurbishment works for a temporary period of 3 years.

Application No.: 68622 **App. Type:** FUL 13/09/2022 Approve with Conditions
Location: 7 Burndale Drive, Bury, BL9 8EN
Proposal: Part single/Part two storey extension at side, new parking layout and widening of dropped kerb

Total Number of Applications Decided: 113

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REPORT FOR NOTING

Agenda Item 6

Bury
COUNCIL

**Agenda
Item**

6

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	11 October 2022
SUBJECT:	PLANNING APPEALS
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	<p>Planning Appeals:</p> <ul style="list-style-type: none"> - Lodged - Determined <p>Enforcement Appeals</p> <ul style="list-style-type: none"> - Lodged - Determined
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to the note the report and appendices
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A

Wards Affected:	All listed
Scrutiny Interest:	N/A

TRACKING/PROCESS

DIRECTOR:

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

1.0 BACKGROUND

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

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

2.0 CONCLUSION

That the item be noted.

List of Background Papers:-

Contact Details:-

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

Tel: 0161 253 5291

Email: d.marno@bury.gov.uk

**Planning Appeals Lodged
between 22/08/2022 and 02/10/2022**



Application No.: 67318/FUL

Decision level: DEL

Recommended Decision: Refuse

Applicant: Mrs Janice McNally

Location 273 Parr Lane, Bury, BL9 8PJ

Appeal lodged: 26/09/2022

Appeal Type: Written Representations

Proposal Retrospective planning permission for proposed change of use of land to the rear of property to be within the residential curtilage

Application No.: 68103/FUL

Decision level: DEL

Recommended Decision: Refuse

Applicant: Mr Howarth

Location 29 Chestnut Avenue, Tottington, Bury, BL8 3EE

Appeal lodged: 14/09/2022

Appeal Type: Written Representations

Proposal Two storey extension at rear; First floor extension at side

Application No.: 68263/FUL

Decision level: DEL

Recommended Decision: Refuse

Applicant: harryjacksonsurveyorsltd

Location 7 Burndale Drive, Bury, BL9 8EN

Appeal lodged: 06/09/2022

Appeal Type: Written Representations

Proposal Two storey side extension with gable roof plus new parking layout

Application No.: 68439/FUL

Decision level: DEL

Recommended Decision: Refuse

Applicant: BT Telecommunications Plc

Location Pavement at Princess Parade, near Bury Interchange Stand E, Bury, BL9 0QL

Appeal lodged: 19/09/2022

Appeal Type: Written Representations

Proposal Installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT Kiosks.

Application No.: 68440/ADV
Decision level: DEL
Recommended Decision: Refuse
Applicant: BT Telecommunications Plc
Location Pavement at Princess Parade, near Bury Interchange Stand E, Bury, BL9 0QL
Appeal lodged: 19/09/2022
Appeal Type: Written Representations

Proposal Advertisement consent for installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT Kiosks.

Application No.: 68443/FUL
Decision level: DEL
Recommended Decision: Refuse
Applicant: BT Telecommunications Plc
Location Pavement outside 25 The Rock, Bury, BL9 0JP
Appeal lodged: 19/09/2022
Appeal Type: Written Representations

Proposal Installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT Kiosks.

Application No.: 68444/ADV
Decision level: DEL
Recommended Decision: Refuse
Applicant: BT Telecommunications Plc
Location Pavement outside 25 The Rock, Bury, BL9 0JP
Appeal lodged: 19/09/2022
Appeal Type: Written Representations

Proposal Advertisement consent for installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT Kiosks.

Application No.: 68445/FUL
Decision level: DEL
Recommended Decision: Refuse
Applicant: BT Telecommunications Plc
Location Pavement between Racconto Lounge and Fone Tech, The Rock, Bury, BL9 0PJ
Appeal lodged: 19/09/2022
Appeal Type: Written Representations

Proposal Installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT Kiosks.

Application No.: 68446/ADV
Decision level: DEL
Recommended Decision: Refuse
Applicant: BT Telecommunications Plc
Location Pavement between Racconto Lounge and Fone Tech, The Rock, Bury, BL9 0PJ
Appeal lodged: 19/09/2022
Appeal Type: Written Representations

Proposal Advertisement consent for installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT Kiosks

Application No.: 68449/FUL

Decision level: DEL

Recommended Decision: Refuse

Applicant: BT Telecommunications Plc

Location Pavement opposite Frankie & Benny's, 15-17 The Rock, Bury, BL9 0JY

Appeal lodged: 19/09/2022

Appeal Type: Written Representations

Proposal Installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT Kiosks.

Application No.: 68450/ADV

Decision level: DEL

Recommended Decision: Refuse

Applicant: BT Telecommunications Plc

Location Pavement opposite Frankie & Benny's, 15-17 The Rock, Bury, BL9 0JY

Appeal lodged: 19/09/2022

Appeal Type: Written Representations

Proposal Advertisement consent for installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT Kiosks

Application No.: 68456/FUL

Decision level: DEL

Recommended Decision: Refuse

Applicant: Mr Hoy

Location 3 Dumers Lane, Bury, BL9 9PE

Appeal lodged: 26/09/2022

Appeal Type: Written Representations

Proposal Proposed dropped kerb with associated landscaping for driveway.

Total Number of Appeals Lodged: 12

**Planning Appeals Decided
between 22/08/2022 and 02/10/2022**



Application No.: 67399/TEL

Decision level: DEL

Recommended Decision: Prior Approval Required

Applicant: CK Hutchison Networks (UK) Ltd

Location: Grass verge, opposite 401-403 Middleton Road, Prestwich, Manchester, M24 4QZ

Proposal: Prior approval for proposed telecommunications installation comprising 18.0m Phase 8 Monopole C/W wrapround cabinet at base and associated ancillary works

Appeal Decision: Dismissed

Date: 23/09/2022

Appeal type: Written Representations



Appeal Decision

Site visit made on 23 August 2022

by L Wilson BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 September 2022

Appeal Ref: APP/T4210/W/22/3294918

Middleton Road, Manchester Old Road, Bury, Rochdale M24 4QZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Article 3(1) and Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
 - The appeal is made by CK Hutchison Networks (UK) Ltd against the decision of Bury Metropolitan Borough.
 - The application Ref 67399, received 25 April 2021, was refused by notice dated 24 September 2021.
 - The development was originally described as a proposed 18m Phase 8 Monopole C/W wraparound cabinet at base and associated ancillary works.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (GPDO), under Article 3(1) and Schedule 2, Part 16, Class A, Paragraph A.3(4) require the local planning authority to assess the proposed development solely on the basis of its siting and appearance, taking into account any representations received. My determination of this appeal has been made on the same basis.
3. The principle of development is established by the GPDO and the provisions of Schedule 2, Part 16, Class A of the GPDO do not require regard be had to the development plan. I have had regard to the policies of the development plan¹ and the National Planning Policy Framework (the Framework) only in so far as they are a material consideration relevant to matters of siting and appearance.

Main Issues

4. The main issues are the effect of the siting and appearance of the proposed installation on:
 - the character and appearance of the area;
 - the living conditions of nearby residents, having regard to outlook; and

¹ Including Policies EN1/2, EN1/4 and EN1/10 of the Bury Unitary Development Plan (1997)

- if any harm would occur, whether this is outweighed by the need for the installation to be sited as proposed taking into account any suitable alternatives.

Reasons

Character and appearance

5. The appeal site comprises a grassed verge adjacent to Middleton Road, which is a dual carriageway, and a row of semi-detached dwellings. In making my decision I am mindful of technical constraints and that the installation must be high enough to ensure suitable coverage within the cell and provide connection between these cells. The appellant asserts that the associated ancillary cabinets are within the size limits to be classified as permitted development and should not be considered as a reason for refusal. Nonetheless, the proposal before me relates to the whole installation.
6. The monopole would be significantly taller and noticeable than nearby street furniture, including streetlights, traffic lights, signage and trees. There are also electricity pylons within the wider area which are visible from the appeal site, and surrounding area. Nevertheless, the pylons have little visual relationship with the appeal site due to the distance to them and they are seen as lightweight structures. The existing street furniture and trees would provide limited screening of the installation, when viewed from the surrounding area.
7. The scheme would be highly visible and appear as a discordant and incongruous feature when viewed from the surrounding area. This is due to the installations height, siting and appearance which would be seen in the context of two-storey semi-detached dwellings and the relatively open character of the grass verge. For these reasons, due to its siting and appearance, the proposed installation would harm the character and appearance of the area.

Living conditions

8. The scheme would be in close proximity to the front windows of 399-405 Middleton Road which serve principal habitable rooms. When viewed from the ground and first floor front elevation windows of these properties, the monopole would be significantly taller and noticeable than the nearby street furniture, mentioned above, and trees. Furthermore, the associated cabinets would also have a poor relationship, and would be in direct view, with the ground floor windows of 401 and 403 Middleton Road due to their height and massing. The existing street furniture and trees would provide extremely limited screening of the installation, when viewed from nearby residential properties.
9. By virtue of the scheme's height, siting and appearance, the proposed installation would be visually intrusive and imposing when viewed from nearby properties, particularly 401 and 403 Middleton Road. The scheme would therefore significantly compromise the outlook from nearby properties. For these reasons, due to its siting and appearance, the proposal would have a harmful effect on the living conditions of the occupiers of 399-405 Middleton Road.

Suitable alternatives

10. Paragraph 117 of the Framework sets out that applications, such as that proposed, should be supported by the necessary evidence to justify the proposed development. For a new mast or base station, this includes evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure.
11. The appellant states that the cell search area is extremely constrained, and due to technological constraints, this is the only viable option. The submission sets out the discounted options. They state that option 1 was discounted due to the presence of underground services. However, as highlighted by the Council, Middleton Road is a long road, and it does not appear that other alternative sites along Middleton Road, which would have a greater distance to dwellings, have been satisfactorily considered. Option 2 was discounted as the telecoms site would not achieve its operational requirements in this location. Nevertheless, no clear detailed explanation has been submitted to explain the operational requirements.
12. Consequently, based on the evidence presented, I am not satisfied that the appellant has conducted a thorough review of possible options within the search area or adequately explored whether there may be less harmful alternative sites. As such, the harm I have identified above is not outweighed by the need for the installation to be sited as proposed.

Other matters

13. I recognise the other matters raised by the appellant. These include the Future Telecoms Infrastructure Review, public benefits, a condition relating to the colour of the monopole, pre-application consultation, health risks, not infringe on the free-flow of pedestrians and Letter to Chief Planning Officers: Planning for Growth. However, these matters do not justify the harm identified above.
14. The appellant offers to reduce the height of the monopole to 15m. This is somewhat contradictory to the appellant's case in that they state the proposed development seeks to minimise the mass and scale of the installation as much as possible. The reduced height monopole scheme was submitted to the Council, but they did not accept the revised drawings.
15. In any event, generally, proposals cannot be amended through the appeal process. Where an appeal is made it is made against the decision of the Council and based on the plans submitted at the application stage. The proposed amendments have not been subject to any public consultation and the application attracted a large number of objections from local residents.
16. To consider an appeal on the basis of the amended proposals without the ability to undertake a revised consultation exercise would be unfair and could prejudice the position of those who may wish to comment on the proposals. Any amended proposal would be a matter for the Council to consider.

Conclusion

17. I have found that, due to its siting and appearance, the proposed installation would have a harmful effect upon the character and appearance of the area and would have a harmful effect on the living conditions of the occupiers of

399-405 Middleton Road. The harm I have identified is not outweighed by the benefits of the scheme or the need for the installation to be sited as proposed.

18. For the reasons given above, I conclude that the appeal does not succeed.

L M Wilson

INSPECTOR