

# Public Document Pack

## AGENDA FOR PLANNING CONTROL COMMITTEE



*Contact:* Michael Cunliffe  
*Direct Line:* 0161 253 5399  
*E-mail:* m.cunliffe@bury.gov.uk  
*Website:* www.bury.gov.uk

**To: All Members of Planning Control Committee**

**Councillors:** S Thorpe (Chair), C Boles, D Duncalfe,  
U Farooq, J Harris, M Hayes, B Ibrahim, D Quinn,  
G Staples-Jones, 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:-

<b>Date:</b>	Tuesday, 24 October 2023
<b>Place:</b>	Council Chamber, Bury Town Hall
<b>Time:</b>	7.00 pm
<b>Briefing Facilities:</b>	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.
<b>Notes:</b>	<a href="https://councilstream.com/burycouncil/3205">https://councilstream.com/burycouncil/3205</a>

## **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 26TH SEPTEMBER 2023** *(Pages 3 - 4)*

Minutes of the meeting held on Tuesday the 26th September 2023 are attached.

### **4 PLANNING APPLICATIONS** *(Pages 5 - 46)*

Reports attached.

### **5 DELEGATED DECISIONS** *(Pages 47 - 58)*

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 59 - 66)*

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:** 26 September 2023

**Present:** Councillor S Thorpe (in the Chair)  
Councillors C Boles, D Duncalfe, U Farooq, J Harris, M Hayes,  
B Ibrahim, D Quinn, G Staples-Jones and D Vernon

**Public Attendance:** 6 members of the public were present at the meeting.

---

**PCC.1 APOLOGIES FOR ABSENCE**

Apologies for absence were submitted by Councillor M Walsh.

**PCC.2 DECLARATIONS OF INTEREST**

There were no declarations of interest made at the meeting.

**PCC.3 MINUTES OF THE MEETING HELD ON THE 29TH AUGUST 2023**

**Delegated decision:**

That the Minutes of the meeting held on the 29<sup>th</sup> August 2023 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 an application for planning permission.

There was supplementary information to add in respect of application number 68709.

The Committee heard representations from the applicant in respect of the application submitted. This was limited to three minutes for the speaker.

**Delegated decisions:**

1. That the Committee **Approve with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report and any supplementary information submitted with an additional condition 19 requiring details of boundary treatment to ensure permeability and amended condition 13 to include Swift bricks, and subject to all other conditions included:-

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

Erection of 2 no. detached dwellings

**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 S THORPE**  
**Chair**

**(Note: The meeting started at 7.00pm and ended at 7.20pm)**

<b>Title</b>	<b>Planning Applications</b>
<b>To:</b>	<b>Planning Control Committee</b>
<b>On:</b>	<b>24 October 2023</b>
<b>By:</b>	<b>Development Manager</b>
<b>Status:</b>	<b>For Publication</b>

**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.



This page is intentionally left blank



**Ward:** Radcliffe - East

Item 01

**Applicant:** Morgan Sindall Construction

**Location:** Site of Radcliffe Leisure Centre, Spring Lane, Radcliffe, Manchester, M26 2SZ

**Proposal:** Demolition of existing school buildings/temporary leisure centre and erection of a two storey temporary school building, external landscaping and associated site infrastructure

**Application Ref:** 70002/Full

**Target Date:** 14/11/2023

**Recommendation:** Approve with Conditions

### **Description**

Application site - The application site consists of an area of 1.5 hectares. The site previously was in use as Radcliffe Riverside High School and some of the school buildings have been retained on site. These buildings, which are constructed from grey brick with a flat roof, are used to house the Spring Lane Pupil Referral Unit (PRU) School and Radcliffe Leisure Centre. There is a 'above-ground' swimming pool, which is accommodated within a temporary building adjacent to the Metrolink line and there is a multi-use games area (MUGA) which is in use by the PRU school.

There are a number of mature trees along the east and western boundaries of the site and along the frontage with Spring Lane.

The site is accessed from Spring Lane and there is a car park to the front of the site.

The Metrolink line forms the boundary to the east of the site and the car park for the Metrolink station is located to the south and is on the opposite side of Spring Lane. The land to the north consists of playgrounds and open land. To the east of the site, there is open land, including a Public Right of Way and residential properties beyond.

Background to proposal - The planning application for the temporary school accommodation has preceded the submission of a planning application for the permanent school buildings, which was received on 12 September 2023. This would be located to the north of the site.

The proposals for a temporary school are being brought forward to meet an established need for additional free secondary school places in the Radcliffe locality as part of the Local Authority's identified schools strategy.

To enable the school to open and enrol its first year of 150 students at the start of the 2024 - 2025 academic year in September 2024, temporary teaching accommodation is required, which would be used while the permanent school is being built.

It is intended that the temporary school would be utilised for the first two academic terms up to the Easter break in 2025, at which point the first cohort of students would decant across to use the new main school building for the summer term onwards. The construction programme for the project, plans for completion of the permanent school building in May 2025, allowing for the temporary accommodation to be removed and the subsequent completion of the school's outdoor spaces and sports facilities.

The facilities associated with the leisure centre are due to be relocated to the new Civic Hub building in the town centre, which received planning permission in July 2023 and is supported through the Levelling Up and Sport England funding.

The Spring Lane PRU school is presently intended to be relocated to a separate facility on Pole Lane in Unsworth, which received planning permission in June 2023.

Description - The proposed development involves the demolition of the existing buildings on site and the erection of temporary buildings for use as a school, while the permanent school is under construction.

All of the buildings on site would be demolished with the exception of a substation, which is used by the Metrolink.

The proposed temporary buildings would be located on the footprint of the existing buildings and car park and would have capacity to accommodate 150 pupils. The proposed building would be two storeys in height and would be a volumetric modular system. The proposed building would come pre-finished with building mounted lighting, timber access ramps and steel mesh to the base to prevent access to the void underneath the building. The external finishes would include colour coated Plastisol steel cladding with a flat roof, uPVC windows and a galvanised steel finish to the external covered staircase.

The ground floor would contain areas for dining, storage, changing rooms for external sports and teaching space. Further teaching space would be provided at first floor, which would be accessed via either a central stair case or lift.

The site would be accessed from the existing access for the leisure centre on Spring Lane. This access would be widened by 1 metre to allow vehicles to pass and re-pass. The existing car park would be retained to provide parking for the temporary school facility. Accessible parking bays would be located near the main entrance and a designated drop off would be incorporated, which would be used for servicing the school outside of peak hours.

Cycle parking would be provided to the east of the proposed building, which would provide natural surveillance.

Mesh fencing of 2.4 metres in height would be provided to the perimeter of the site and internal fencing would be 1.8 metres in height. The fencing around the Multi Use Games Area (MUGA) would be 3 metres in height.

### **Relevant Planning History**

45672 - Outline application - Residential development including associated infrastructure and open space at Coney Green High School Site, Spring Lane, Radcliffe. Approved with conditions - 14 September 2007.

56310 - Prior notification of proposed demolition of two portacabins at rear at Radcliffe Riverside School, Spring Lane, Radcliffe. Prior approval required and granted - 12 June 2013.

56313 - Erection of 2.4m high fencing and gates at Radcliffe Riverside School, Spring Lane, Radcliffe. Approved with conditions - 3 July 2013

58244 - Erection of demountable structure containing swimming pool tank and changing facilities together with change of use of 4 no. classrooms into gym and changing facilities at

Radcliffe Riverside School, Spring Lane, Radcliffe. Approved with conditions - 13 January 2015

- This permission is a temporary permission and expires on 12 January 2024. The permission requires the building, works and use to be removed and discontinued.

58360 - Refurbishment of part of the former High School to create a Pupil Learning Centre; Single storey extension and associated works at Radcliffe Riverside School, Spring Lane, Radcliffe. Approved with conditions - 23 April 2015

58463 - Prior Notification of proposed partial demolition of the former Radcliffe Riverside High School and Southern classrooms and courtyard at Radcliffe Riverside School, Spring Lane, Radcliffe. Prior approval required and granted - 20 March 2015

59386 - Creation of multi use games area with erection of security fencing/entrance gates and floodlighting for night-time use in connection with new pupil referral unit and sports centre at Coney Green High School, Spring Lane, Radcliffe. Approved with conditions - 19 January 2016.

69855 - EIA Screening Opinion' under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for proposed secondary school (Class F1) with associated sports facilities, access, car parking and landscaping at former school, Spring Lane, Radcliffe. EIA not required - 28 July 2023.

70071 - Erection of new secondary school alongside supporting sports facilities, car parking, landscaping, site infrastructure, new access road and associated access infrastructure at site of Radcliffe Leisure Centre, Spring Lane, Radcliffe. Received - 12 September 2023.

#### Related sites

69361 - Conversion of short stay residential home (Class C2) to a pupil referral unit (Class F1) for educational use; Single storey extensions and associated landscaping, additional parking and external works at Spurr House, Pole Lane, Bury. Approved with conditions - 27 June 2023

69388 - Demolition of 13-21 Blackburn Street/TSB Bank and erection of three-storey civic hub building containing swimming pools, fitness suites and studios, indoor climbing facility, offices, cafeteria and library; Link block between Radcliffe Market and Market Chambers buildings, plus refurbishment of Market Chambers and Market Hall basement, for use as a multi-use event space, with associated external alterations and works and hard and soft landscaping at 13 - 21 Blackburn Street, Radcliffe. Approved with conditions - 25 July 2023

#### **Publicity**

The neighbouring properties were notified by means of a letter on 18 August 2023 and a press notice was published in the Bury Times on 24 August 2023. Site notices were posted on 30 August 2023.

There has been no response.

#### **Statutory/Non-Statutory Consultations**

**Traffic Section** - No objections, subject to the inclusion of conditions relating to dilapidation survey, off-site access improvements, CTMP, car parking, turning facilities and bin storage arrangements.

**Drainage Section** - No objections.

**Environmental Health - Contaminated Land** - No objections, subject to the inclusion of

conditions relating to contaminated land and asbestos.

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

**Environmental Health - Pollution Control** - No objections.

**GM Ecology Unit** - No objections, subject to the inclusion of conditions relating to great crested newts, nesting birds, landscaping and biodiversity enhancement and informatives relating to bats and invasive species.

**United Utilities** - No objections, subject to the inclusion of conditions relating to foul and surface water drainage.

**Transport for Greater Manchester** - No objections, subject to the inclusion of conditions relating to construction management plan and tree protection.

**Sport England** - Object to the loss of changing facilities, which will restrict the use of the playing fields at the rear. Object as there is a concern relating to the replacement of the sports facilities, which would be lost as a result of the proposed development.

**Designforsecurity** - No response.

**GM Fire Service** - No response.

**The Coal Authority** - No objections.

**Pre-start Conditions** - Awaiting confirmation that agent agrees with the pre-commencement conditions.

### **Unitary Development Plan and Policies**

EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN1/4	Street Furniture
EN1/5	Crime Prevention
EN1/7	Throughroutes and Gateways
EN5/1	New Development and Flood Risk
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/1	Atmospheric Pollution
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8	Woodland and Trees
EN8/2	Woodland and Tree Planting
RT1/1	Protection of Recreation Provision in the Urban Area
RT1/2	Improvement of Recreation Facilities
RT2/3	Education Recreation Facilities
RT3/4	Recreational Routes
HT2/4	Car Parking and New Development
HT4	New Development
HT5/1	Access For Those with Special Needs
HT6/1	Pedestrian and Cyclist Movement
HT6/2	Pedestrian/Vehicular Conflict
CF1/1	Location of New Community Facilities
CF2	Education Land and Buildings
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
SPD12	Travel Plans 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 - Community facilities** - Policy CF1/1 states that proposals for new and improved community facilities will be considered with regard to the following factors:

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

Policy CF2 states that the Council will, where appropriate, consider favourably proposals for the provision, improvement and dual use of educational facilities.

The proposed development would provide a high school for a temporary period (September 24 - July 2025). The buildings on the site were last used as a school and pupil referral unit, which are similar uses. The proposed development would be located within the catchment area, it is intended to serve. The other issues, such as size and scale, impact upon residential amenity and access issues will be discussed later in the report. Therefore, the proposed development would be acceptable in principle and would be in accordance with Policies CF1/2 and CF2 of the Bury Unitary Development Plan.

**Principle - Recreation** - Paragraph 99 of the NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Policy RT1/1 states that development will not be allowed where it would result in the loss of:

- existing and proposed outdoor public or private recreation facilities including playing fields, sports grounds, parks and gardens, children's play areas, allotments and golf courses;
- recreation space within settlements located in the Green Belt;
- indoor facilities for which there is a recreational need;
- any other unidentified recreation provision such as playing fields, sports grounds, parks and gardens, children's play areas, allotments and golf courses, including sites created during the period of the plan.

Exceptions to this policy may be permitted where:

- sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site;
- alternative provision of equivalent community benefit is made available;
- it can be demonstrated that there is an excess of sports pitch provision and public open space in the area, taking account of the recreation and amenity value of such provision.

A playing field is defined in the NPPF as 'the whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015'. The definition refers to the whole of a site and therefore does not just cover land which is (or was) laid out as pitches i.e. it could include ancillary facilities such as changing rooms.

The proposed development would not impact upon the existing playing pitches to the north of the site. However, the demolition of the existing building would result in the loss of changing rooms. Sport England have objected on the basis that the loss of the changing rooms would prejudice the use of the playing fields.

The proposed temporary school building would include changing facilities, which could be made available for use should there be a demand to use the playing pitches (which are otherwise unaffected by the proposed development). The playing fields were last used in 2004 when the high school closed and as such, have not been used in almost 20 years. Whilst it is accepted that the loss of changing facilities would be important where the playing fields are in active use, the fact that the playing fields have not been in use for almost 20 years is a material consideration. In other words, no teams would be prevented from playing sport in the period between the existing building being demolished and the proposed building being available for use. Therefore, in all the circumstances, the proposed development would not prejudice the use of the playing fields and would be in accordance with Policy RT1/1 of the Bury Unitary Development Plan and the NPPF.

The current facilities at the site include a 25 metre swimming pool, 4 court sports hall, gym and fitness studio for which planning consent (58244) was granted in January 2015. The planning consent was for a temporary period only, which expires on 12 January 2024 and the permission requires the building to be removed and the works and use discontinued.

With regard to the loss of the facilities at the site, it should be noted that planning permission (69388) has been granted for the civic hub in July 2023, which includes the provision of a swimming pool, gym and fitness studio. These facilities would replace those at the application site. Hoardings are intended to be erected on 16 October 2023 and the mains work contracts are expected to be signed by the end of October. Works are due to commence in February 2024.

In addition, a planning application for the permanent school has been received and the facilities to be provided would include indoor sports facilities, including a new sports hall (3 court), a 3G playing pitch, a 2G short pile playing pitch (suitable for hockey) and a hard surface multi use games area. These sports facilities would be made available for use by the community outside of school hours.

The facilities to be lost would be replaced by the facilities at the proposed civic hub and the proposed permanent school. The proposed civic hub development would be located in Radcliffe town centre, which would continue to serve the residents of Radcliffe. Given that planning permission has been granted for the civic hub, funding has been secured, the contracts are to be let and works are due to commence in February 2024, it is considered that there is sufficient certainty that the replacement sports facilities will be delivered. Therefore, the proposed civic hub development will provide an alternative provision of equivalent community benefit in a suitable location and the proposed development would be in accordance with Policy RT1/1 of the Bury Unitary Development Plan and the NPPF.

**Places for Everyone** - The Places for Everyone Joint Development Plan Document (Pfe) is a joint plan covering nine of the ten Greater Manchester districts, including Bury, and is

intended to provide the overarching framework to strategically manage growth across the boroughs.

PfE was published in August 2021 and subsequently submitted to the Secretary of State in February 2022. Inspectors have been appointed to carry out an independent examination of the Plan with the hearing sessions commencing in November 2022 and were concluding in July 2023. The examination of the plan is on-going.

Whilst PfE cannot be given full weight until it is adopted, its advanced stage of preparation means that it is now considered reasonable that the Plan (as proposed to be modified) should be given weight in the decision-making process in line with paragraph 48 of the National Planning Policy Framework.

Consequently, the principle of this application has been considered against Places for Everyone (as proposed to be modified) and reference to policies and proposals are made in this report where these are considered relevant.

#### Policy JP-P5: Education, Skills and Knowledge

Policy JP-P5 states that significant enhancements in education, skills and knowledge to benefit existing and new residents will be promoted, including by enabling the delivery of new and improved accessible facilities for all ages, such as early years, schools, further and higher education, and adult training.

The proposed development would provide a temporary school, which would provide improved facilities for pupils in the locality. As such, the proposed development would be in conformity with Policy JP-P5.

**Design and layout** - The proposed building would be temporary and would be located on the site of the existing buildings. The proposed building would enable the high school to open and to enrol its first year of 150 students in September 2024. The proposed building would be operational until May 2025, when students would move to the permanent school building and the proposed temporary building would be removed from site.

The proposed building would be two storeys in height and would be a similar height to the existing buildings on site. It would be constructed from a volumetric modular system. The proposed building would come pre-finished with building mounted lighting, timber access ramps and steel mesh to the base to prevent access to the void underneath the building. The external finishes would include colour coated Plastisol steel cladding with a flat roof, uPVC windows and a galvanised steel finish to the external covered staircase. Overall, the proposed building would be of a simple unobtrusive design, albeit a temporary facility. It would be located behind the existing car park, well back into the site and as such, would not be an unacceptable or prominent feature in the streetscene.

Therefore, the proposed development would be in accordance with Policies CF1/1 and EN1/2 of the Bury Unitary Development Plan.

**Impact upon surrounding area** - The proposed bin store would be located to the west of the main school building and would be bounded by 1.8 metre high close timber boarded fencing, which would not be a prominent feature.

Mesh fencing of 2.4 metres in height would be provided to the perimeter of the site and internal (mesh) fencing would be 1.8 metres in height. The proposed mesh fencing around the Multi Use Games Area (MUGA) would be 3 metres in height. The proposed mesh fencing is a type of fencing that is commonly used around school sites. It would provide a

secure boundary whilst allowing a high level of visibility through.

Therefore, the proposed development would not be a prominent feature in the streetscene and would be in accordance with Policies CF1/2 and EN1/2 of the Bury Unitary Development Plan.

**Impact upon residential amenity** - SPD 6 provides guidance on aspect standards between residential properties and whilst not assessing distances between residential buildings, it provides a reasonable yardstick on physical separation.

The nearest residential properties would be over 100 metres away from the proposed building, which would be in excess of the 20 metre aspect standard. As such, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties in terms of privacy and light. Therefore, the proposed development would be in accordance with Policies EN1/2 and CF1/1 of the Bury Unitary Development Plan.

**Ecology** - An ecological report was submitted the application and identified no significant ecological issues. The main issues relate to bats, amphibians, nesting birds, invasive species and biodiversity enhancement.

**Bats** - A bat report has been submitted with the application and included dawn and dusk surveys of the building for demolition and activity surveys on the wider site. No evidence of bats roosting in the building and only low levels of bat activity were recorded around the wider site. There is no reason to doubt the findings of the report. As such, it would be unlikely that the proposed development would have any adverse impact upon bats. However, as individual bats can be found in unexpected locations, GM Ecology Unit have no objections, subject to the inclusion of an informative relating to bats.

**Great Crested Newts (GCN)** - The pond was surveyed late in the season using a hybrid approach of eDNA and netting. No evidence of GCN was found. Whilst this survey methodology was non-standard, the pond has been surveyed extensively as a result of the work for the Places for Everyone strategic allocation and no evidence of GCN in this pond has been recorded to date. In addition, surveys undertaken prior to Places for Everyone work have failed to record any GCN in this pond. As such, it is unlikely that the proposed development would have an adverse impact upon GCN.

Common toad, which is a UK Biodiversity Priority Species, may be at risk during demolition and construction. GM Ecology Unit has no objections, subject to the inclusion of a condition relating to reasonable avoidance measures.

**Other Protected Species** - No evidence of any other protected species, which are likely to be present in the wider locality, such as badger, was recorded or discounted due to a lack of suitable habitat on the site. There are no reasons to doubt the report as the development site is primarily building and hardstanding. As this phase applies to the building and hardstanding area, GM Ecology Unit have no objections and no further information or measures are required.

**Nesting Birds** - GM Ecology Unit has no objections, subject to the inclusion of a condition relating to nesting birds.

**Invasive Species** - Himalayan balsam was recorded along the northern boundary of the wider site. Whilst this is extensive, it is located well away from the application site and therefore, avoidable. GM Ecology Unit has no objection, subject to the inclusion of a



informative relating to invasive species.

Contributing to and Enhancing the Natural Environment - Section 174 of the NPPF 2021 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 buildings and hardstanding, which would be replaced with a temporary building covering a smaller footprint and landscaping over the footprint of the existing building.

It would be possible to achieve mitigation through the temporary landscaping of the footprint of the existing building as wildflower grassland or other habitat as it would result in the increased percentage of the site being under vegetated habitat. GM Ecology Unit has no objections, subject to the inclusion of conditions relating to landscaping and biodiversity enhancement of the site.

Therefore, the proposed development would not cause harm to protected species and would be in accordance with Policies EN6 and EN6/3 of the Bury Unitary Development Plan and the NPPF.

**Noise** - A noise survey was submitted with the application. The noise survey found that the proposed development of a 150 pupil school would not alter the noise levels as the noise generated would be similar to that, which is emitted from the site currently.

The existing MUGA would be retained for use by the school and as such, the noise levels would be broadly similar to existing levels.

There may be noise generated from the proposed plant associated with the proposed temporary school. However, given that the nearest residential property would be over 100 metres away, the noise from the proposed plant would not have a significant adverse impact upon the amenity of the neighbouring properties.

Pollution Control has no objections, subject to a condition requiring the development to be carried out in accordance with the management plan.

Given the general location and locational ambient noise levels, the proposed development is considered that it would not have a significant adverse impact in terms of noise and would be in accordance with Policy EN7/2 of the Bury Unitary Development Plan.

**Trees** - No trees are to be removed as part of the proposed development and all the existing trees on the western portion of the site would be retained. Hedgerows would be planted across the frontage to serve as a natural barrier and habitat. Therefore, the proposed development would not have an adverse impact upon the character of the area and would be in accordance with Policy EN8 of the Bury Unitary Development Plan.

**Air quality** - The site is located adjacent to an Air Quality Management Area (Spring Lane). Due to the scale of the proposed development, it is considered that the proposed development would result in an increase in the number of vehicle journeys to and from the site. Environmental Health - Air Quality has no objections, subject to the inclusion of a condition requiring EV charging points.

However, the proposed development is for a temporary building to be used as a school for a maximum period of 12 months and the existing site already generates traffic as a leisure centre, gym and pupil referral unit. As such, it would not be reasonable to require the installation of EV chargers on the car park for the temporary school. The applicant has confirmed that there would be no objections to the provision of EV charging points at the

site of the car park for the permanent school.

**Drainage** - The proposed development would utilise the existing drainage connections on the site. The proposed development would increase the amount of hardstanding on the application site. Given that the application is for a temporary use, the proposed development would not have a significant adverse impact upon surface water drainage. The Drainage Section has no objections to the proposed development and United Utilities has no objections, subject to the inclusion of condition relating to foul and surface water drainage. Therefore, the proposed development would be in accordance with Policy EN7/5 of the Bury Unitary Development Plan.

**Metrolink** - The application site is located next to the Metrolink line and associated embankment. The proposed demolition and the installation of the proposed building would take place in close proximity to the boundary with the Metrolink. A demolition and construction management plan has been submitted with the application, but further information is required.

Transport for GM has no objections, subject to the inclusion of conditions relating to working safely near Metrolink and tree protection.

Therefore, the proposed development would not be detrimental to the Metrolink service and would be in accordance with Policy HT3/4 of the Bury Unitary Development Plan.

**Highways issues** - A Transport Statement was submitted with the application. The proposed development would utilise the existing access point onto Spring Lane, which would be widened by 1 metre. There would be acceptable levels of visibility at the junction with Spring Lane. The existing car park would be retained and remodelled to provide a clockwise one-way system. A drop off area adjacent to the proposed school building would be provided.

The Traffic Section has no objections, subject to the inclusion of conditions relating to dilapidation survey, off-site access improvements, CTMP, car parking, turning facilities and bin storage arrangements.

Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies EN1/2 and CF1/1 of the Bury Unitary Development Plan.

**Access issues** - A separate pedestrian footpath would connect Spring Lane and the proposed school building. Ramped accesses would be provided and a lift would be provided within the proposed building. There would be a disabled toilet on both floors of the proposed building. Therefore, the proposed development would be accessible for all and would be in accordance with Policy HT5/1 of the Bury Unitary Development Plan.

**Parking** - SPD11 states that the maximum parking standards for a school are:

- 1.5 spaces per classroom
- 3 disabled parking bays of 6% of the total capacity, whichever is the greater;
- 1 cycle stand per 10 full time equivalent staff
- 1 cycle stand per 10 pupils.

This would equate to 4 spaces, 3 disabled parking bays, 15 cycle stands for pupils and 3 for staff.

The proposed development would provide 25 spaces for staff, 5 disabled parking bays and

a designated drop off area. In addition, 25 cycle stands would be provided. Whilst this would be in excess of the parking standards, it is acknowledged that there is very little capacity for on-street parking in the vicinity of the site. As such, the level of parking provision is acceptable and would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

**Conclusion** - The proposed development would be temporary and would provide a school for the first two terms. After which students would transfer to the proposed permanent school at Easter 2025.

Whilst the proposed development involves the demolition of the existing changing facilities, these would be re-provided within the proposed temporary school building until the proposed permanent school is available for use. The leisure use of the site was temporary and required to cease on 12 January 2024.

The other facilities, such as a swimming pool, gym and fitness studio would be re-provided within the civic hub, which is due to commence in February 2024.

No playing pitches would be affected by the proposed development.

An application for the proposed permanent school has been received and is subject to separate consideration. But the plans indicate that significantly improved facilities compared to present would be provided.

Therefore, the proposed development would be in accordance with Policy RT1/1 of the Bury Unitary Development Plan and the NPPF.

### **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 pre-application discussions 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. Permission is hereby granted for a limited period only, namely for a period expiring on 31 December 2025, and the building, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued at the end of the said period and the land reinstated to its former condition unless a valid application is received by the Local Planning Authority for its retention.  
Reason. The development is of a temporary nature only.
2. This decision relates to drawings numbered FS1013-ALA-EX-ZZ-D-L-0103 S2 P01, FS1013-ALG-02-00-D-O-0101 P01, FS1013-ALG-02-01-D-O-0102 P01, FS1013-ALG-02-00-D-O-0201 P01, FS1013-ALG-02-00-D-O-0301 P01,

FS1013-ALA-EX-ZZ-D-L-0101 S2 P03, FS1013-ALA-ZZ-ZZ-D-L-0103 S2 P01, FS1013-ALA-EX-ZZ-D-L-0106 S2 P01, FS1013-ALA-EX-ZZ-D-L-0102 S2 P01, 42645\_T 0, TR-01 V1 and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

3. Details/Samples of the (materials/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 before the development is commenced. 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 EN1/1 Visual Amenity.

4. 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.

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.

6. Prior to demolition of the structures on site an asbestos survey is to be carried out by an appropriately qualified contractor. Any asbestos identified shall be disposed of in an appropriate manner.

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

7. The development hereby approved must be carried out in accordance with the reasonable avoidance measures proposed in Section 7.1 of the Great Crested Newt Survey Report, dated August 2023.

Reason. In order to ensure that no harm is caused to a Protected Species

pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

8. No 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.

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 bat bricks/tubes within the new development and bat and bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season,; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

10. No development shall commence unless and until a photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following demolition and construction of, and statutory undertakers connection to, the development has been submitted to and approved in writing by the Local Planning Authority. 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. To maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Policy CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan.

11. The development hereby approved shall not be brought into use unless and until the off-highway site access improvements indicated on the approved plans have been implemented to the 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, all in the interests of highway safety pursuant to Policy CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan.

12. The measures and facilities detailed in the approved 'Demolition and Construction Management Plan' shall implemented and be adhered to throughout the demolition and construction periods, with the measures retained and facilities used for the intended purpose for the duration of both periods.

Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate

off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

13. The car parking, drop-off and turning facilities indicated on the approved plans shall be provided before the development is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.  
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Policy CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan.
14. The development hereby approved shall not be brought into use unless and until the off-highway bin storage arrangements indicated on the approved plans have been implemented.  
Reason. To ensure that adequate bin storage arrangements are provided pursuant to Policy CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan.
15. No development shall take place until a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by Bury Council (approval to be in consultation with Transport for Greater Manchester). The approved CMP shall include agreed safe methods of working adjacent to the Metrolink Hazard Zone, boundary and infrastructure and shall be adhered to throughout the construction period. The CMP shall as a minimum provide for: -
  1. the retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational;
  2. loading and unloading of plant and materials;
  3. storage of plant and materials used in constructing the development;
  4. construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);
  5. the erection and maintenance of security hoarding, location to be agreed with Metrolink due to proximity of operational tramway and infrastructure;
  6. provision of a "mock up" security hoarding, if required, to review and mitigate any hazards associated with positioning next to an operational tramway prior to permanent erection; measures to prevent the spread of detritus onto the Metrolink Track during construction; and
  7. measures to control the emission of dust and dirt during construction.Reason. To safeguard the amenities of the locality and to ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system pursuant to Policy HT3/4 - Schemes to Assist Metrolink of the Bury Unitary Development Plan.
16. No development shall take place unless or until full details of the tree protection to the trees located within the Metrolink boundary have been submitted to, and approved in writing by, the Local Planning Authority (approval to be in consultation with Transport for Greater Manchester). Only the approved details shall be implemented as part of the development.  
Reason. To protect trees against root damage and to maintain the status quo with regards the stability of the embankment pursuant to the following Policies of the

Bury Unitary Development Plan:  
Policy HT3/4 - Schemes to Assist Metrolink  
Policy EN8 - Woodland and Trees.

17. 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:
1. 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;
  2. 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);
  3. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
  4. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
  5. 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.

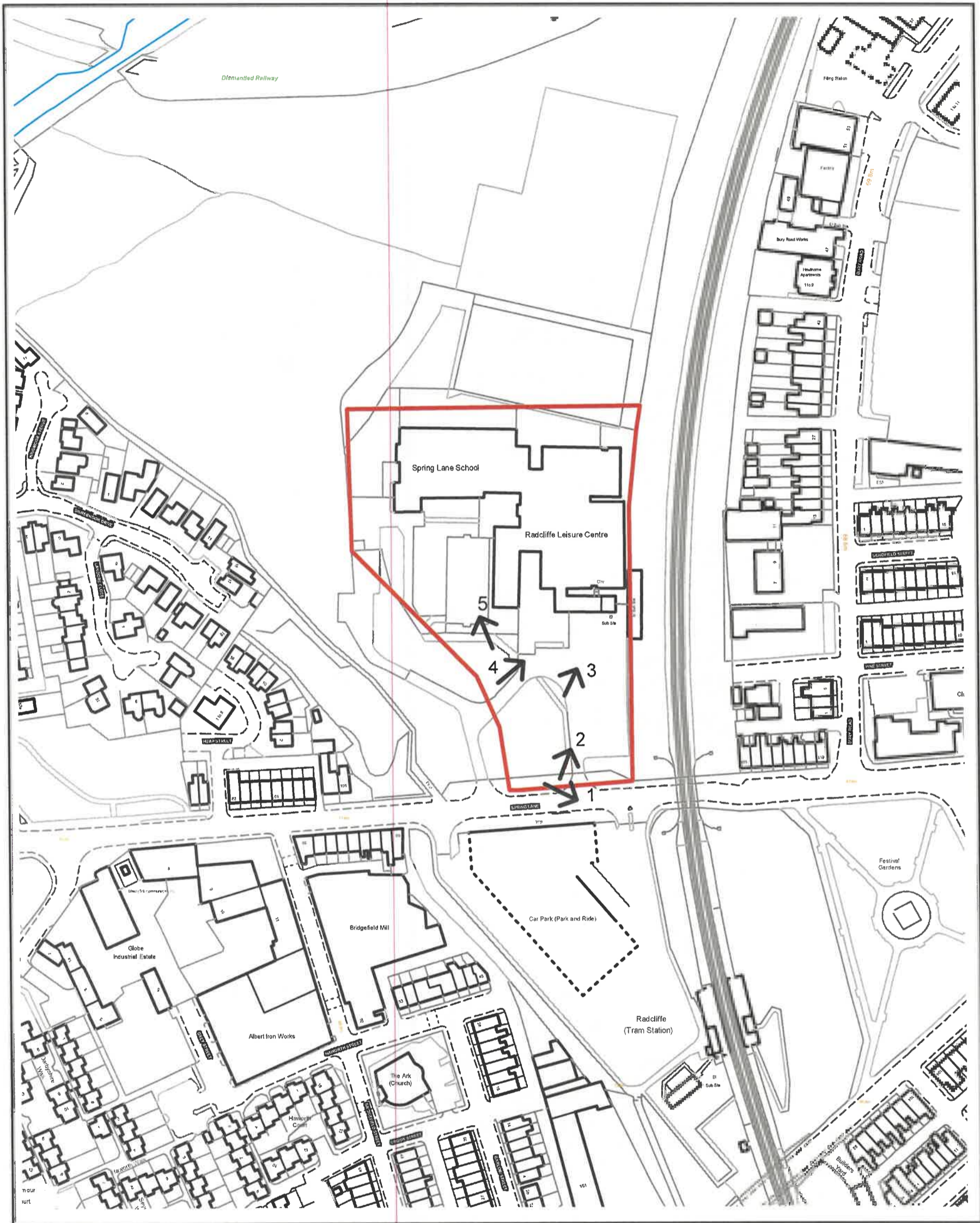
Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan.

For further information on the application please contact **Helen Leach** on **0161 253 5322**





# Viewpoints



**PLANNING APPLICATION LOCATION PLAN**

**APP. NO 70002**

**ADDRESS: Site Of Radcliffe Leisure Centre**



**Bury**  
Council

**Planning, Environmental and Regulatory Services**

**© Crown Copyright and database right (2023). Ordnance Survey 100023063.**

70002

Photo 1



Photo 2



70002

Photo 3



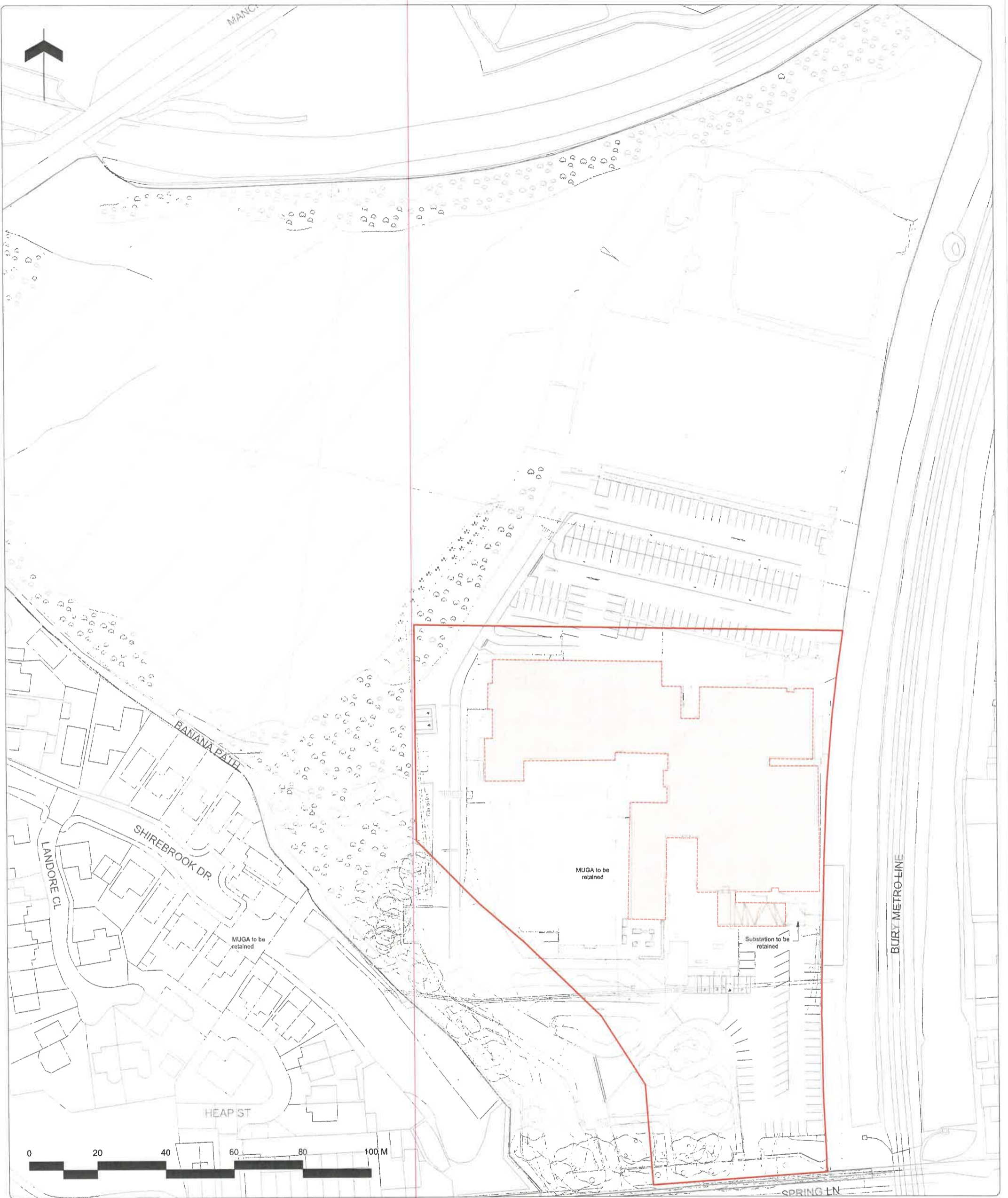
Photo 4



70002

Photo 5





**Note**

1. Do not scale from this drawing
2. To be read in conjunction with Project Risk Register REF: FS1013-ALA-EX-RR-L-0001
3. To be read in conjunction with all other Landscape Architect's drawings
4. To be read in conjunction with Outline Landscape Specification REF: FS1013-ALA-EX-XX-SP-L-0001

**KEY**

- Planning Application Boundary
- Extent of Works
- - - Existing Building to be demolished

ID	RISK	MITIGATION	DATE MITIGATED
<b>RESIDUAL PROJECT RISKS</b>			

ONE DESIGN DELIVERABLE REF:  
N/A

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
10/06/23	P01	Issued for Planning	PH	BS

**REVISIONS**

STATUS:  
**S2 - For Information**

**ares**  
LANDSCAPE ARCHITECTS

Ares Landscape Architects LTD  
Caterclogher,  
51 Eye Lane  
Sheffield  
S14RB  
t: 0114 276 2000  
e: hello@aresdesign.co.uk  
w: ares.ae.com

CLIENT:  
**Morgan Sindall**

PROJECT TITLE:  
**Star Radcliffe Academy, Bury**

DRAWING TITLE:  
**Temps Demolition Plan**

DRAWING SCALE: 1:500  
PAPER SIZE: A1

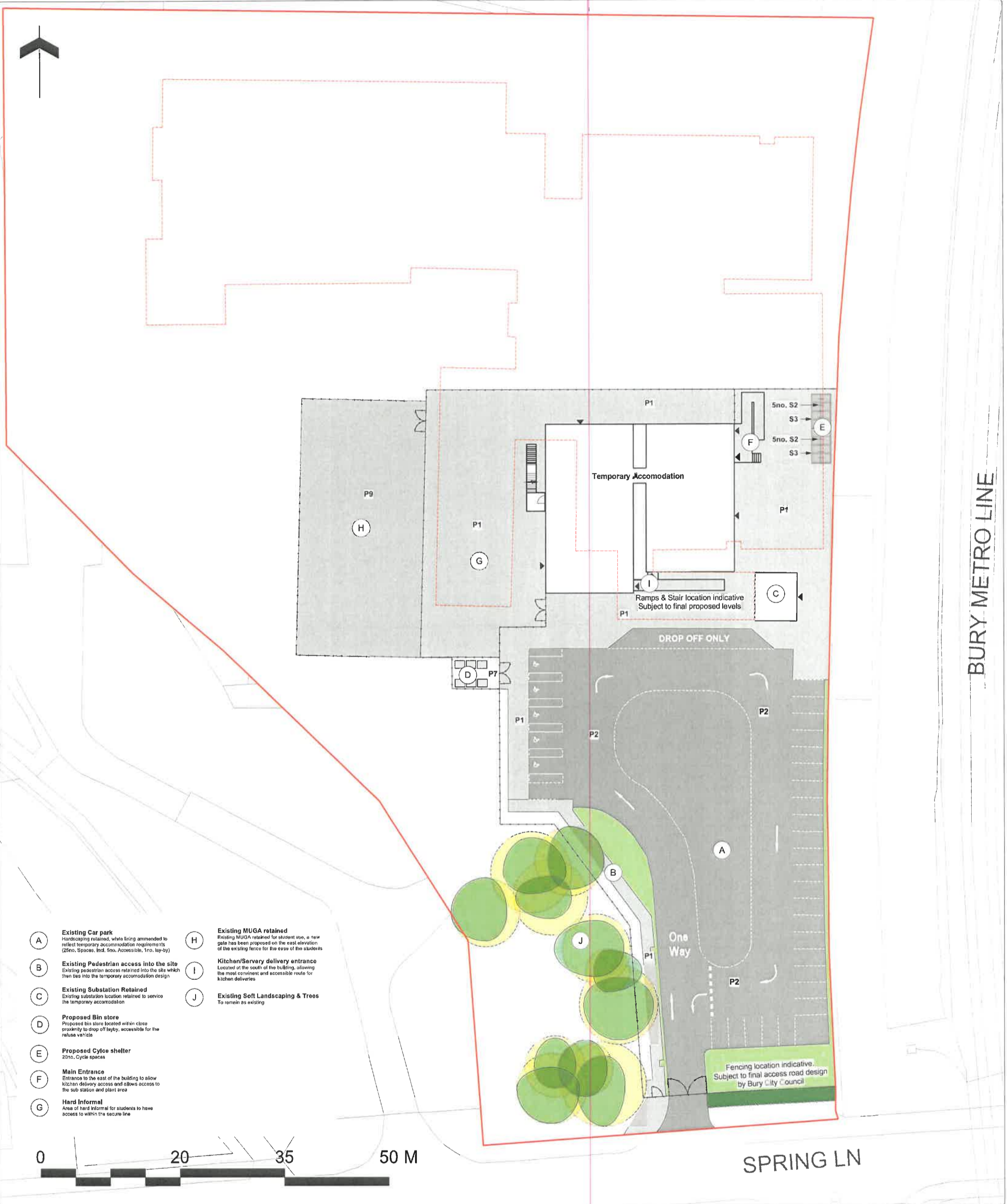
DRAWN BY: PH  
APPROVED BY: BS

DRAWN DATE: 05/07/2023  
ALA PROJECT CODE: ALA605

DRAWING NUMBER: FS1013-ALA-EX-ZZ-D-L-0106  
STATUS: S2  
REVISION: P01



BURY METRO LINE



- (A)** Existing Car park  
Hardscaping retained, white lining amended to reflect temporary accommodation requirements (25no. Spaces, Incl. 5no. Accessible, 1no. lay-by)
- (B)** Existing Pedestrian access into the site  
Existing pedestrian access retained into the site which then ties into the temporary accommodation design
- (C)** Existing Substation Retained  
Existing substation location retained to service the temporary accommodation
- (D)** Proposed Bin store  
Proposed bin store located within close proximity to drop off layby, accessible for the refuse vehicle
- (E)** Proposed Cycle shelter  
20no. Cycle spaces
- (F)** Main Entrance  
Entrance to the east of the building to allow kitchen delivery access and allows access to the sub station and plant area
- (G)** Hard Informal  
Area of hard informal for students to have access to within the secure line
- (H)** Existing MUGA retained  
Existing MUGA retained for student use, a new gate has been proposed on the east elevation of the existing fence for the ease of the students
- (I)** Kitchen/Servery delivery entrance  
Located at the south of the building, allowing the most convenient and accessible route for kitchen deliveries
- (J)** Existing Soft Landscaping & Trees  
To remain as existing



Fencing location indicative. Subject to final access road design by Bury City Council

**Note**

- Do not scale from this drawing
- To be read in conjunction with all other Landscape Architect's drawings

ID	RISK	MITIGATION	DATE MITIGATED
<b>RESIDUAL PROJECT RISKS</b>			

**KEY**

**Site**

- Planning Application Boundary
- Proposed Building
- Existing Building to be demolished
- Existing Tree Retained
- Root Protection Area (RPA)

**Planting**  
Details refer to Planting Plan

- Grass Seed
- Hedge Planting

**Hard Surfaces**

- P1 Pedestrian Macadam To Engineer's Specification
- P2 Vehicular Macadam To Engineer's Specification
- P7 Concrete Surfacing To Engineer's Specification
- P9 Existing MUGA Permeable Surface To Engineer's Specification

**Furniture**

- S2 Cycle Stands
- S3 Cycle Shelter

**Fencing and Structures**

- Existing Fencing
- Proposed Fencing & Gates

**NOTE:** Furniture and Fencing to be reused in permanent scheme

**D/E DESIGN DELIVERABLE REF**

n/a

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
07/07/2021	P01	Issue for Planning	PH	BS
14/07/2021	P02	Vehicle access updated.	PH	BS

**REVISIONS**

**STATUS**

**S2 - For Planning**

**ares**  
LANDSCAPE ARCHITECTS

Ares Landscape Architects LTD  
Catherine,  
51 Eyes Lane  
Shffield  
S1 4RB  
t: 0114 276 2000  
e: hello@aresdesign.co.uk  
w: ares.eu.com

**CLIENT:**  
Morgan Sindall

**PROJECT TITLE:**  
Star Radcliffe Academy, Bury

**DRAWING TITLE:**  
Temps Whole Site Plan

**DRAWING SCALE:**  
1:250

**DRAWN BY:**  
PH

**APPROVED BY:**  
BS

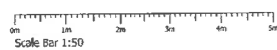
**DRAWING DATE:**  
08/07/2023

**ALA PROJECT CODE:**  
ALA605

**DRAWING NUMBER:**  
FS1013-ALA-EX-ZZ-D-L-0101

**STATUS:**  
S2

**REVISION:**  
P03



Note:  
Fire alarm system indicative only.  
CCTV & Control Access system indicative only.

PARTITION KEY	
[Symbol]	Type 'K' 518x 120mm (Custom Vinyl Headcode + 10mm Solid Core + Enhanced Insul)
[Symbol]	Type 'K' 568x 145mm (1x12.5mm Plyboard + 125mm Vinyl Headcode each side + 10mm Solid Core + Enhanced Insul)

ESCAPE ROUTE KEY	
1	PROCEED FORWARD FROM HERE
2	PROCEED TO THE LEFT OF HERE
3	PROCEED TO THE RIGHT OF HERE
4	PROCEED DOWN TO THE RIGHT OF HERE
5	PROCEED DOWN TO THE LEFT OF HERE
6	IN THE EVENT OF A FIRE NOTICE TO BE PROVIDED NEXT TO ALL EXISTING BREAK GLASS UNITS (SEE BELOW)

FURNITURE KEY	
[Symbol]	A - DOUBLE SINK BASE CUPBOARD WITH 1 FIXED SHELF, NO CENTRE POST AND LOW LEVEL BACK, 1000mm WIDTH, DEPTH & HEIGHT TO SUIT WORKTOP, 432mm INTERNAL DEPTH
[Symbol]	A1 & 2 - DOUBLE SINK BASE CUPBOARD WITH 1 ADJUSTABLE SHELF, 1000mm WIDTH, DEPTH & HEIGHT TO SUIT WORKTOP, 432mm INTERNAL DEPTH
[Symbol]	B - DOUBLE BASE CUPBOARD WITH 1 ADJUSTABLE SHELF, 1000mm WIDTH, DEPTH & HEIGHT TO SUIT WORKTOP, 432mm INTERNAL DEPTH
[Symbol]	C - VERTICAL STORAGE UNIT, WITH 6 EQUAL SIZED BAYS, 1000mm WIDTH, DEPTH & HEIGHT TO SUIT WORKTOP
[Symbol]	D - TRIPLE TRAY UNIT, INCLUDES 18NR SHALLOW GRATINELL TRAYS, 1042mm WIDTH, DEPTH & HEIGHT TO SUIT WORKTOP
[Symbol]	E - SINGLE BASE CUPBOARD WITH 1 ADJUSTABLE SHELF, 500mm WIDTH, DEPTH & HEIGHT TO SUIT WORKTOP, 432mm INTERNAL DEPTH
[Symbol]	F - SINGLE SINK BASE CUPBOARD WITH 1 ADJUSTABLE SHELF, 500mm WIDTH, DEPTH & HEIGHT TO SUIT WORKTOP, 432mm INTERNAL DEPTH
[Symbol]	G - 4 DRAWER BASE UNIT, TOP DRAWER LOCKABLE, 500mm WIDTH, DEPTH & HEIGHT TO SUIT WORKTOP
[Symbol]	H - SERVICE BOLLARD, 600mm WIDTH, 600mm DEPTH, 850mm HEIGHT. ALL FITTINGS TO BE WORKTOP MOUNTED, INCLUDES 4 TWIN GAS OUTLETS & 4 DOUBLE, 2 SINGLE PEDESTAL BOXES

Room Occupancy	
Room ID	Occupancy
1102 - Science Classroom	30+1
2001 - Dining Hall	80
3002 - SEN resource base	3+1
3001 - SEN Therapy/MT room	1+1
4003 - Heads Office/Meeting	1 (6 Meeting)
4006 - Interview Room	3
4005 - Reception	2
4002 - Staff Workroom 2	8-10

FIRE STRATEGY KEY	
[Symbol]	1/2 Hour Fire Rated
[Symbol]	1 Hour Fire Rated Partitions (Excludes Glazing & Doors)
[Symbol]	1 Hour Fire Rated (In To Out) External Perimeter Walls (Excludes Windows & Doors)

**algeco**

www.algeco.co.uk

1102 - Science Classroom, 2001 - Dining Hall, 3002 - SEN resource base, 3001 - SEN Therapy/MT room, 4003 - Heads Office/Meeting, 4006 - Interview Room, 4005 - Reception, 4002 - Staff Workroom 2

Temporary School Accommodation  
Site No. 2000 - Project No. L295147

Scale: 1:50

Sheet: 1 of 1

Project: Morgan Sindall Construction & Infrastructure Ltd

Client: Morgan Sindall Construction & Infrastructure Ltd

Contract No: 28.07.23

Revision: 1

Scale: 1:50

Sheet: 1 of 1

Project: 29 No. Bays 12.0 x 3.0m 2.4m Ceiling Height

Plan Label: General Floor

Sheet No: FS1013-ALG-02-00-D-O-0101

Sheet: P01









**Note**

1. Do not scale from this drawing
2. To be read in conjunction with Project Risk Register REF: XXX
3. To be read in conjunction with all other Landscape Architect's drawings

ID	RISK	MITIGATION	DATE	INITIALS

**RESIDUAL PROJECT RISKS**

**KEY**

**Fencing and Railing Types**  
Specification refers to School Specific Outline Specification

- Existing Fence
- F2 Timber Close Board Fence  
1.8m Height
- F3 Weldmesh Fence  
Internal Security  
1.8m Height
- F4 Weldmesh Fence  
Perimeter Security  
2.0m Height
- F5 Weldmesh Fence  
Rebound MUGA Fencing  
3.0m Height
- G2 Double Leaf Gate  
3m Width  
Automatic / Manual Opening
- G3 Single Leaf Gate  
1.5m Width  
Automatic / Manual Opening
- G6 Double Leaf Gate  
5.5m Width  
Manual Opening

**REVISIONS**

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY

**D/E DESIGN DELIVERABLE REF**

##

**STATUS**  
S2 - For Information

**ares**  
LANDSCAPE ARCHITECTS

Ares Landscape Architects LTD  
Getacraher,  
51 Eyre Lane  
Sheffield  
S11 4RS  
t: 0114 276 2000  
e: hello@aresdesign.co.uk  
w: ares.co.uk

**CLIENT:**  
Morgan Sindall

**PROJECT TITLE:**  
Star Radcliffe Academy, Bury

**DRAWING TITLE:**  
Temps Fencing Arrangement

**DRAWING SCALE:** 1:500  
**PAPER SIZE:** A1

**DRAWN BY:** PH  
**APPROVED BY:** BS

**DRAWING NUMBER:** FS1013-ALA-ZZ-ZZ-D-L-0103  
**STATUS:** S2  
**REVISION:** P01

**DRAWN DATE:** 06/07/2023  
**ALA PROJECT CODE:** ALA805

**Ward:** North Manor

Item 02

**Applicant:** Mr Steven Leach

**Location:** 10 Springside Road, Bury, BL9 5JE

**Proposal:** Demolition of existing single storey side extension and garage; Erection of two/single storey extension to side and rear; Erection of garage in rear garden; Alterations to driveway to create additional parking

**Application Ref:** 70077/Full

**Target Date:** 08/11/2023

**Recommendation:** Approve with Conditions

**This application is a householder development and would normally be dealt with under delegated powers. It is presented to the committee as the applicant is related to a member of staff.**

### **Description**

The site is a two storey detached house with garden to the front and a drive along the side. Works have commenced on extensions at the side/rear previously approved under application 69250. The site rear garden is lengthy and has timber fencing to the side boundaries. The rear boundary is a brick wall bordering properties at Old Brewers Court. 14 Springside Road is the neighbouring property to the west side and is a detached house with its drive and a detached garage adjacent the site. To the opposite side 8 Springside Road is a detached house extended two and single storey to the site side. Opposite across the street is a primary school.

The application is a revised scheme to 69250 and now includes a two storey extension at the rear replacing the two storey bay windows which are in a poor state of repair. The proposal now comprises as follows.

To the west side of the property a two storey extension coming out 3.6m and 5.4m in length from the existing rear elevation. It would form an additional bedroom with ensuite. To the rear elevation the two storey bay window would be removed and a two storey extension constructed 2.3m deep and 3.9m across extending a bedroom. The extension would then reduce to single storey for a further 4m across where it would then project 3.9m deeper for 4.8m across and 7m along the side. This extension would form a porch, utility, wc and kitchen/dining room.

To the rear garden a detached garage would be constructed along the site boundary with 14 Springside Road, with a footprint of 7m in length and 3.8m wide. It would have a dual pitched roof to a height of 3.5m and eaves at 2.3m. Part of the front garden would be surfaced in porous materials to provide a 7.6m wide by 6.1m long driveway. The access would be widened by 0.5m with the existing drop kerb retained.

### **Relevant Planning History**

68528 - First floor side extension; Single storey side and rear extension; Alterations to driveway to create additional parking - AC 31/08/2022

69250 - Demolition of existing single storey side extension and garage; Erection of two/single storey extension to side and rear; Erection of single garage in rear garden; Alterations to driveway to create additional parking - AC 22/03/2023

### **Publicity**

9 notification letters were sent on 19/09/23 to addresses at 8, 11 & 14 Springside Road, 2 Vicarage Close, Springside County Primary School, and 2,3,4,5 Old Brewers Court 681 Walmersley Road. No responses have been received.

### **Statutory/Non-Statutory Consultations**

None required.

**Pre-start Conditions** - Not relevant.

### **Unitary Development Plan and Policies**

H2/3 Extensions and Alterations

SPD6 Supplementary Planning Document 6: Alterations & Extensions

### **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.

**Visual amenity and design** - The proposed two storey side extension would have a hipped roof set below the main ridge. The front would have a window of a size and design in keeping with that to the existing first floor front.

The single storey to the side would have a monopitch roof and the front elevation would have an entrance door into the porch. Where extending at the rear the two storey would have a dual pitched roof forming a rear gable and the adjacent single storey monopitch roof would be continued across above patio doors. The deeper section to the single storey would have a dual pitched roof.

The detached garage would have a dual pitched roof and be set back into the rear garden from the proposed single storey extension.

Materials for the extensions would be brickwork and slate tiles to match the existing.

The proposed extensions and garage are considered acceptable and in keeping with the existing property and would not have a detrimental impact on the visual amenity of the area.

**Parking** - The proposal would increase the number of bedrooms from 3 to 4 and SPD6 requires parking spaces as set out in SPD 11 Parking Standards to be considered. This can then require the proposal to provide a maximum of 3 parking spaces.

The drive as existing can accommodate this level of parking. The additional drive area created would provide further parking and allow easier access into and out of the site. The parking arrangements are then sufficient.

**Residential amenity** - In relation to the proposed development that would be positioned to the side of 14 Springside Road. The proposed two storey extension would have a blank wall to the side at first floor level and with one secondary kitchen window proposed at

ground floor. The proposed single storey would have a blank wall to the side elevation. No.14 has a wide drive and the separation between the properties is such that the proposed extensions would not cause any significant loss of light or overshadowing to this neighbouring property or its garden.

The proposed garage would be set 0.8m in from the shared boundary and be located in the area alongside where No.14 has its own detached garage.

The two storey to the rear would be to the side to 8 Springside Road. It would extend to be around level with the single storey rear extension of this neighbouring property and the site and No.8 are separated by a wide gap of approximately 6.3m. There would be secondary bedroom windows to the first floor side elevation of the proposed two storey. The planning statement notes these to be non opening and obscure glazed. A condition is added for the obscure glazing to be retained.

To the rear the proposed first floor windows would be to an ensuite and bedroom and there would be approximately 49m to the boundary with the properties to the rear.

There would then be no serious impact on the amenity of any adjacent neighbouring properties.

The proposal complies with UDP Policy H2/3 and SPD6 - Alterations and Extensions to Residential Properties.

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

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

**Recommendation:** Approve with Conditions

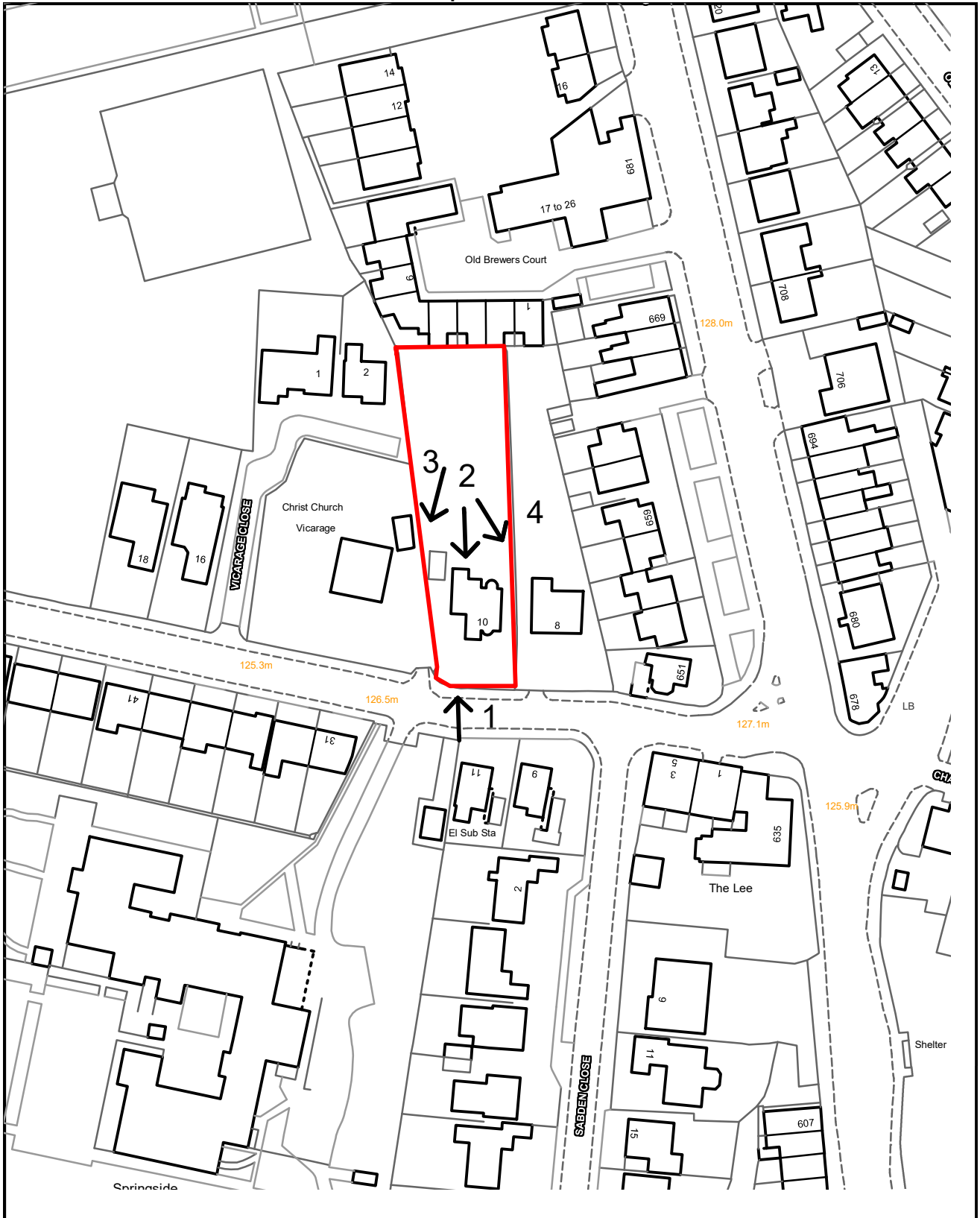
#### **Conditions/ Reasons**

1. The development must be begun not later than three years beginning with the date of this permission.  
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered A100, A101, A102 Rev A, A105 Rev A, Proposed site plan, Proposed garage elevations 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. Before the first occupation of the extension hereby permitted the windows to the first floor side elevation to the two storey rear extension shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.  
Reason. To protect the privacy of adjoining occupiers and to accord with Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and

Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

For further information on the application please contact **Jane Langan** on **0161 253 5316**

# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

APP. NO 70077

ADDRESS: 10 Springside Road Bury



Planning, Environmental and Regulatory Services

© Crown Copyright and database right (2023). Ordnance Survey 100023063.

70077

Photo 1



Photo 2





70077

Photo 3

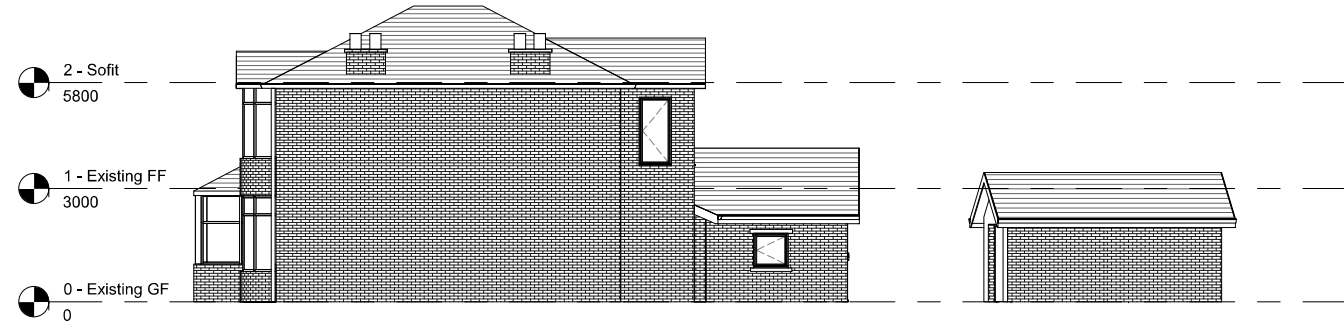


Photo 4





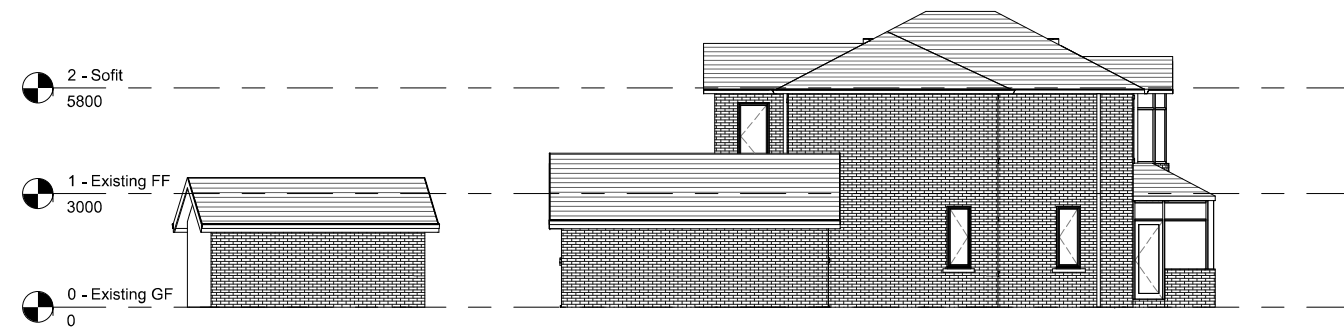
**1 Proposed Front**  
1 : 100



**3 Proposed Side A**  
1 : 100



**2 Proposed Rear**  
1 : 100



**4 Proposed Side B**  
1 : 100

Rev	Description	Date
A	2nd Floor Extension Added	12/09/23

CODE	SUITABILITY DESCRIPTION
------	-------------------------

STATUS	PURPOSE OF ISSUE
--------	------------------



PROJECT  
**10 Springside Drive**

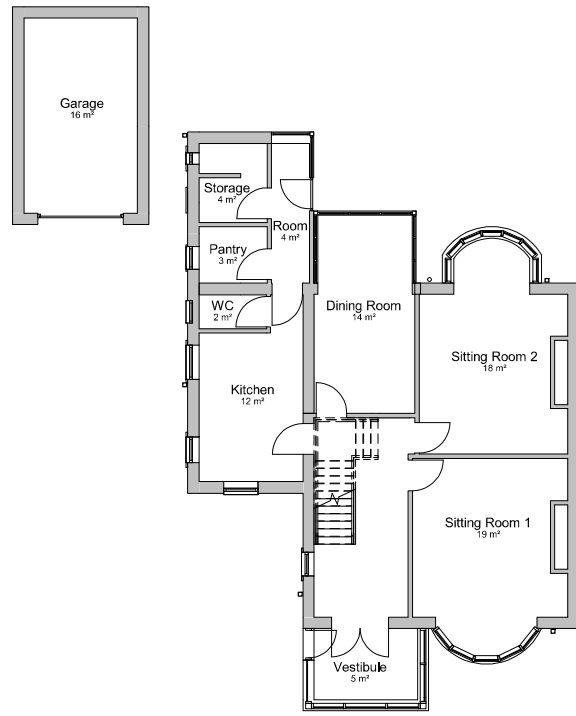
TITLE  
**Proposed Elevations**

CLIENT  
**Mr & Mrs Leach**

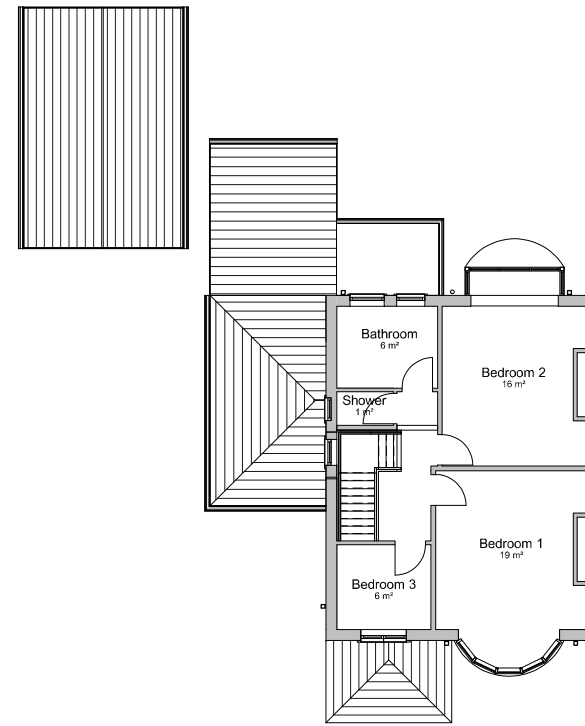
DRAWN BY AC	CHECKED BY SL	DATE 12/09/23
----------------	------------------	------------------

SCALE (@ A1) 1 : 100	PROJECT NUMBER Project Number
-------------------------	----------------------------------

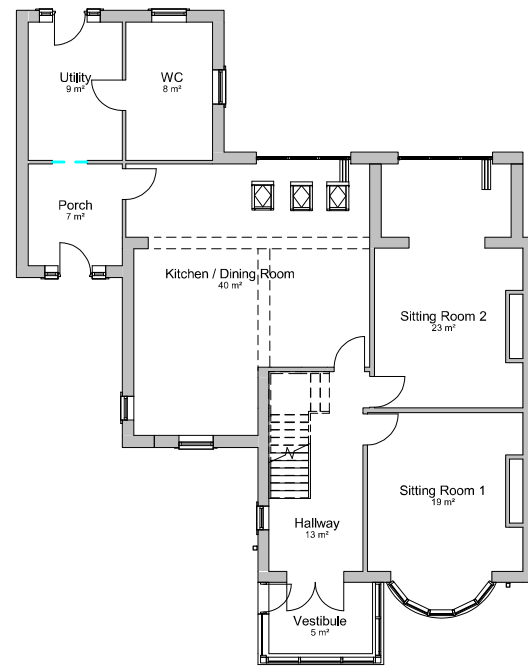
DRAWING NUMBER <b>A102</b>	REV <b>A</b>
-------------------------------	-----------------



**1** 0 - Existing GF  
1 : 100

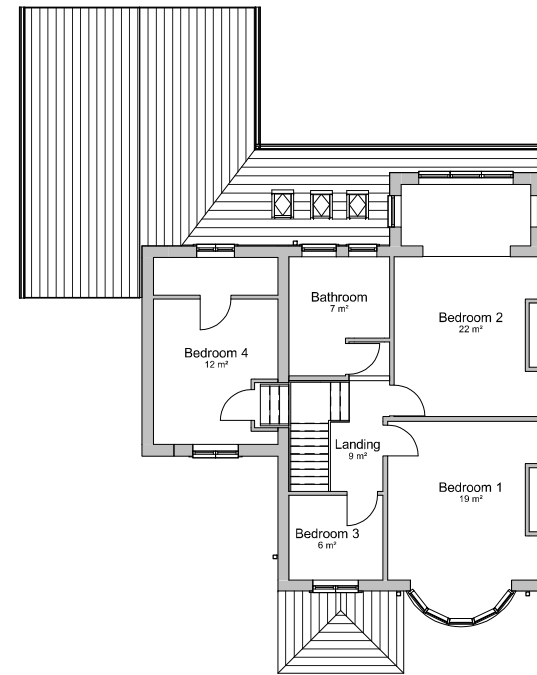


**2** 1 - Existing FF  
1 : 100



**3** 0 - Proposed GF  
1 : 100

Patio / Footpath



**4** 1 - Proposed FF  
1 : 100

Rev	Description	Date
A	2nd Floor Extension Added	12/09/23

CODE	SUITABILITY DESCRIPTION
------	-------------------------

STATUS	PURPOSE OF ISSUE
--------	------------------



PROJECT  
**10 Springside Drive**

TITLE  
**Existing & Proposed Floor Plans**

CLIENT  
**Mr & Mrs Leach**

DRAWN BY AC	CHECKED BY SL	DATE 12/09/23
----------------	------------------	------------------

SCALE (@ A1) 1 : 100	PROJECT NUMBER Project Number
-------------------------	----------------------------------

DRAWING NUMBER A100	REV A
------------------------	----------



**1 Existing Site**  
1 : 100

**2 Proposed Site**  
1 : 100

Rev	Description	Date
A	2nd Floor Extension Added	12/09/23

CODE	SUITABILITY DESCRIPTION
------	-------------------------

STATUS	PURPOSE OF ISSUE
--------	------------------



PROJECT  
**10 Springside Drive**

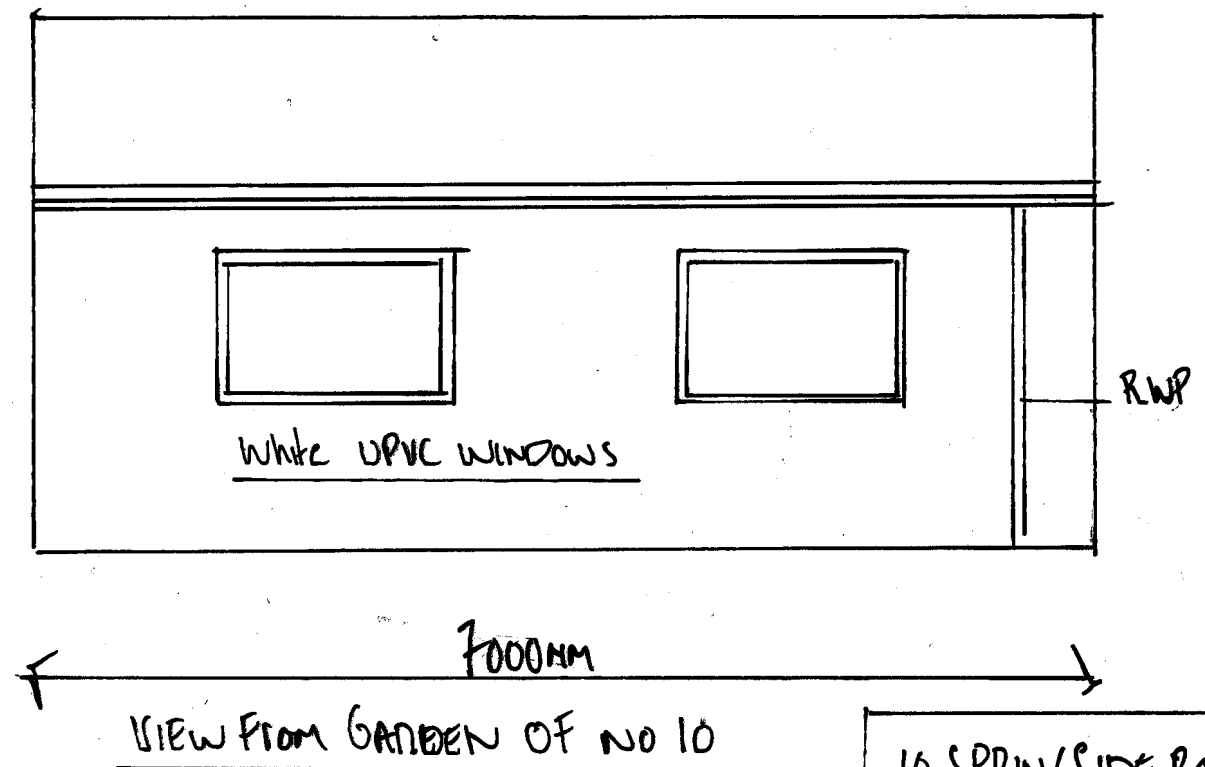
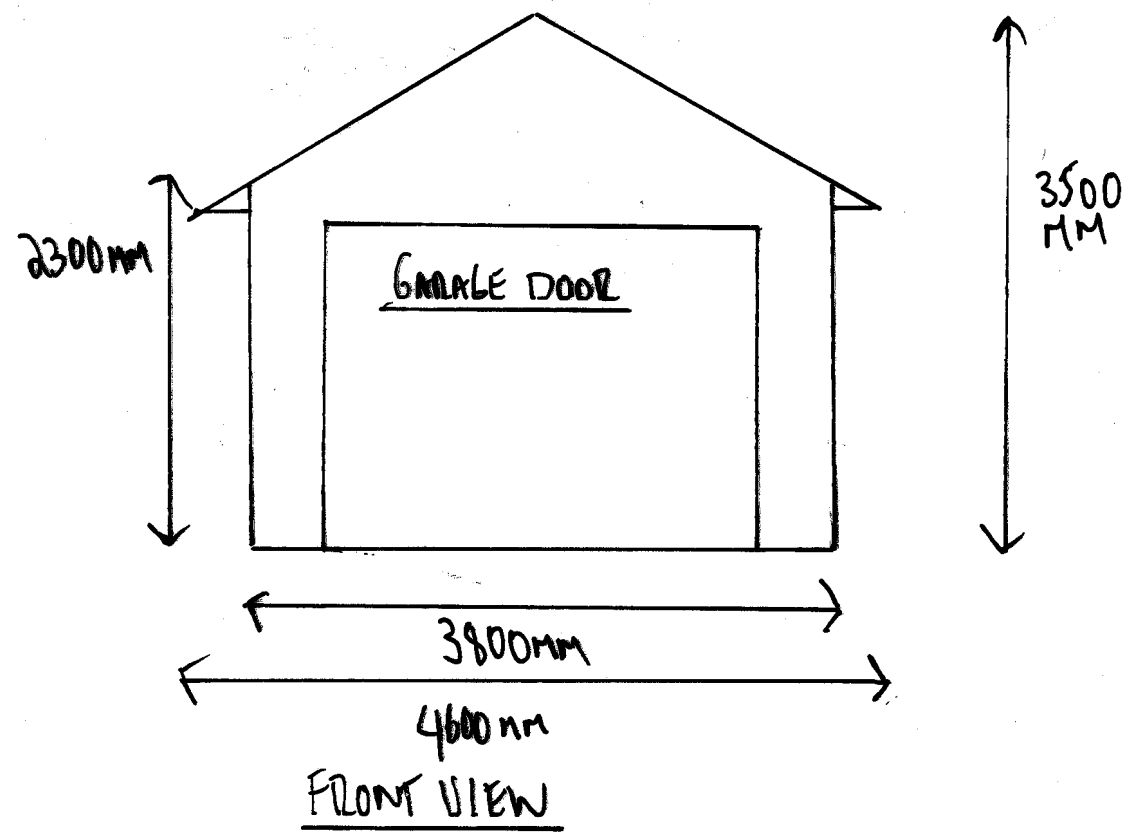
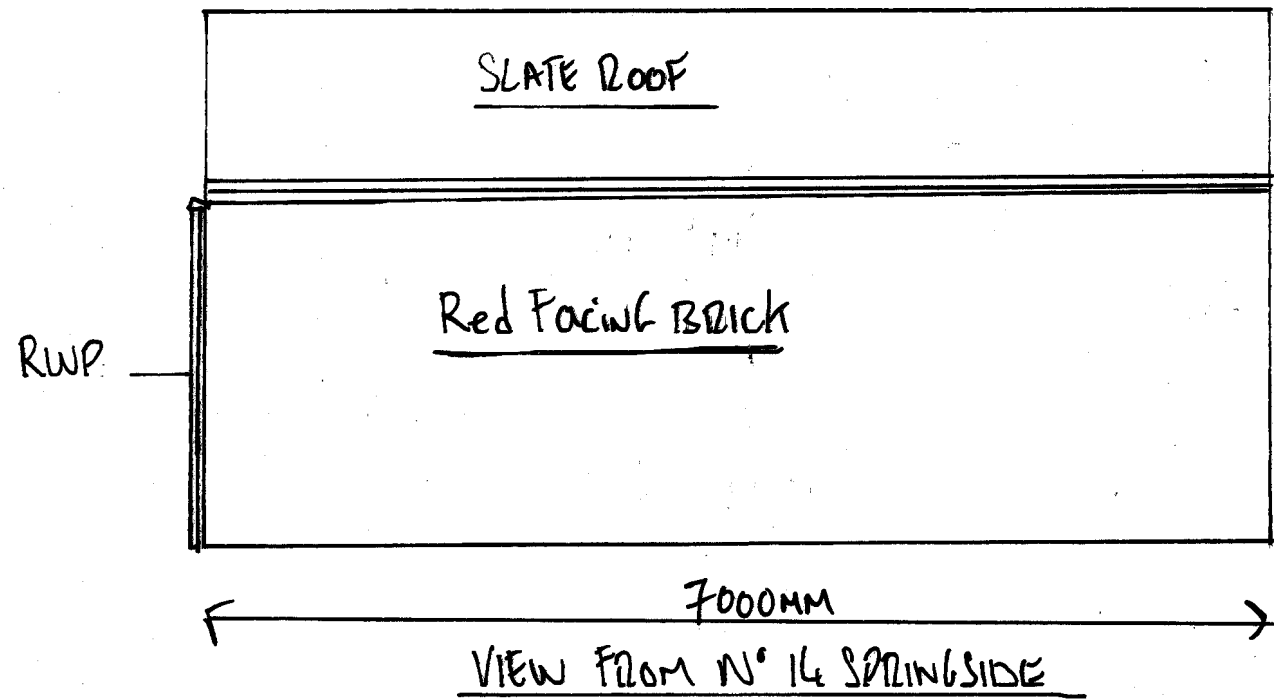
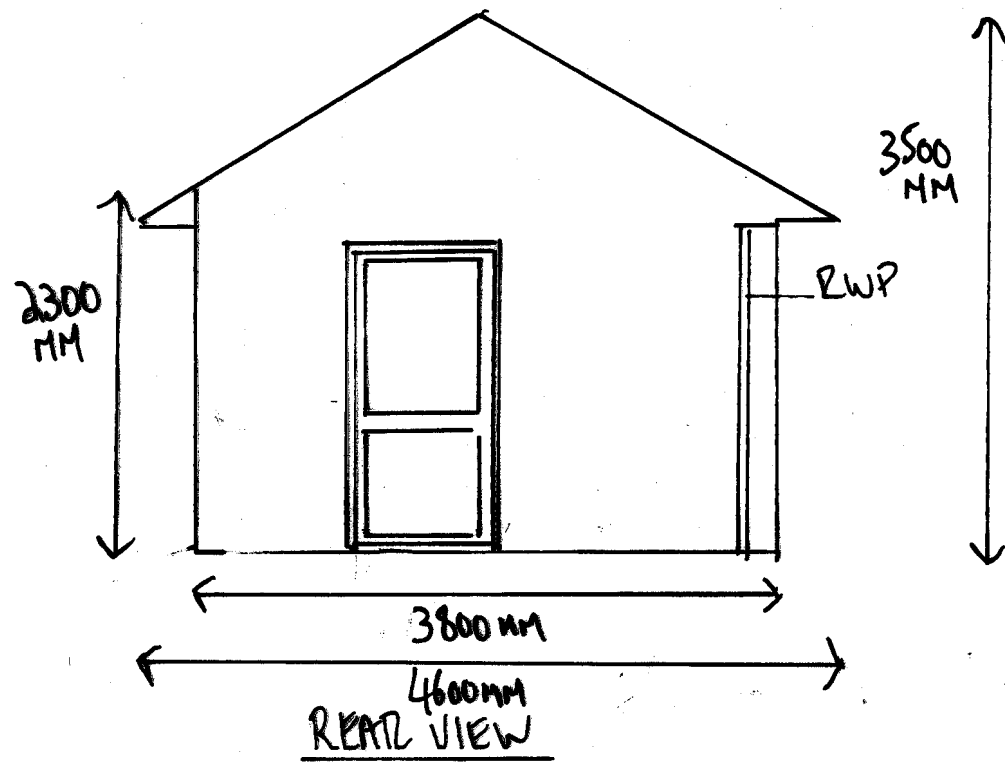
TITLE  
**Existing & Proposed Driveway Layout**

CLIENT  
**Mr & Mrs Leach**

DRAWN BY AC	CHECKED BY SL	DATE 12/09/23
----------------	------------------	------------------

SCALE (@ A1) 1 : 100	PROJECT NUMBER Project Number
-------------------------	----------------------------------

DRAWING NUMBER <b>A105</b>	REV <b>A</b>
-------------------------------	-----------------



10 SPRINGSIDE ROAD, BURY  
PROPOSED DETACHED GARAGE  
SCALE 1:50 @ A3

This page is intentionally left blank

# REPORT FOR NOTING

Agenda Item	5
----------------	---

<b>DECISION OF:</b>	<b>PLANNING CONTROL COMMITTEE</b>
<b>DATE:</b>	<b>24 October 2023</b>
<b>SUBJECT:</b>	<b>DELEGATED DECISIONS</b>
<b>REPORT FROM:</b>	<b>HEAD OF DEVELOPMENT MANAGEMENT</b>
<b>CONTACT OFFICER:</b>	<b>DAVID MARNO</b>
<b>TYPE OF DECISION:</b>	<b>COUNCIL</b>
<b>FREEDOM OF INFORMATION/STATUS:</b>	This paper is within the public domain
<b>SUMMARY:</b>	The report lists: Recent delegated planning decisions since the last PCC
<b>OPTIONS &amp; RECOMMENDED OPTION</b>	The Committee is recommended to the note the report and appendices
<b>IMPLICATIONS:</b>	
<b>Corporate Aims/Policy Framework:</b>	Do the proposals accord with the Policy Framework? Yes
<b>Statement by the S151 Officer: Financial Implications and Risk Considerations:</b>	Executive Director of Resources to advise regarding risk management
<b>Statement by Executive Director of Resources:</b>	N/A
<b>Equality/Diversity implications:</b>	No
<b>Considered by Monitoring Officer:</b>	N/A
<b>Wards Affected:</b>	All listed
<b>Scrutiny Interest:</b>	N/A

**TRACKING/PROCESS****DIRECTOR:**

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

---

---

**1.0 BACKGROUND**

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

**2.0 CONCLUSION**

That the item be noted.

---

---

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

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

**Tel: 0161 253 5291**

**Email: [d.marno@bury.gov.uk](mailto:d.marno@bury.gov.uk)**



## Planning applications decided using Delegated Powers

Between 15/09/2023 and 13/10/2023



Ward:

---

**Application No.:** 70048      **App. Type:** REG5      25/09/2023      Raise No Objection  
**Location:** Pavement adjacent to 113 Alfred Street, near junction with Cornwall Drive, Bury, BL9 9EQ  
**Proposal:** Regulation 5 Notice of intention to install 15m metal pole, cabinet and feeder pillar

Ward: **Bury East**

---

**Application No.:** 69602      **App. Type:** FUL      20/09/2023      Approve with Conditions  
**Location:** Bury Contract Services, Willow Street, Bury, BL9 7QZ  
**Proposal:** Demolition of 4 no. buildings and Erection of a two storey apartment for supported living comprising 13 no. self-contained dwellings, a communal lounge and laundry room & 2 no. manager offices with associated parking and landscaping.

---

**Application No.:** 69858      **App. Type:** FUL      19/09/2023      Approve with Conditions  
**Location:** 7 Braemar Drive, Bury, BL9 7PF  
**Proposal:** Single storey extension at side/rear; First floor extension at rear with new first floor window and Juliet balcony

---

**Application No.:** 69918      **App. Type:** FUL      02/10/2023      Approve with Conditions  
**Location:** Fairwinds House, 2 Bridgefield Drive, Bury, BL9 7PE  
**Proposal:** Two-storey side extension with Juliette balcony, first-floor rear extension and single storey rear extension

---

**Application No.:** 69957      **App. Type:** FUL      18/09/2023      Approve with Conditions  
**Location:** Openshaw Park, Rochdale Road, Bury, BL9 7DS  
**Proposal:** Construction of a new permanent operational vehicular access from Rochdale Road (A58) to Openshaw Park

---

**Application No.:** 69965      **App. Type:** FUL      11/10/2023      Refused  
**Location:** 34 Irwell Street, Bury, BL9 0HE  
**Proposal:** Single storey extension at rear

---

**Application No.:** 69966      **App. Type:** FUL      27/09/2023      Approve with Conditions  
**Location:** Bury Hospice, Rochdale Old Road, Bury, BL9 7RG  
**Proposal:** Extension of car park to provide 17 new parking spaces

Ward: **Bury East - Moorside**

---

**Application No.:** 67625      **App. Type:** FUL      06/10/2023      Approve with Conditions  
**Location:** 121-131 Bell Lane, Bury, BL9 6BB  
**Proposal:** Demolition of existing building and erection of 24 no. apartments and 1 no. retail unit with 23 no. car parking spaces

---

**Application No.:** 69392      **App. Type:** FUL      10/10/2023      Refused  
**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; external alterations including alterations to windows / doors and removal of 2 no. windows

---

**Application No.:** 69786      **App. Type:** FUL      18/09/2023      Refused  
**Location:** 42 Walmersley Road, Bury, BL9 6DP  
**Proposal:** Change of use of ground floor from taxi booking office to hot food takeaway (Sui Generis) with installation of extraction flue and external staircase at rear

---

**Application No.:** 69908      **App. Type:** FUL      02/10/2023      Approve with Conditions  
**Location:** 114-116 Walmersley Road, Bury, BL9 6DX  
**Proposal:** Change of use from residential use (6 no. self-contained flats Class C3(a)) to residential care home for up to 5 no. young people (Class C2)

**Ward:** **Bury East - Redvales**

---

**Application No.:** 69631      **App. Type:** FUL      18/09/2023      Approve with Conditions  
**Location:** Bury College Woodbury Centre, Market Street, Bury, BL9 0BG  
**Proposal:** Demolition of rear additions to original building, alterations to rear elevations of remaining buildings and associated hard and soft landscaping incorporating additional car parking.

---

**Application No.:** 69906      **App. Type:** FUL      09/10/2023      Approve with Conditions  
**Location:** 12 St Peters Road, Bury, BL9 9RB  
**Proposal:** Two storey side extension/single storey extension at side/rear and loft conversion with rear dormer; Erection of outbuilding at rear

---

**Application No.:** 69936      **App. Type:** GPDE      18/09/2023      Prior Approval Not Required - Extension  
**Location:** 2 Devon Street, Bury, BL9 9BN  
**Proposal:** Prior approval for proposed single storey rear extension

---

**Application No.:** 69939      **App. Type:** FUL      20/09/2023      Refused  
**Location:** 2 Orchid Drive, Bury, BL9 9EL  
**Proposal:** Front porch, Two storey side extension and Single storey rear extension

---

**Application No.:** 69970      **App. Type:** FUL      02/10/2023      Approve with Conditions  
**Location:** 34 Grasmere Drive, Bury, BL9 9GB  
**Proposal:** Single storey rear extension; Loft conversion with rear dormer; Conversion of existing garage to habitable room

**Ward:** **Bury West - West**

---

**Application No.:** 69576      **App. Type:** FUL      13/10/2023      Approve with Conditions  
**Location:** St Stephens Church, Stephen Street, Bury, BL8 2QJ  
**Proposal:** Single storey lobby extension at side and access ramp.

---

**Application No.:** 69800      **App. Type:** FUL      25/09/2023      Approve with Conditions  
**Location:** 34 Newington Drive, Bury, BL8 2NE  
**Proposal:** Front porch; Single storey rear extension; Dormer extension at rear; Extension to existing 2 no. front dormers to form 1 no. dormer with new balcony; extension to front bay window; Relocation of front door and removal of side door; garage conversion including change from garage door to window; alterations to the existing vehicular access and replacement of dropped kerb; Alterations to rear garden and retaining wall/boundary.

---

**Application No.:** 69805      **App. Type:** FUL      20/09/2023      Approve with Conditions  
**Location:** Land opposite Fox Barn, Meadowcroft Farm, off Slaidburn Drive, Bury, BL8 3PD  
**Proposal:** Timber field shelter/storage shed

---

**Application No.:** 69842      **App. Type:** FUL      18/09/2023      Approve with Conditions  
**Location:** 17 Blackrod Drive, Bury, BL8 2TQ  
**Proposal:** Two/single storey rear extension; Addition of 2 no. windows to side elevation

---

**Application No.:** 69905      **App. Type:** FUL      27/09/2023      Approve with Conditions  
**Location:** 16 Abbey Drive, Bury, BL8 2HP  
**Proposal:** First floor extension at side/rear

---

**Application No.:** 69937      **App. Type:** FUL      11/10/2023      Approve with Conditions  
**Location:** 504 Bolton Road, Bury, BL8 2DU  
**Proposal:** Single storey front extension; Two storey side extension and 1.5m high wall and gate on front boundary

---

**Application No.:** 69992      **App. Type:** FUL      06/10/2023      Approve with Conditions  
**Location:** 8 Slaidburn Drive, Bury, BL8 3DG  
**Proposal:** Two storey front extension; Single storey extension at front/side and conversion of existing garage to habitable room with new rooflights; Dormer at rear; External alterations to include changes to windows /doors, juliet balcony at rear and render/cladding to elevations

---

**Application No.:** 70017      **App. Type:** FUL      10/10/2023      Approve with Conditions  
**Location:** 135 Newington Drive, Bury, BL8 2EG  
**Proposal:** Single storey rear extension and Front porch

---

**Ward:** **North Manor**

---

**Application No.:** 69759      **App. Type:** FUL      18/09/2023      Approve with Conditions  
**Location:** 44A Newcombe Road, Ramsbottom, Bury, BL0 9UT  
**Proposal:** Loft conversion including dormer extension at rear; raising height of ridge of roof and installation of loft window at front

---

**Application No.:** 69774      **App. Type:** FUL      11/10/2023      Approve with Conditions  
**Location:** Holcombe Brook Sports Club, Hazel Hall Lane, Tottington, Bury, BL0 9FS  
**Proposal:** Extension to existing bin store; erection of storage container and 2.6m high screen fencing and provision of additional flood lighting to tennis courts.

---

---

**Application No.:** 69819      **App. Type:** FUL      18/09/2023      Approve with Conditions  
**Location:** 46 Vernon Road, Tottington, Bury, BL8 4DD  
**Proposal:** Demolition of garage; Single storey side extension; Loft conversion with 2 no. dormers at front and increased ridge height; Front porch, erection of single storey garden store, relocation of vehicular access and dropped kerb and new sliding gate.

---

**Application No.:** 69833      **App. Type:** FUL      04/10/2023      Approve with Conditions  
**Location:** 41 Wood Road Lane, Summerseat, Bury, BL9 5QA  
**Proposal:** Construction of detached garage at rear

---

**Application No.:** 69836      **App. Type:** FUL      29/09/2023      Approve with Conditions  
**Location:** 11 Crag Avenue, Summerseat, Bury, BL9 5NZ  
**Proposal:** Two storey extension at front and alterations to existing front windows; Single storey extension at side and conversion of existing garage/store to living accommodation

---

**Application No.:** 69875      **App. Type:** FUL      26/09/2023      Approve with Conditions  
**Location:** 10 Plantation View, Summerseat, Bury, BL9 5PT  
**Proposal:** Single storey rear extension

---

**Application No.:** 69877      **App. Type:** FUL      26/09/2023      Approve with Conditions  
**Location:** 9 Plantation View, Summerseat, Bury, BL9 5PT  
**Proposal:** Single storey rear extension

---

**Application No.:** 69911      **App. Type:** FUL      20/09/2023      Approve with Conditions  
**Location:** Holly Mount Roman Catholic Primary School, Hollymount Lane, Tottington, Bury, BL8 4HS  
**Proposal:** Erection of additional 2.4m high RAL 6005 V mesh fencing

---

**Application No.:** 69922      **App. Type:** FUL      20/09/2023      Refused  
**Location:** 939 Walmersley Road, Bury, BL9 5LL  
**Proposal:** Two storey front extension

---

**Application No.:** 69924      **App. Type:** FUL      27/09/2023      Approve with Conditions  
**Location:** 36 Larkfield Close, Tottington, Bury, BL8 4QJ  
**Proposal:** Single storey side/rear extension

---

**Application No.:** 69982      **App. Type:** FUL      04/10/2023      Approve with Conditions  
**Location:** 21 Greenmount Drive, Tottington, Bury, BL8 4HA  
**Proposal:** Erection of garden cabin in rear garden

---

**Ward:** **Prestwich - Holyrood**

---

**Application No.:** 69715      **App. Type:** FUL      04/10/2023      Approve with Conditions  
**Location:** 15 Sandgate Road, Whitefield, Manchester, M45 6WG  
**Proposal:** Loft conversion with rear dormer

---

---

**Application No.:** 69823      **App. Type:** FUL      18/09/2023      Approve with Conditions  
**Location:** 1 Laburnum Grove, Prestwich, Manchester, M25 3DW  
**Proposal:** Single storey front and side extension and two storey rear extension

---

**Application No.:** 69930      **App. Type:** FUL      04/10/2023      Approve with Conditions  
**Location:** 48 Heys Road, Prestwich, Manchester, M25 1JY  
**Proposal:** Part single/Part two storey rear extension

---

**Application No.:** 69967      **App. Type:** FUL      27/09/2023      Approve with Conditions  
**Location:** 95 Polefield Hall Road, Prestwich, Manchester, M25 2WW  
**Proposal:** Two storey side extension; Entrance canopy/porch at front

---

**Application No.:** 69973      **App. Type:** FUL      27/09/2023      Approve with Conditions  
**Location:** 11 Parkville Road, Prestwich, Manchester, M25 2QG  
**Proposal:** Single storey rear extension and alterations to existing garage roof

---

Ward: **Prestwich - Sedgley**

---

**Application No.:** 69761      **App. Type:** FUL      13/10/2023      Approve with Conditions  
**Location:** 127 Bury Old Road, Prestwich, Manchester, M25 0EQ  
**Proposal:** Conversion of existing garage including removal of garage door and installation of window / door to garden room; Formation of parking area; erection of replacement boundary fence and external alterations

---

**Application No.:** 69960      **App. Type:** FUL      26/09/2023      Approve with Conditions  
**Location:** 32 Lichfield Drive, Prestwich, Manchester, M25 0HX  
**Proposal:** Part single/ Part two storey rear extension

---

**Application No.:** 69983      **App. Type:** FUL      04/10/2023      Approve with Conditions  
**Location:** 11 Sedgley Park Road, Prestwich, Manchester, M25 0BJ  
**Proposal:** Single storey extensions at side and rear

---

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

---

**Application No.:** 69901      **App. Type:** FUL      28/09/2023      Approve with Conditions  
**Location:** 5 Farm Hill, Clifton Road, Prestwich, Manchester, M25 3JX  
**Proposal:** Two storey rear extension, Single storey rear extension and Front porch

---

**Application No.:** 69919      **App. Type:** FUL      10/10/2023      Approve with Conditions  
**Location:** 2 Butt Hill Road, Prestwich, Manchester, M25 9NJ  
**Proposal:** Increase height of existing boundary wall to front and side up to 1.8M high

---

---

**Application No.:** 69972      **App. Type:** FUL      10/10/2023      Approve with Conditions  
**Location:** 36 Agecroft Road East, Prestwich, Manchester, M25 9RT  
**Proposal:** Two storey extension at side/rear; New front porch; Loft conversion with rear dormer

---

**Application No.:** 69974      **App. Type:** FUL      04/10/2023      Approve with Conditions  
**Location:** 77 Prestwich Hills, Prestwich, Manchester, M25 9PY  
**Proposal:** Single storey extensions at front, side and rear

---

**Application No.:** 70013      **App. Type:** LDPC      04/10/2023      Lawful Development  
**Location:** 21 Kersal Wood Avenue, Prestwich, M7 3AS  
**Proposal:** Lawful development certificate for proposed Rear Dormer Loft Conversion within the Curtilage of the host dwelling and under 50 Cubic Meters of additional Space

**Ward:** **Radcliffe - East**

---

**Application No.:** 69948      **App. Type:** FUL      11/10/2023      Approve with Conditions  
**Location:** 3 Warth Fold Road, Radcliffe, Manchester, M26 2XL  
**Proposal:** Single storey extension at rear and alterations to roof at side

---

**Application No.:** 69994      **App. Type:** FUL      10/10/2023      Approve with Conditions  
**Location:** 22 Holcombe Grove, Radcliffe, M26 1SE  
**Proposal:** Two storey side extension and canopy to front entrance

---

**Application No.:** 70027      **App. Type:** FUL      04/10/2023      Approve with Conditions  
**Location:** Rossall, Higher Ainsworth Road, Radcliffe, Manchester, M26 4JJ  
**Proposal:** Conversion of flat roof to pitched roof and render to external elevations to existing detached garage

**Ward:** **Radcliffe - North and Ainsworth**

---

**Application No.:** 69852      **App. Type:** FUL      09/10/2023      Approve with Conditions  
**Location:** 227 Ainsworth Road, Radcliffe, Manchester, M26 4EE  
**Proposal:** Change of use from shop (Class E) to residential dwelling (Class C3); Replacement of existing shop front with front door and window

---

**Application No.:** 69991      **App. Type:** FUL      04/10/2023      Approve with Conditions  
**Location:** 2 Bury And Bolton Road, Radcliffe, Manchester, M26 4LD  
**Proposal:** Erection of 1.8m high boundary wall at rear and 1.5m high electric gate at front boundary

**Ward:** **Radcliffe - West**

---

**Application No.:** 69793      **App. Type:** FUL      11/10/2023      Approve with Conditions  
**Location:** Land at side of 30 Chapeltown Road, Radcliffe, Manchester, M26 1YF  
**Proposal:** Change of use of recreation land to extend garden/residential curtilage and erection of detached garage with new vehicular access/driveway

---

**Application No.:** 69926      **App. Type:** FUL      02/10/2023      Approve with Conditions  
**Location:** 34 James Street North, Radcliffe, Manchester, M26 1LL  
**Proposal:** Change of use from office (Class E) to residential dwelling (Class C3) (Retrospective)

**Ward:** **Ramsbottom + Tottington - Tottington**

---

**Application No.:** 69398      **App. Type:** FUL      06/10/2023      Approve with Conditions  
**Location:** Land adjacent to Bentley Hall Farm, Bentley Hall Road, Bury, BL8 3PH  
**Proposal:** Erection of multi-purpose agricultural building with formation of vehicular access track from Bentley Hall Road

**Application No.:** 69839      **App. Type:** FUL      28/09/2023      Approve with Conditions  
**Location:** 134 Bury Road, Tottington, Bury, BL8 3ET  
**Proposal:** Two/single storey extension at side

**Application No.:** 70018      **App. Type:** FUL      13/10/2023      Approve with Conditions  
**Location:** 24 Neston Road, Tottington, Bury, BL8 3DB  
**Proposal:** Single storey rear extension

**Ward:** **Ramsbottom and Tottington - Ramsbottom**

---

**Application No.:** 69680      **App. Type:** FUL      15/09/2023      Approve with Conditions  
**Location:** Land off Nuttall Lane, Ramsbottom, Bury, BL0 9LD  
**Proposal:** Proposed works associated with a stormwater storage scheme, including the installation of an above ground control building, tank air vent, bollards and boundary treatment, modifications to an existing retaining wall, and highway modifications including a new access onto the adopted highway in association with wider permitted development works

**Ward:** **Whitefield + Unsworth - Besses**

---

**Application No.:** 69828      **App. Type:** FUL      27/09/2023      Approve with Conditions  
**Location:** 9 Derwent Avenue, Whitefield, Manchester, M45 8GJ  
**Proposal:** Single storey extension at side/rear

**Application No.:** 69882      **App. Type:** FUL      09/10/2023      Refused  
**Location:** 46 Oak Lane, Whitefield, Manchester, M45 8ET  
**Proposal:** Hip to gable roof extension at side and loft conversion with rear dormer

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

---

**Application No.:** 69677      **App. Type:** FUL      04/10/2023      Approve with Conditions  
**Location:** 21 Pinfold Lane, Whitefield, Manchester, M45 7NY  
**Proposal:** Demolition of existing dwelling and erection of new detached dwelling to replace existing

---

**Application No.:** 69693      **App. Type:** FUL      19/09/2023      Approve with Conditions  
**Location:** 20 Parkstone Close, Bury, BL8 2UR  
**Proposal:** Single storey extension at rear

---

**Application No.:** 69777      **App. Type:** LDCP      20/09/2023      Lawful Development  
**Location:** 14 Higher Lane, Whitefield, Manchester, M45 7FY  
**Proposal:** Lawful development certificate for proposed change of use from HMO (Class C4) to residential care home (Class C2)

---

**Application No.:** 69799      **App. Type:** FUL      19/09/2023      Approve with Conditions  
**Location:** 35 Radcliffe New Road, Whitefield, Manchester, M45 7QZ  
**Proposal:** Demolition of conservatory / utility room at rear; Erection of front porch; Single storey rear extension; single storey side extension; formation of new vehicular access to driveway; creation of rear patio area and external alterations

---

**Application No.:** 69912      **App. Type:** FUL      27/09/2023      Approve with Conditions  
**Location:** 2B Middleton Drive, Bury, BL9 8DS  
**Proposal:** First floor extension at front/side and conversion of existing flat roof at front to pitched

---

**Application No.:** 69933      **App. Type:** FUL      04/10/2023      Approve with Conditions  
**Location:** 1 Park Hill Drive, Whitefield, Manchester, M45 7PD  
**Proposal:** Erection of wall and fencing to side boundaries

---

**Application No.:** 69938      **App. Type:** LDCP      18/09/2023      Lawful Development  
**Location:** 299 Stand Lane, Radcliffe, Manchester, M26 1JA  
**Proposal:** Lawful development certificate for proposed dormer extension to existing side roof elevation

---

**Application No.:** 69989      **App. Type:** FUL      04/10/2023      Approve with Conditions  
**Location:** 3 Stanley Drive, Whitefield, Manchester, M45 7HF  
**Proposal:** Two storey side extension and single storey front and rear extensions

---

**Application No.:** 70046      **App. Type:** GPDE      04/10/2023      Prior Approval Not Required - Extension  
**Location:** 40 Radcliffe New Road, Radcliffe, Manchester, M45 7GY  
**Proposal:** Prior approval for proposed single storey rear extension

---

**Ward:** **Whitefield + Unsworth - Unsworth**

---

**Application No.:** 69863      **App. Type:** FUL      09/10/2023      Approve with Conditions  
**Location:** Land off Croft Lane, Bury, BL9 8QA  
**Proposal:** Erection of private day nursery, together with outdoor forest school and play area, access, associated infrastructure and landscaping (Use Class E(f))

---

**Application No.:** 69874      **App. Type:** FUL      19/09/2023      Approve with Conditions  
**Location:** 192 Parr Lane, Bury, BL9 8JS  
**Proposal:** Change of use of existing outbuilding at rear of residential property (Class C3(a)) to hairdressing business (Class E)

---



---

**Application No.:** 69876      **App. Type:** FUL      26/09/2023      Approve with Conditions  
**Location:** 9 Ennerdale Drive, Bury, BL9 8HY  
**Proposal:** Two/single storey extension at side/rear

---

**Application No.:** 69999      **App. Type:** FUL      04/10/2023      Approve with Conditions  
**Location:** 971 Manchester Road, Bury, BL9 8DN  
**Proposal:** Hip to gable roof extension to sides with loft conversion and rear dormer; Single storey extension at side/rear; Single storey front extension and garage conversion

---

**Total Number of Applications Decided:**      **74**

This page is intentionally left blank

<b>REPORT FOR NOTING</b>
--------------------------

<b>Agenda Item</b>	<b>6</b>
--------------------	----------

<b>DECISION OF:</b>	<b>PLANNING CONTROL COMMITTEE</b>
<b>DATE:</b>	<b>24 October 2023</b>
<b>SUBJECT:</b>	<b>PLANNING APPEALS</b>
<b>REPORT FROM:</b>	<b>HEAD OF DEVELOPMENT MANAGEMENT</b>
<b>CONTACT OFFICER:</b>	<b>DAVID MARNO</b>
<b>TYPE OF DECISION:</b>	<b>COUNCIL</b>
<b>FREEDOM OF INFORMATION/STATUS:</b>	This paper is within the public domain
<b>SUMMARY:</b>	<p>Planning Appeals:</p> <ul style="list-style-type: none"> <li>- Lodged</li> <li>- Determined</li> </ul> <p>Enforcement Appeals</p> <ul style="list-style-type: none"> <li>- Lodged</li> <li>- Determined</li> </ul>
<b>OPTIONS &amp; RECOMMENDED OPTION</b>	The Committee is recommended to the note the report and appendices
<b>IMPLICATIONS:</b>	
<b>Corporate Aims/Policy Framework:</b>	Do the proposals accord with the Policy Framework?      Yes
<b>Statement by the S151 Officer: Financial Implications and Risk Considerations:</b>	Executive Director of Resources to advise regarding risk management
<b>Statement by Executive Director of Resources:</b>	N/A
<b>Equality/Diversity implications:</b>	No
<b>Considered by Monitoring Officer:</b>	N/A

<b>Wards Affected:</b>	All listed
<b>Scrutiny Interest:</b>	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](mailto:d.marno@bury.gov.uk)**



## Appeal Decision

Site visit made on 15 August 2023

**by L Hughes BA (Hons) MTP MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 28 September 2023**

---

### **Appeal Ref: APP/T4210/D/23/3319920**

#### **6 Mowbray Avenue, Prestwich, Bury M25 0LP**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Lobenstein against the decision of Bury Metropolitan Borough Council.
  - The application Ref 69341/FUL, dated 10 February 2023, was refused by notice dated 30 March 2023.
  - The development proposed is First floor rear extension. Raise ridge. Front and rear dormers.
- 

### **Decision**

1. The appeal is allowed and planning permission is granted for First floor rear extension. Raise ridge. Front and rear dormers at 6 Mowbray Avenue, Prestwich, Bury M25 0LP in accordance with the terms of the application, Ref 69341/FUL, dated 10 February 2023, subject to the following conditions:
  1. The development hereby permitted shall begin not later than 3 years from the date of this decision.
  2. The development hereby permitted shall be carried out in accordance with the following approved plans:
    - Location and Block Plan (Dwg No. 001)
    - Existing 1st and 2nd Floor Plans (Dwg No. 002, Revision 1)
    - Proposed Ground, 1st and 2nd Floor Plans; Existing Elevations (Dwg No. 003, Revision 1)
    - Existing and Proposed Site Plan (Dwg No. 004)
    - Existing and Proposed 3D Visuals (Dwg No. 005, Revision 1)
    - Proposed Front and Right-Side Elevations (Dwg No. 006, Revision 1)
  3. The external materials to be used in the development hereby permitted shall be in strict accordance with those specified in the application.

### **Main Issues**

2. The main issues are:
  - a) the effect of the development on the character and appearance of the area; and

b) whether if any harm is caused in respect of issue a), such harm is outweighed by the personal and health circumstances relating to the occupiers of the appeal dwelling.

## **Reasons**

### *Character and appearance*

3. The appeal site comprises a two-storey semi-detached dwelling on the corner of Mowbray Avenue and Richmond Avenue. The surrounding area is mainly residential in character, and largely consists of two-storey dwellings with traditional pitched roofs, and projecting gable bays with small pitched roofs over.
4. Guidance from the Council's Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties (SPD 6) states that proposals for dormer and roof extensions should preserve the character of the street scene, especially when dormers on existing neighbouring properties are absent. The proposal includes a hip to gable roof extension, and a large box dormer along the side and rear of the property. Due to the prominent positioning of the appeal site on a corner plot, the box dormer would be visible from public vantage points along both Mowbray Avenue and Richmond Avenue. The roof slopes along Mowbray Avenue and Richmond Avenue are predominantly unbroken, which gives a sense of cohesiveness. The position, scale and shape of the box dormer, along with the raising of the roof ridge height, would disrupt the pattern of the largely unbroken roof line and pitched gables that make a distinctive contribution to the character of the local area.
5. The proposal would also include a front roof dormer. This dormer would be smaller than the rear dormer, and would have a pitched roof, echoing the pitched projecting gable bay. However, the addition of the front dormer, when considered alongside the large rear dormer and roof extension, would add to the over dominance of the proposal on both the host property and the street scene and would lead to a lack of symmetry with the adjoining semi-detached property.
6. With regard to the effect of the proposed development on the character and appearance of the area, I therefore conclude that the proposal would be contrary to saved policies H2/3 and EN1/2 of the Bury Unitary Development Plan 1997, and guidance from the Council's SPD 6, which seek to ensure that proposals do not have an unacceptable adverse effect on the character and appearance of the original building and surrounding area.

### *Personal circumstances and the planning balance*

7. I have carefully considered the reasons why the appellant has applied for planning permission to extend the property and have taken into account support from the Council's Disability Service. Due to existing health conditions, the appellant's children would benefit from having improved accommodation and further bedrooms. Given the sensitive nature of the health information supplied to me as part of the appeal, it would not be appropriate for me to outline the specific health issues of the individuals concerned.
8. I have had due regard to the Public Sector Equality Duty contained in section 149 of the Equality Act 2010, which sets out the need to eliminate unlawful discrimination, harassment and victimisation, and to advance equality of

opportunity and foster good relations between people who share a protected characteristic and people who do not share it. I have also had regard to rights conveyed within the Human Rights Act. As the evidence indicates that my decision could have an adverse impact on the appellant's children, rights under Article 8 are engaged, including the Article 3(1) rights of the children, and the best interests of the children are a primary consideration.

9. In this case, the best interests of the children would be to have improved living conditions, which will help to ensure that health issues are not worsened. I have, therefore, given great weight to their best interests, which have been kept at the forefront of my mind, and assessed whether an adverse impact of any decision on the interests of the child is justified and proportionate.
10. In weighing the personal circumstances in this balance, this has to be considered against the harm that the proposal would have on the character and appearance of the area. I have found that the proposal would cause material harm to the character and appearance of the surrounding area, in conflict with saved policies H2/3 and EN1/2 of the Bury Unitary Development Plan 1997. This carries significant weight against a grant of planning permission.
11. In favour of the appeal, I have found that the proposal would allow for more living space which would benefit the appellant, his wife and children, and would help to ensure that health issues are not worsened. I also attach significant weight to these considerations.
12. On balance, I am satisfied that the harm which would be caused by the development is outweighed by the health considerations in this case.
13. Dismissing the appeal would interfere with the appellant's rights under Article 8, since the consequence might be that the family would have poor living conditions and worsened health issues. However, it is a qualified right, and interference may be justified where that is lawful and in the public interest. The concept of proportionality is crucial. The interference would be in accordance with the law and in pursuance of a well-established and legitimate aim, the protection of the character and appearance of the built environment. However, given the circumstances overall, I find that allowing the appeal would be proportionate and necessary, and in the best interests of the children. The protection of the public interest cannot be achieved by means that are less interfering with their rights under Article 8.
14. Since the appellant's family includes people with disabilities, they share the protected characteristic of disability for the purposes of the Public Sector Equality Duty (PSED). Given the foregoing, it is necessary and proportionate to permit the development in order to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.

### **Conditions**

15. I have had regard to the national Planning Policy Guidance on conditions. In addition to the standard condition which limits the lifespan of the planning permission I have specified the approved plans for the avoidance of doubt. A condition relating to materials is necessary to ensure that the appearance of the development would be satisfactory.

**Conclusion**

16. On balance, for the reasons given above, I conclude that the appeal should be allowed.

*L Hughes BA (Hons) MTP MRTPI*

INSPECTOR





# The Planning Inspectorate

Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

Direct Line: 0303 444 5000  
Customer Services:  
0303 444 5000

Email: [cat@planninginspectorate.gov.uk](mailto:cat@planninginspectorate.gov.uk)  
[www.gov.uk/planning-inspectorate](http://www.gov.uk/planning-inspectorate)

LUCIA DAWN CRONIN

Your Ref:

Our Ref: APP/T4210/D/23/3328421

18 September 2023

Dear LUCIA DAWN CRONIN,

Town and Country Planning Act 1990

Appeal by LUCIA DAWN CRONIN

Site Address: LINDEN COTTAGE, 120 RAILWAY STREET, SUMMERSEAT, BURY,  
Lancashire, BL9 5QD

PLEASE DISREGARD OUR VALIDATION LETTER DATED 14/09/23, WHICH WAS  
SENT IN ERROR.

Thank you for your Householder (HAS) Appeal received on 24 August 2023.

Appeals and all of the essential supporting documentation must reach us within 12 weeks  
of the date of the local planning authority's notice of the decision.

As we received this appeal(s) after the time limit, we are unable to take any action on it.

I am sending a copy of this letter to the local planning authority.

Yours sincerely,

***Validation Officer A8***

Validation Officer A8

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

This page is intentionally left blank