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AGENDA FOR PLANNING CONTROL COMMITTEE



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To: All Members of Planning Control Committee

Councillors : G McGill (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:-

Date:	Tuesday, 24 March 2026
Place:	Council Chamber, Bury Town Hall
Time:	7.00 pm
Briefing Facilities:	If Opposition Members and Co-opted Members require briefing on any particular item on the Agenda, the appropriate Director/Senior Officer originating the related report should be contacted.

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 24TH FEBRUARY 2026 *(Pages 3 - 6)*

The Minutes of the meeting held on Tuesday the 24th February 2026 are attached.

4 PLANNING APPLICATIONS *(Pages 7 - 58)*

Reports attached.

5 DELEGATED DECISIONS *(Pages 59 - 66)*

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 67 - 70)*

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 TREE PRESERVATION ORDER CONFIRMATION *(Pages 71 - 84)*

A report from the Head of Development Management is attached setting out the issues relating to the current temporary tree preservation order Tree Preservation Order (No. 367) 2025 at the former Ramsbottom ambulance station.

8 REVIEW OF DEVELOPMENT MANAGEMENT VALIDATION CHECKLIST CRITERIA *(Pages 85 - 116)*

A report from the Head of Development Management is attached outlining the review of the Council's local checklists that are required for the validation process of planning applications submitted.

9 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: 24th February 2026

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

Also in attendance: Councillor C Birchmore

Public Attendance: 4 members of the public were present at the meeting.

PCC.1 APOLOGIES FOR ABSENCE

No apologies for absence were submitted.

PCC.2 DECLARATIONS OF INTEREST

There were no reported declarations of interest.

PCC.3 MINUTES OF THE MEETING HELD ON THE 27TH JANUARY 2026

Delegated decision:

That the Minutes of the meeting held on the 27th January 2026 be approved as a correct record and signed by the Chair.

PCC.4 PLANNING APPLICATIONS

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

There was supplementary information to add in respect of application numbers 71284 and 72383.

The Committee heard representations from an objector and Ward Councillor in respect of applications submitted. This was limited to three minutes for each speaker.

Delegated decisions:

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

Radcliffe Metrolink, Festival Gardens, Church Street West, Radcliffe, M26 2BY

Construct a 4m wide ramp providing a direct access, for pedestrians and cyclists, to the eastern platform of Radcliffe Metrolink station from the A6053, Spring Lane, and Church Street West via Festival Gardens

2. That the Committee **Approved with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report and the supplementary information submitted along with an amended condition 7 in relation to the inclusion of swift bricks and subject to all other conditions included: -

Smithie Garage, Spring Street, Ramsbottom, Bury, BL0 9JQ

Conversion and extension of former garage into 1 No. two storey dwelling

3. That the Committee **Approved with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report submitted and subject to all other conditions included: -

13 Morley Street, Whitefield, Manchester, M45 6GF

Change of use from dwellinghouse (Class C3(a)) to children's residential care home (Class C2)

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 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.7 SITES OF BIOLOGICAL IMPORTANCE: 2023 REVIEW

A report from the Head of Development Management was submitted identifying the latest changes made to the GM Register of Sites of Biological Importance for the Borough. It also described the purpose and application of the Register. During the review period 2023 one site was added to the Register, one site was deleted from the Register and gains were made at one site.

Delegated decision:

That the Planning Control Committee noted the 2023 update of the Register of Sites of Biological Importance for use in development planning and management.

PCC.8 TREE PRESERVATION ORDER CONFIRMATION

A report from the Head of Development Management was attached setting out the issues relating to the current temporary tree preservation order Tree Preservation Order (No. 367) 2025 at the former Ramsbottom ambulance station.

Before any discussions took place, this agenda item was withdrawn from the business of the meeting for further consideration.

Delegated decision:

That the report be withdrawn and the item deferred for a future meeting.

PCC.9 URGENT BUSINESS

No urgent business was reported.

COUNCILLOR G MCGILL
Chair

(Note: The meeting started at 7.00pm and ended at 7.55pm)

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Title	Planning Applications
To:	Planning Control Committee
On:	24 March 2026
By:	Development Manager
Status:	For Publication

Executive Summary

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

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

This report has the following implications

Township Forum/ Ward: Identified in each case.

Policy: Identified in each case.

Resources: Not generally applicable.

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

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

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

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

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

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

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

Development Manager

Background Documents

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

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

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Ward: Ramsbottom

Item 01

Applicant: Mr Paul Brack

Location: Halter Inn Works, 11 Redisher Croft, Ramsbottom, Bury, BL0 9SA

Proposal: Variation of condition 2 (approved plans) on planning permission 69702 (Demolition of existing industrial buildings and erection of 3 no. detached dwellings): Revision to elevations and design

Application Ref: 72678/Full

Target Date: 16/03/2026

Recommendation: Approve with Conditions

Description

The site had previously accommodated an industrial building which operated as a metal components manufacturer. The site is accessed off Bolton Road West via Redisher Croft, (Bridleway 26RAM) and is within Holcombe Conservation Area.

The site itself is fairly level and sits within a dip in Redisher Croft. There are 4 large detached residential properties which are located to the north at a higher level. Directly adjacent to the southern boundary is No 7 Holcombe Road, a residential stone built property. To the east runs a culvert beyond which is the Hare and Hounds public house. The land rises behind the site to the west and a wooded area. There is a blanket Tree Preservation Order (No 65) surrounding the site.

The access to the site is a single lane unadopted road and bridleway which is shared by the site, No 7 and the 4 houses on Redisher Croft.

The site has been cleared of the industrial building and works have commenced in preparation for a development for 3 no x 4 bed dwellings which was granted planning permission under application ref 69702 in 2023.

The approved dwellings are 4 bed x 2 storey properties with a room in the roofspace served by rooflights. Elevations comprised natural stone and slate roof. Internally, accommodation comprises living areas at ground floor, 3 no bedrooms at first floor and a bedroom en-suite in the roofspace.

At the rear would be gardens and bin store facilities and two parking spaces would be provided at the front of each property with 1 visitor space next to plot 1.

In 2025, an application was submitted (ref 72081) for a variation of condition to the approved plans. The application proposed alterations to the design and size of the proposed dwellings which involves -

- an increase in the internal floor area by extending the footprint by 3m;
- balcony at first floor;
- roof amended and increased in height by 0.5m and gables increased
- changes to the design and appearance of the houses and its elevations and changes to the proportions and materials of the windows and doors (proposed as plain glazed upvc).

In summary, the application was refused for the following reasons:

- introduction of discordant, alien and urbanising features and design which would have

an unacceptable impact on the Holcombe Conservation Area of which the site forms part.

- insufficient, topographical survey-based and dimensioned information in order to properly assess the impact of the proposed development and its access and parking arrangements on the adjacent Public Right of Way.
- sub-standard driveway lengths and failure to provide adequate facilities for the parking of cars associated with the development.

This application similarly seeks a variation of condition (condition 2) of the approved plans. The design and layout have been amended from the scheme above which was previously refused.

The proposed changes comprise -

- Internal floor area - Extend the ground floor at the rear by 1.5m.
- Roof amended and gables increased - Roof to have a full width gable to the rear with a window at the 2nd floor level. Roof height to remain the same as previously approved scheme 69702.
- Balcony at first floor - This would be 1.5m in depth over the ground floor with a glazed balustrade and access via patio doors from a first floor bedroom.
- Changes to the rear elevation_- Changes to the window design on the rear elevation.
- Parking - Three parking spaces per dwelling.

Window materials to remain as timber casement types and elevations would be natural stone with a natural slate roof (as previously approved scheme 69702).

The front elevation would be the same as the approved scheme and there would be no changes to the height of the height of the proposed dwellings.

Relevant Planning History

54975 - Proposed demolition of existing industrial buildings and erection of 3 no detached dwellings. - Approve with Conditions 03/07/2012

54976 - Conservation Area Consent for proposed demolition of existing industrial buildings and erection of 3 no detached dwellings. - Approve with Conditions 23/05/2012

63892 - Side extension with maximum height of 6.79m to existing workshops and laboratories - Approve with Conditions 11/06/2019

64777 - Siting of 2 no. storage containers - Approve with Conditions 20/12/2019

68618 - Siting of 2 no. storage containers - Approve with Conditions 28/10/2022

69702 - Demolition of existing industrial buildings and erection of 3 no. detached dwellings - Approve with Conditions 22/11/2023

72081 - Variation of condition no. 2 of planning permission 69702 (Demolition of existing industrial buildings and erection of 3 no. detached dwellings): alterations to the design and size of the proposed dwellings to increase internal floor area; balcony at first floor; roof amended and gables increased and changes to fenestration - refused 29/8/25

72227 - Application to discharge condition 11 (materials), condition 12 (dilapidation survey), condition 13 (construction traffic management plan) and condition 17 (construction environment management plan) on planning permission 69702 - Approve 15/10/2025

72480 - Application to discharge condition 3 (remediation strategy), condition 4 (verification report), condition 8 (coal mining report) and condition 15 (drainage strategy) on planning permission 69702 - Current

72679 - Application to discharge condition 16 (landscaping scheme) on planning permission 69702 - Approve 30/01/2026

Publicity

Letters sent to 24 properties on 19/1/26

Site notice posted 22/1/26
Press advert 22/1/26

4 objections received with the following comments -

Parking and access

- Parking Standards in Bury (SPD11) which took effect from 11 June 2025 seeks 3 spaces per four bed dwelling, making the current parking for this development below standard.
- Sub-standard parking spaces is compounded by the narrow access, stone walling and Brook which makes the second space difficult to access.
- The parking space next to Redisher Croft will not be visible when exiting.
- Redisher Croft is a private road owned by residents. There is no right of way over it. How will refuse and delivery vehicles access the site.
- No turning areas for vehicles to the new dwellings so how will they access and egress?
- Dangerous and unsafe for pedestrians.
- How do deliveries turn round?
- Parking opposite the houses may impact and cause damage to the culvert.

Scale, layout and design

- PP 69702 shows 3 bed houses with a family bath room and flexibility for additional bedroom use. The new application changes the internal layout to 4 double beds with en suites. Concern the dwellings would become HMO's.
- The previous variation of condition was refused as it was considered the alterations would significantly alter the character of the approved scheme. These proposals also amount to substantial changes and should be rejected. The proposals would increase the overall external footprint by 24.3sqm. The foundations and first courses have already been laid - is this in accordance with the approval or proposed?
- A communal bin store is now proposed. Guidance states bins should be stored within the curtilage of new dwellings and it would also reduce the provision of visitor spaces.
- The bin store would replace a landscaped area which was part of the previous application and which improved ecology.
- The new houses on Redisher Croft were constricted before 2017 and did not require Conservation area consent. It does not follow the proposed dwellings can disregard the characteristics of the Conservation Area. Is there an increase in height as the plans are not dimensioned.
- Disproportionate and top heavy design

Impact on amenity

- Potential noise pollution from the first floor balconies and ground floor bi-fold doors would impact neighbours and affect the peaceful setting of the site and woodlands.
- The dwellings would be in full view of properties at Redisher croft.
- Impact of the increased depth, area and side gable would significantly affect outlook and light from my property.
- Overlooking from the second floor dormer extensions as well as balconies.
- The height of the dwellings would impact outlook from houses on Redisher croft and affect the setting of the Conservation Area

Other

- The building works have already commenced but not yet approved and the dimensions which are now on site would be a breach of the current approval.
- Hope the application is judged on its own merits.
- The commenced works are also in breach of the CTMP with the road being congested

and blocked

- Trying to achieve maximum profit than what is suitable for the surroundings.

The Applicant has provided a response to the objections, summarised as follows -

- Whilst similar in design to the refused application 72801 the scale and front elevation of the buildings is as per the approved scheme on Application 69702.
- The driveways are adequate for 4 bed homes under current standards (3 spaces). The car parking sizes set out in SPD11 is 5m x 2.5 m per space, the driveways on all three properties are in excess of these requirements. The front driveways of the houses is no different in this application to those in the approved application no 69702.
- During construction vehicles are not now parking on the bridleway and causing any obstructions. We have had signage on the road during construction ensuring construction traffic does not go past the site boundary onto the private road and we will also be using "no parking" signage at the bottom of the bridleway moving forward.
- There has been no increase in height in the houses the ridge height of 165.05 is as per the approved Application 69702.
- The existing site incorporates adequate area to allow the proposed dwellings to be sited, achieving adequate amenity areas and good site access.
- The proposed dwellings in terms of their size and massing integrate well within the site and its surroundings. The developed footprint of the site (urban grain) is reduced within the proposal which provides a more open development site.
- The application does not have any dormers.
- As the officer stated previously, 'the balcony would be located on the rear of the property and set at a 90 degree angle to the houses on Redisher Croft and therefore at an oblique angle..... houses are also set at a higher level and would be more than 13m away from the nearest plot. It is therefore considered that the proposed development would not have a significant or detrimental impact on the privacy of the adjacent occupiers.'
- The application does not have bi-fold doors. Again, as previously, noise would be similar to that as from a garden and the houses would be far enough away and positioned such that noise would not be significant to the nearby residents.
- As the developer I have no intention of in the future using the properties as HMO's. This would necessitate a completely different planning application and also design of the properties to satisfy different regulations.
- Application has been amended to bring bins back into the curtilage of each dwelling
- The development would form an extension to the refuse vehicles existing rounds and use the private road to access Redisher Croft to complete the refuse collection round. Delivery vehicles are able to turn round to exit without accessing the private road.
- Construction is at a point that it is able to cover any changes in the dimensions under this application or the approved application No 69702.
- Construction vehicles do not access the private road and we have not blocked access to my knowledge.
- We will be proposing improvements in a new application to the bottom of the bridleway and the roadway in front of the development to prevent cars parking on the bridleway and improve the passing point and parking for vehicles.
- The development is screened to the right hand side by the large conifers which provide screening up the private road. These conifers wrap round to the rear of the development giving screening to the rear of the development for approximately 4m. To the rear of the site is open ground with various trees giving screening. I have approval from the landowners at the rear to plant a laurel hedge to provide further screening.

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

Statutory/Non-Statutory Consultations

Conservation Officer - No objection

Traffic Section - No objection subject to conditions

Waste management - No objection

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

Development Plan and Policies

NPPF	National Planning Policy Framework
EC2/2	Employment Land and Premises
EN1/2	Townscape and Built Design
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN8/1	Tree Preservation Orders
EN6/3	Features of Ecological Value
EN6/4	Wildlife Links and Corridors
OL5/2	Development in River Valleys
HT2/4	Car Parking and New Development
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-P1	Sustainable Places
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development

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), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within 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 and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Principle

The principle of a residential development for 3 no dwellings has previously been established following the grant of planning consent 69702.

The scope of what can be considered under a s73 application relate only to the condition/s being varied, in this case to design and the appearance of the dwellings. Issues relating to landscaping, ecology, highways, flood risk and drainage would be as the previously approved scheme and not for consideration under this application.

Design and appearance

Externally

The main changes to the approved scheme involve those to the rear elevation and roof form.

It is now proposed to extend the footprint of the dwellings by 1.5m at the rear and add a balcony at the first floor which would be accessed from the principal bedroom. (The width of the property would remain the same). Window openings on the rear elevations would have a more contemporary design.

The rear elevations would not be highly visible to public views and would be mostly screened by a retaining wall and mature tree planting to the land beyond. It is therefore considered these alterations would be acceptable.

In terms of the roof form, the height of the dwelling would remain as previously approved but would introduce a projected gable at the rear. The changes would not be noticeable from the front of the site and whilst they would be seen from Redisher Croft to the north, the site is at a lower level and there is significant tree screening along the northern boundary and as such views and impacts are considered to be relatively minor in comparison to the approved scheme.

The front elevation would retain the traditional and historic features of the approved application and materials used in the development would be the same as previously approved, to provide natural stone elevations, double glazed timber casement windows and natural slate roofs.

Internally

There would be some changes to the living arrangements at the ground floor and bedrooms would be reconfigured to provide 2 ensuite bedrooms at the first floor and 2 ensuite bedrooms in the roofspace, but essentially, both the approved and the proposed schemes would be 4 bed dwellings over 3 floors.

The changes would therefore not be significantly different to the approved scheme and would not impact on the visual amenity of the area.

Layout

In terms of the layout, the proposed development would continue to provide a row of 3 detached 4 bed dwellings with acceptable size gardens at the rear. At the front, it is now proposed to provide three parking spaces to serve each property which would be separated by a hedge to soften the frontage.

Bins and a secure cycle store would be located in the rear gardens of each property which is an acceptable solution.

The proposal would comply with SPD11 in terms of amount of parking and waste storage and length of driveways.

Summary

The majority of the proposed changes would be alterations to the rear of the property which would be largely unseen and the increase in footprint of 1.5m would not be significant to change the character of the development or cause detrimental impacts to neighbours to the surrounding areas.

The front elevations and materials for the dwellings would be as previously approved, to provide natural stone elevations, natural slate roof and timber windows. As such, the development would continue to provide traditional stone built cottages appropriate to the Conservation Area. There would be acceptable garden depths and sizes and each

property would now provide 3 parking spaces in compliance with SPD11.

It is therefore considered the proposed amendments would not have a detrimental impact on the character or layout of the approved scheme and would be acceptable and comply with policies EN1/2, EN2,1, EN2/3, H2/1 and the principles of the NPPF.

Heritage comments

The approved front and rear elevations under consent 69702 are plain in form representing a vernacular style and materials; slate roof, natural stone, simple uniform window openings and proportions.

This application for a variation of condition has proposed a more contemporising rear elevation with a rear facing gable, balcony and bi-fold doors at the ground floor, but with a traditional front elevation.

A previous application, 72081, proposing a more contemporary front and rear elevation was refused in part on heritage grounds for the following reason:

The proposed development by virtue of the increase in height, change to the roof form, alterations to the facades and design and placement of the windows would introduce discordant, alien and urbanising features and design which would have an unacceptable impact on the Holcombe Conservation Area of which the site forms part. The proposal would neither preserve or enhance the traditional character or appearance of the Conservation Area. The proposal therefore conflict with the following policies EN2/1 Character of Conservation Areas, EN2/2 Conservation Area Control, JP-P2 Heritage and the principles of the NPPF.

This proposed variation of condition would remove the overly contemporising features from the front elevation; non-uniform window openings, irregular fenestration patterns and proportions and the stone roof copings. The rear elevation is more contemporary in its features as previously described. The rear elevation has been reassessed with regard to its visual impact and visibility in the street scene. It would not have the same visual prominence as the front elevation in the street scene. The National Planning Policy Framework (NPPF) requires at paragraph 210 c) the desirability of new development making a positive contribution to local character and distinctiveness. The new development would be marked improvement to that part of the conservation area, replacing poor quality industrial buildings.

As such it is considered that with the improvement to the front elevation and the now reassessed lesser visibility of the rear elevation in the street scene, the amended house design as a whole would preserve the character and appearance of the conservation area and as such it acceptable with regard to heritage conservation.

Impact on residential amenity

SPD 6 advises on acceptable separation distances between properties, requiring 13.5m from a ground floor habitable room window and blank gable wall and 7m from a first floor habitable room window to a directly facing boundary. Difference in levels or additional storey may require a further 3m of separation.

The position of the houses and relationship to dwellings on Redisher Croft would be no different to the previously approved scheme.

There would be a distance of 5.2m between the blank side elevation of the southerly plot and the blank gable wall of No 7-9 Redisher Croft and as such there would be no issues of privacy or overlooking. The proposed dwellings would also be set back behind the front elevation of this property and at a lower height and ground level and as such would not be overbearing or dominant to this property. Aspect standards would be compliant with SPD6. To the north are Nos 2-8 Redisher Croft with No 2 facing the site. There would be a

distance of approximately 16m from the blank side elevation of the northerly plot to the front elevation of No 2 and as such there would be satisfactory separation distances in compliance with SPD6. To No 4, there would be a distance of over 19m from the corner edge of the northerly plot and there would be no direct interface to this property between habitable room windows at the 2nd floor level or the balconies of the proposed dwelling. There is also a row of conifer trees along the northern boundary of the site which would substantially screen the proposed dwellings when viewed from the houses on Redisher Croft. Aspect standards would be compliant with SPD6.

The proposed dwellings would be set at a 90 degree angle to the houses on Redisher Croft and therefore at an oblique angle. In terms of potential noise from the balcony given its position on the houses and distance and relationship to the adjacent houses, it is considered that impacts from noise would not be significantly harmful to residents and no more than noise which could be created from use of the garden spaces.

Given the distance away, oblique relation of the proposed dwellings to neighbours and intervening boundary treatment and landscaping it is therefore considered that the proposed development would not have a detrimental impact on the amenity of neighbouring properties in terms of the scale, mass and position of the new dwellings and would be policy compliant with H2/1, H2/2 and SPD6.

Highway issues

Access

The access to the site is from Bolton Road West. The access is a single width, short stretch of road which bends at the upper end. The lane is unadopted but tarmaced and well-maintained and carries a bridleway. The access currently serves the existing industrial unit, a cottage and 4 detached dwellings and has historically served these properties on Redisher Croft for over 30 years.

For the previously approved scheme, the access to the site for 3 dwellings was considered acceptable. Compared to the former industrial use, it was considered that a domestic development for 3 no dwellings would not significantly intensify the use or occupation of the site to any significant degree considering the industrial could generate numbers of trips and by heavy goods vehicles. The layout of the access lane also does not lend itself to be driven at fast or even moderate speed, users of the lane would automatically slow down and take care along the route.

The Highway Authority raised no objections subject to conditions.

There are no proposed changes to the access arrangements than previously approved and no changes to the scale of development or an intensification of the use of the site.

The previously approved scheme (ref 69702) required the submission of a dilapidation survey (condition 12) and a Construction Traffic Management Plan (condition 13). Condition 12 has been part discharged and one month after the completion of the development a further survey is required to be carried out and the agreed highway works undertaken.

Condition 13 has been discharged subject to implementation of the approved scheme and the measures, facilities and phasing/plot construction as stated are carried out and maintained throughout the construction of the development, together with the remaining requirements of the condition.

The proposed development would therefore comply with policies H2/2, JP-C5 and JP-C6.

Parking

Since the previous approval, SPD11 has been revised and would now require 3 spaces for a 4 bed dwelling.

Whilst a s73 application is strictly limited to considering only the conditions in question and their impact, and whilst the properties would provide 4 bedrooms as previously approved, the properties would be bigger, offering 4 double en-suite bedrooms as opposed to the approved 3 smaller rooms served by one family bathroom and a master ensuite.

It was therefore considered appropriate in this case to seek 3 parking spaces for each dwelling, which is now proposed. The parking would be located on driveways of an appropriate length to accommodate a car and in line with SPD11. A hedge between each of the properties would soften the frontages and improve the setting of the development.

There would be no changes to how the site and development would be accessed.

The Highway Authority and Public Right of Way Officer have raised no objections to the proposals subject to conditions.

As such the proposed development is considered acceptable and in compliance with policies H2/2, JP-C5 and JP-C6.

Ecology

GMEU were consulted on the approved scheme and did not identify any significant issues. Given the site is adjacent to Redisher Woods and Holcombe Brook Site of Biological Importance (SBI), a condition on planning reg 69702 (condition 17) was recommended for the submission of a Demolition and Construction Environmental Method Statement. The applicant applied to discharge the condition and GMEU raised no objection to it being discharged.

Details of a landscaping scheme including provision of bat and bird boxes has also been provided to discharge condition 16 on planning ref 69702. GMEU were satisfied with the proposals and the development would be implemented in accordance with these approved details.

As such, the proposed development would be acceptable and comply with H2/2, EN6/3 and JP-G8.

Flood Risk and Drainage

The Environment Agency (EA), United Utilities (UU) and the Local Lead Flood Authority(LLFA) were consulted on the previous scheme and raised no objections in principle.

At the time, the EA reviewed the submitted flood risk assessment and recommended the applicant adhere closely to the recommendations in the FRA and to meet the NPPF requirements in relation to flood risk. This was conditioned.

The LLFA also had no objections to the proposed development subject to a condition requiring details of surface water drainage proposals to be submitted and approved by the LPA (condition 15).

UU raised no objections to the proposed development and advise the applicant to contact them directly with regards to determining the location of public sewers/wastewater pipelines. This was included as an informative to the applicant.

The EA, UU and LLFA have not been consulted on this application which relates to design and appearance only. Conditions recommended by these consultees on the previous scheme would be carried over to the new permission as to date, they have not yet been

discharged.

Response to objections

- The previous scheme also proposed 4 bed properties and therefore the proposed development would be no different from previously approved in terms of parking requirements where 2 spaces have been previously accepted for a 4 bed property.
- The increase in footprint would be to extend the properties to the rear by 1.5m. The width and height would remain as previously approved.
- The bin stores have been relocated to the rear of each property.
- The development would provide landscaping and bat and bird boxes which satisfied the discharge of condition 16 of ref 69702 as recommended by GMEU.

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

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

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of the permission of the original consent ref 69702 (22/11/23).
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings -

Proposed site plan 3538-03 A, Proposed elevations and floor plans 3538-01

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 and Places for Everyone Joint Development Plan listed.
3. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:
 1. A site investigation scheme, based on the information already submitted to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
 2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 3. A verification plan providing details of the data that will be collected to

demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance, and arrangements for contingency action.

The scheme shall be implemented as approved within agreed timescales.

Reason. To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework.

4. Prior to any part of the permitted development being occupied, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.
Reason. To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework.
5. The development shall be carried out in accordance with the submitted flood risk assessment (ref PGC 765) and the following mitigation measures:
 - Finished floor levels shall be set no lower than 156.36 metres above Ordnance Datum (AOD)These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.
Reason. To reduce the risk of flooding to the proposed development and future occupants pursuant to chapter 14 - Meeting the challenge of climate change, flooding and coastal change
6. No drainage systems for the infiltration of surface water to the ground where adverse concentrations of contamination are known or suspected to be present are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.
Reason. To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 174 of the National Planning Policy Framework.
7. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
Reason. To ensure that the proposed piling, does not harm groundwater resources in line with paragraph 174 of the National Planning Policy Framework and Position Statement J of the 'The Environment Agency's approach to groundwater protection'.
8. No development shall commence until;
 - a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and

b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason. The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 183 and 184 of the National Planning Policy Framework.

9. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 183 and 184 of the National Planning Policy Framework.

10. Prior to occupation the applicant shall provide one electric vehicle (EV) charging point (minimum 7kW*) per unit (dwelling with dedicated parking).

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Reason. In accordance with the NPPF and Policy JP-S5, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life.

11. The development hereby approved shall be carried out in accordance with the details of materials submitted and approved for condition 11 of planning permission 69702 (under the discharge of condition application reference 72227) for the development to comprise natural stone, natural slate roof and all other materials approved for condition 11.

Reason. In the interests of visual amenity, preserve the character of the Conservation Area and ensure a satisfactory development pursuant to Policies EN1/2, EN2/1, EN2/2 and H2/1.

12. The development hereby approved shall be carried out in accordance with the details submitted to discharge condition 12 of planning ref 69702 - Dilapidation Survey - Appendix B of the revised Construction Traffic Management Plan (CTMP Revision 030925). Following one month of the completion of the development a further survey will be required to be carried out and agreed works undertaken.

Reason. To maintain the integrity of the adjacent Public Right of Way and in the interests of highway safety pursuant to Policies H2/2 - the Layout of New Residential Development, EN1/2 - Townscape and Built Development and JP-C8.

13. The development hereby approved shall be carried out in accordance with the

Construction Traffic Management Plan (CTMP) submitted for the discharge of Condition 13 of planning permission reference 69702. The measures, facilities and phasing/plot construction as stated in the revised CTMP Revision 030925 received on 03/09/25 shall be carried out and maintained throughout the construction of the development, together with the remaining requirements of the condition.

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 Policies EN1/2 - Townscape and Built Design and JP-C8 - Transport Requirements of New Development.

14. The car parking indicated on the approved 'Proposed Site Plan' dwg 3538-03 A shall be surfaced with permeable/porous paving materials and made available for use prior to the dwellings hereby approved being occupied and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety and minimise the discharge of surface water onto the adjacent Public Right of Way pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

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

Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

16. The development hereby approved shall be carried out in accordance with the details submitted for condition 16 on planning permission 69702 - Landscaping Scheme. The approved Landscaping Scheme dated 22/1/26 Rev 4 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. 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. The approved bird and bat boxes shall be provided prior to first occupation of the development hereby approved.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity and ecological enhancement pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, EC6/3 - Features of Ecological Value, EN8/2 - Woodland and Tree Planting of

the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

17. The development hereby approved shall be carried out in accordance with the details submitted for the discharge of condition 27 of planning permission 69702 - Construction Environment Management Plan. The approved measures of the CEMP date issued 30/5/25 rev 1 shall be implemented prior to the commencement of development and retained throughout the construction period.

Reason. To ensure the safe and secure development of the site in relation to the nature conservation of particular ecological significance of the Sites of Biological Interest pursuant to Bury Unitary Development Plan Policies EN6/1 - Sites of nature Conservation Interest (Sites of Special Scientific Interest, National Nature Reserves and Grade A Sites of Biological Importance), EC6/3 - Features of Ecological Value and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

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

72678

Photo 1



Photo 2



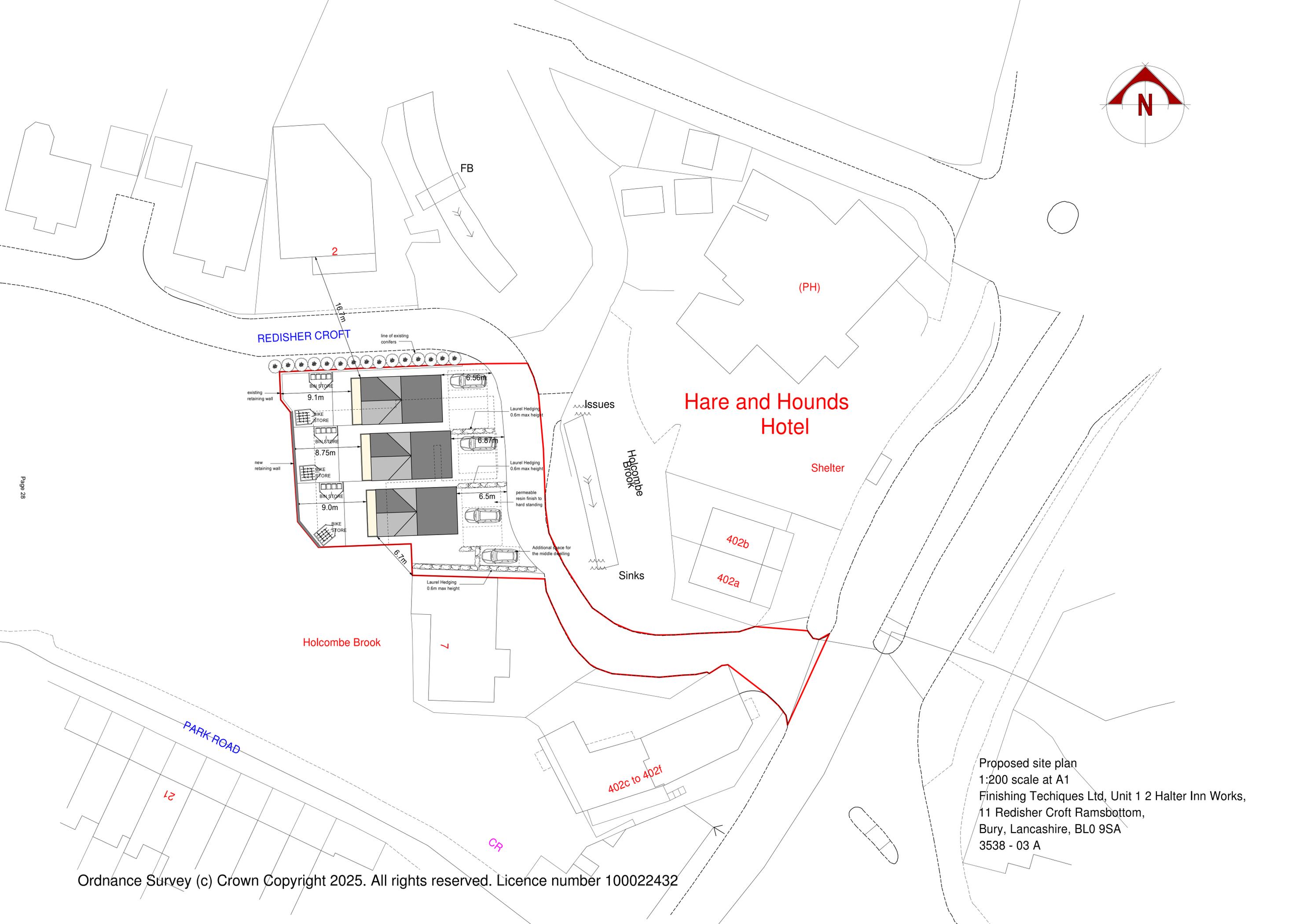
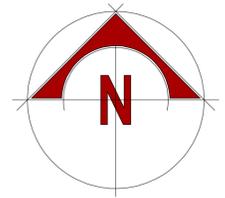
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Photo 3



Photo 4

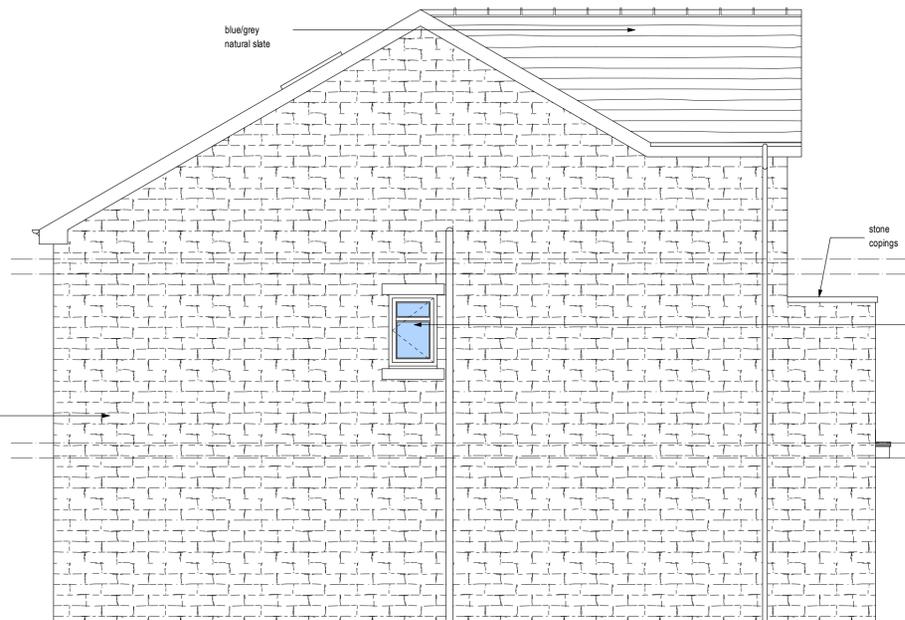




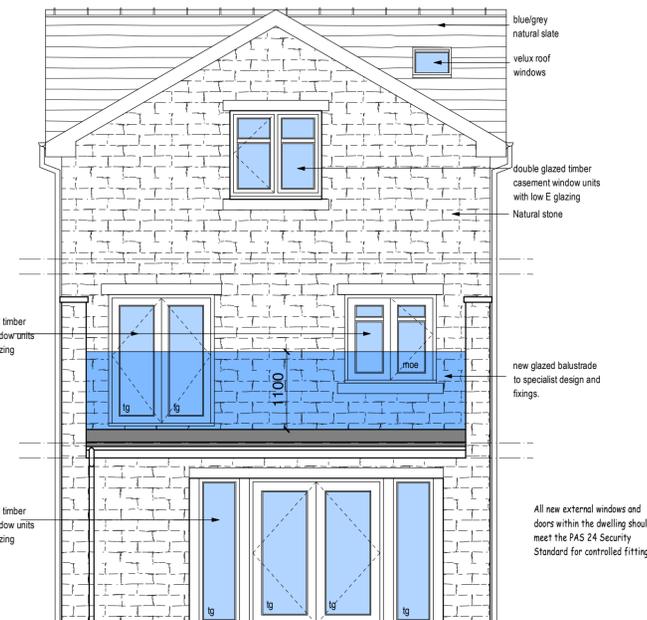
Proposed site plan
1:200 scale at A1
Finishing Techniques Ltd, Unit 1 2 Halter Inn Works,
11 Redisher Croft Ramsbottom,
Bury, Lancashire, BL0 9SA
3538 - 03 A



front elevation

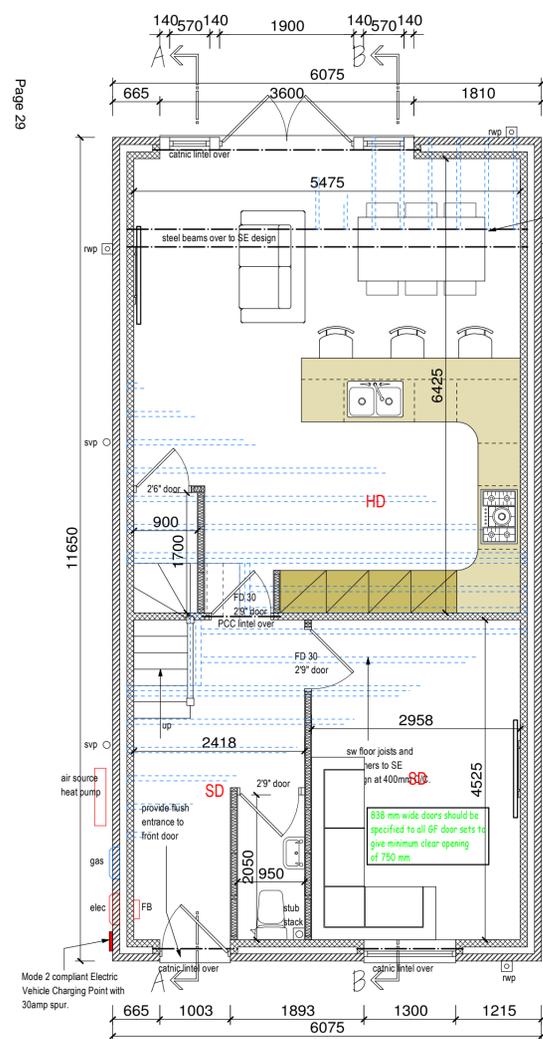


side elevation

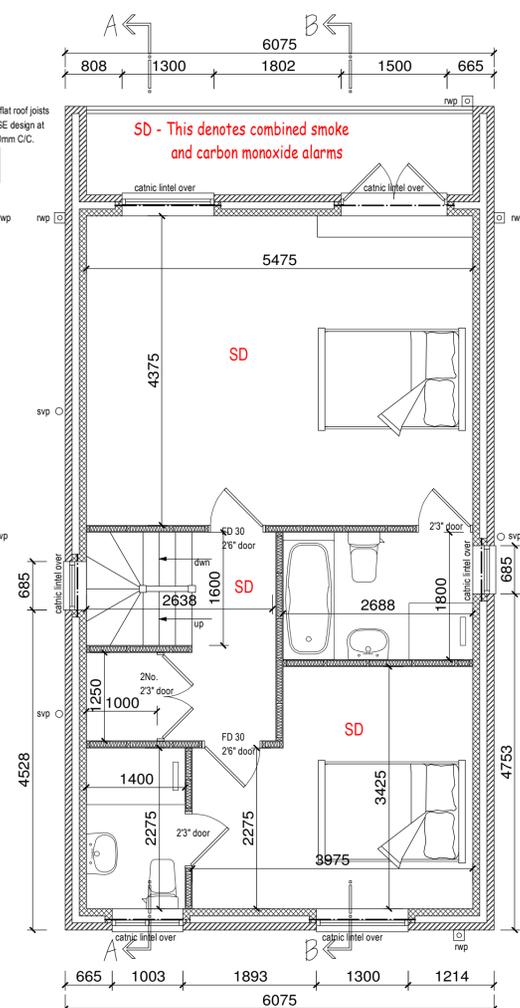


rear elevation

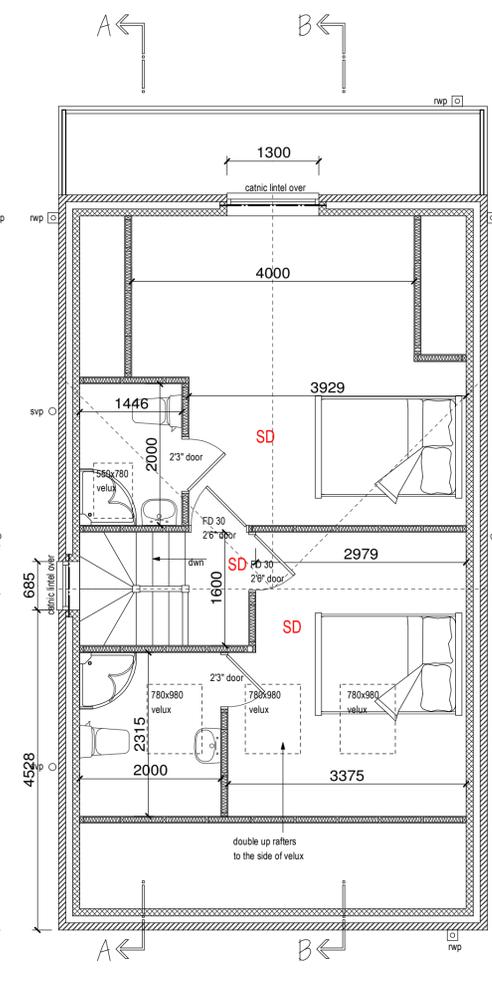
Page 29



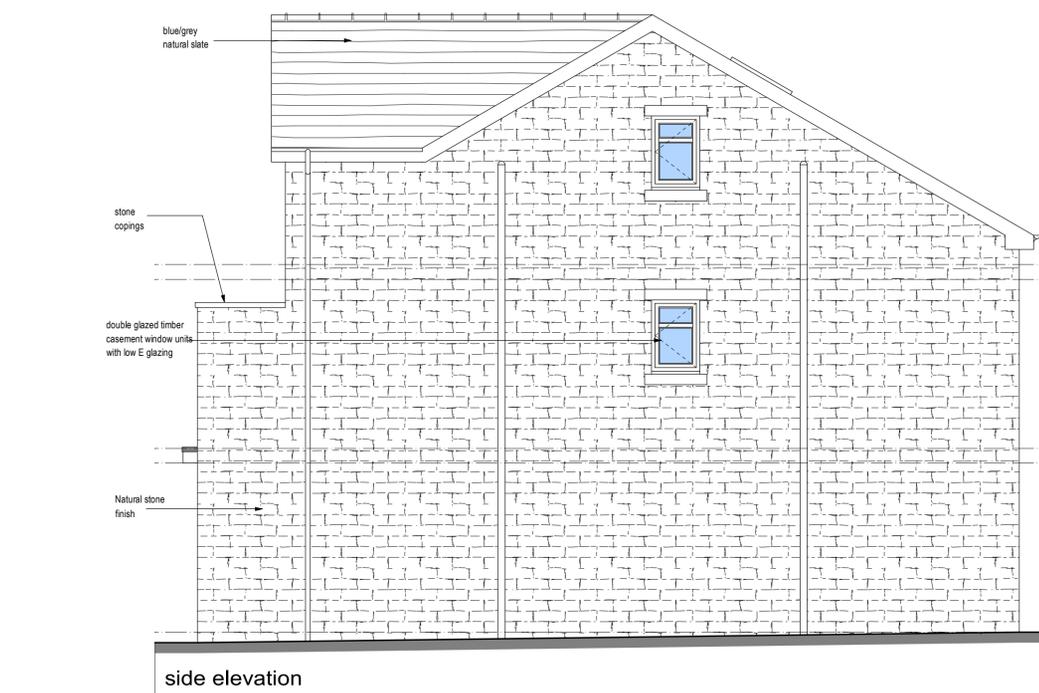
ground floor plan



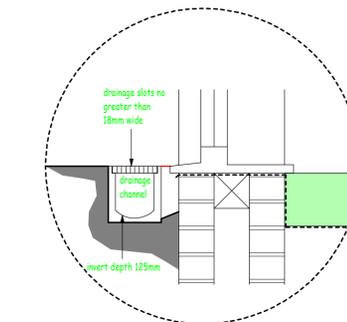
first floor plan



second floor plan



side elevation



Flush entrance detail

At the end of installation and testing the electrician (belonging to a competent persons scheme) will issue an appropriate BS 7671 Electrical Installation Certificate 18th edition, and that a copy will be provided to Quadrant Building Control.

This drawing has been prepared for the sole purpose of obtaining Planning Permission and Building Regulation Approval ONLY. All structural calculations are to be checked by structural engineer prior to construction.

All dimensions & details are to be checked on site prior to construction, any discrepancies reported to Extensions prior to any work undertaken. Any work undertaken prior to full planning & building regulation approval is at the client's own risk. Extensions will not be held responsible for any problems arising.

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D	DATE	DATE	June 2025
C			
B			
A			
SCALE 1:50		DATE June 2025	
DRAWN JDJ		PP BR	
CUSTOMER			
Halter Inn Developments Limited			
PROJECT			
3 No. Dwellings			
LOCATION Unit 1-2 Halter Inn Works, 11 Redsher Croft, Ramsbottom, Bury, BL0 9SA			
LOCAL AUTHORITY			

Extensions
 11 Olden Street, Ramsbottom, Bury, BL0 9EZ
 Tel: 0161 264 2900
 Web: www.extensions.co.uk E: info@extensions.co.uk

JOB No. 3538 - 01 REV.

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Ward: Whitefield + Unsworth - Unsworth

Item 02

Applicant: JD Sports Fashion Plc

Location: Land at junction of Hollins Brook Way & Pilsworth Road, Bury, BL9 8RR

Proposal: Erection of leisure pavilion including canteen and gym facilities, together with external works including multi-use games area and 2no. padel courts along with associated parking provision, landscaping and ancillary works.

Application Ref: 72656/Full

Target Date: 06/04/2026

Recommendation: Approve with Conditions

Description

The application site comprises a vacant piece of land circa 2.3 hectares which is located in the Pilsworth Industrial Estate Employment Generating Area under UDP Policy EC2/1. The site is associated with the JD Group campus where the main headquarters for the company are established.

The site is located at the junction of Hollins Brook Way and Pilsworth Road, directly adjacent to the existing JD offices and car parks with the surrounding area predominantly characterised by commercial and industrial uses. There is an established residential development to the west of the site comprising Beechwood apartments and dwellings on The Croft separated from the site by trees. To the south is open land which is allocated as a Wildlife Corridor, River Valley and land which forms Hollins Local Nature Reserve.

There is a Public Right of Way (PRoW) which runs down the eastern pavement of Hollins Brook Road to the south of the site and connects to the Local Nature Reserve.

A High Pressure (HP) gas pipeline crosses the north east corner of the site and Hollins Brook Way.

Planning permission was granted in August 2023 for the redevelopment of the site to provide additional facilities and functions to support the existing campus and employees (planning ref 68530)

The application proposed a development of two phases - a full application for a new creche with associated parking, new access and highway infrastructure works (phase 1) and an outline application for a new Hub building proposed as a 4 storey building to provide a central office with associated facilities, landscaping and parking (phase 2). The application was approved April 2023

The application for the reserved matters (appearance, landscaping, layout and scale) for the phase 2 development of commercial building (Hub building, Use Class E) car parking, internal roads and a multi-purpose all -weather sports pitch and all details required to discharge the following conditions from application 68530; 4 (Remediation Strategy), 8 (Construction Environment Management Plan), 17 (Risk Assessment), 18 (Construction Traffic Management Plan), 27 (Landscaping), 28 (Materials), 30 (EV Charging), 32 (Biodiversity), 33 (Ecology), 35 (Transport) was approved January 2025.

Works associated with Phase 1 to provide the new accesses off Pilsworth way and Hollins

Brook Road and highway infrastructure have been completed.

The applicant had previously confirmed it was no longer their intention to go ahead with the creche building and plans to utilise the area for additional parking would come forward in a future planning application.

Since the submission of the Reserved Matters application, the business has seen changes to its working practices, from a flexible working pattern to requiring staff to attend the offices at least 4 times a week.

In seeking solutions to accommodate more staff on site at one time within the existing accommodation and premises, the applicant has carried out refurbishment works on site to improve facilities and staff benefits which included new re-fit offices, meeting rooms, kitchenettes and ancillary spaces. Still recognising the need to improve on the benefits provided for employees yet not to the scale as required in the reserved matters application for the 4 storey hub building, the scheme for a new building and associated facilities has now been refined.

This application therefore seeks a full planning consent for the entire site which would supersede the original consents and would capture all the works carried out under phase 1 and the now proposed works.

This application proposes a new leisure pavilion including canteen and gym facilities, together with external works including multi-use games area (MUGA) and 2no. padel courts, running track along with associated parking provision, landscaping and ancillary works.

The proposed pavilion building would be located centrally within the campus towards the north eastern area and internally would provide a gym, changing facilities, canteen and cafe. Behind the pavilion building this would be the MUGA and an area of informal amenity space and landscaping and the two padel courts would be sited to the west of the MUGA. The running track would be a circular route and formed from a central point in the site from the padel courts to then wind round the woodland area to the south west.

The previous consent secured 2 entrances to the site and works have been completed to deliver these along with road widening works on Pilsworth Road. To address historical parking issues, the development proposes 202 No. parking spaces in total to include 11 No. accessible spaces, 22 No. EV chargepoints, 38 No. future proofed EV changing spaces, 10 No. visitor spaces and 3 No. motorcycle spaces and secured cycle storage.

Pedestrian access would derive from Hollins Brook Way, Pilsworth Road or the south Public Rights of Way with footpaths provided internally to access all areas of the site and its facilities.

Relevant Planning History

54670 - Replacement boundary fence (Pilsworth Road/ Hollins Brook Way) - Approve with Conditions 02/02/2012

60525 - Retention of existing car park and re-location of car park gate onto Aviation Road for egress only; alterations and improvements to the junction of Aviation Road and Pilsworth Road, including repositioning of existing gate on Aviation Road to improve pedestrian access (north side) and provision of a horse stile (south side) and associated signage - Approve with Conditions 21/02/2018

63159 - Variation of condition 1 following grant of planning permission 60525 to allow an additional 6 months for commencement of the junction improvement works - Approve with Conditions 04/10/2018

63998 - Variation of condition 1 following grant of planning permission 63159 to allow an additional 6 months for commencement of the junction improvement works - Approve with

Conditions 23/05/2019

64607 - Prior notification for proposed demolition of single storey steel framed workshop/works depot and single storey garage - Prior Approval Required and Granted 24/10/2019

68530 - Hybrid application - Full application: Zone 1 development of Commercial building No1 (Creche, Use Class E), car parking and internal site roads, a new site access junction to Pilsworth Road, highway improvements to Hollins Brook Way and Pilsworth Road, use of an existing car park exit to Aviation Road for emergency purposes only.

Outline application: Zone 2 development of Commercial building No.2 (Hub building, Use Class E) car parking and internal site roads and a multi-purpose all-weather sports pitch (Including reserved matters of means of access and scale included for determination). - Approve with Conditions 18/04/2023

68605 - Siting of two storey Portakabin modular building for office use during refurbishment works for a temporary period of 3 years. - Approve with Conditions 20/09/2022

71247 - Application for reserved matters approval (appearance, landscaping, layout and scale) for the Zone 2 development of commercial building (Hub building, Use Class E) car parking, internal roads and a multi-purpose all-weather sports pitch and all details required to discharge the following conditions from application 68530; 4 (Remediation Strategy), 8 (Construction Environment Management Plan), 17 (Risk Assessment), 18 (Construction Traffic Management Plan), 27 (Landscaping), 28 (Materials), 30 (EV Charging), 32 (Biodiversity), 33 (Ecology), 35 (Transport) - Approve with Conditions 30/01/2025

20/0101 - Breach of conditions of demolition determination application 64607 - 08/06/2020

Publicity

72 letters sent on 15/1/26

Site notice posted 22/1/26

Press advert 22/1/26.

Two representations received.

One comment -

- A lot of flora and tall trees were felled when this area was cleared for this development. This bordered the nature reserve and provided vital habitat and food resources for nature. Given the many years it will take for anything to recuperate, more needs to be done to ensure that nature is not negatively impacted by this development. A larger area needs to be allocated along the boarder with the nature reserve. Native trees, shrubs, which flower and bear fruits and /or nuts need to be planted and cared for to ensure survival until they can hold their own.

One support -

- As a neighbour, JD have invited us in and explained the proposed new plans and we are happy. The single storey building design hides the football pitch and the plant and looks very modern. The padel courts should part reduce the possibility of noise from the football pitch and the padel courts themselves have roofs on which will help with the noise they generate. JD's team have assured us lighting will be directly downward and light pollution controlled. The green will look well and the road down to the conservation area attractive. JD's team have assured us this campus is for staff only and not open to general public to hire/use and so the hope is that activities taper down by 9pm ish. All in all, well received.

Statutory/Non-Statutory Consultations

Highways - No objection subject to conditions

Public Right of Way - No objection

Environmental Health - Contaminated land/Air Quality - No objection subject to conditions

Environmental Health Pollution Control - Recommend a condition for mitigation of noise impacts

Drainage Engineer - no objection

Coal Authority - No objection

Transport for Greater Manchester - No objection

Greater Manchester police - design for security - No objection

United Utilities -

Waste management - No response received

The Coal Authority - No objection

Greater Manchester Ecology Unit - No objection.

Cadent - No objection to revised site plan 0502 P08

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

Development Plan and Policies

NPPF	National Planning Policy Framework
EC2/1	Employment Generating Areas
EC6/1	New Business, Industrial and Commercial
EN1/2	Townscape and Built Design
EN6/2	Sites of Nature Conservation Interest LNR's
EN6/3	Features of Ecological Value
EN7/2	Noise Pollution
RT3/5	Noisy Sport
HT2/1	The Strategic Route Network
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
HT6/1	Pedestrian and Cyclist Movement
SPD11	Parking Standards in Bury
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-J1	Supporting Long-Term Economic Growth
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-P6	Health
JP-C2	Digital Connectivity
JP-C8	Transport Requirements of New Development
JP-P1	Sustainable Places

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), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within 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 and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Principle

The principle of development has been established by the grant of the Outline and

Reserved Matters applications for redevelopment of the site.

Details of this application are considered below.

Layout

The proposed layout has been driven by a number of factors; to locate the building so that it held some presence to the Pilsworth road frontage, providing a connection between the building and the outdoor sports facilities and amenity area and gardens, parking arrangements for both staff and visitors and providing a pleasant outlook from the pavilion building over the green spaces and nature reserve.

The building is therefore proposed to be sited towards the north eastern area of the site in a linear form with the frontage towards Pilsworth Road. The main entrance would be through a lobby on the side elevation which would be signposted. Behind the pavilion building there would be connections to the outdoor MUGA and garden area which would provide seating and pathways in a landscaped setting. To the west of the of the MUGA would be two padel courts which again would have close access to the changing facilities in the pavilion. A running track would also be provided from a central area of the site and through the woodland area to the south west.

Visitor parking would be located near the site entrance to the east separated from the staff parking at the front by a landscape buffer. This area of parking would be accessed via the western entrance. The remainder of the parking spaces would be located along the west and southern parts of the site, accessed via the internal circulation route which would feed off Hollins Brook Way and link around the rear perimeter of the site, joining to exit out onto Pilsworth Way, which was approved as part of the Hybrid application.

The site would have a tree lined and planted frontage to soften the views of the site with the front car park separated in areas by ornamental shrub and hedge planting. Landscaping would continue to feature to the other areas of the site and particularly the outside amenity space and southern boundary.

The proposed scheme would deliver the facilities to meet the needs of the business and its employees, providing good connections between the building and outside space and linking areas of parking via the internal access road and freeing up areas of the site for parking.

It is therefore considered the proposed development would be acceptable and comply with policies EC2/1, EC6/1, EN1/2 and PfE Policy JP-J1.

Design, scale and appearance

Chapter 12 of the NPPF - Achieving well-designed places seeks the creation of high quality and sustainable buildings with good design a key aspect of sustainable development which creates better places to live and work.

In terms of scale, the proposed pavilion building has been reduced quite significantly from the Hub building which was approved in detail as part of the previous Reserved Matters application. This is due to a number of factors including additional facilities and workspaces following the refurbishment of existing office buildings, flexible working patterns and the needs of the business and its staff.

The proposed building would be a large single storey and of a linear form, still fronting Pilsworth Road to maintain street presence. The roof would be monopitch sloping up to maximise the height at the front of the building and a lightbox and glazed lantern to the corner of the building would add height and interest, as would an extended canopy over the entrance. PV panels would be mounted to the roof to improve the sustainability of the

building.

Materials would be limited to black and grey cladding with glazed black frames which would reflect the brands business but interjected with glazed curtain walling with the logo and brand featuring within the elevations.

Along the north elevation would be a plant enclosure which would have an open top but would be screened behind a vertical black timber clad wall onto which graphics would be applied and this would integrate well within the north elevation.

On the rear, glazed openings would open up the building to provide connections to the outdoor seating and recreation spaces and the nature reserve beyond providing pleasant views out for staff.

The proposed pavilion building whilst modest in its design would have clean lines and introduce contemporary features and materials, with logos and graphics providing a signpost to the company's brand.

The proposed padel courts would be located next to the outdoor MUGA, set back from the north elevation of the pavilion to lessen its visual presence. They would be enclosed within a relatively lightweight structures with steel posts supporting a canopy with glazing and mesh panels to the lower elevations and side sheets to the upper part of the elevations and as such would not be an over dominant feature within the site, the pavilion being the notable building on site.

It is therefore considered the revised scheme, whilst reduced scale to that previously approved, would deliver a high quality development to provide the facilities to meets the needs of the business and employees. Previously completed highway and access works would serve the development to provide circulation routes and better access arrangements into and out of the site. The proposed parking areas and number of spaces would address the issues which have been historically problematic.

It is therefore considered that the proposed development would be acceptable and comply with policies EC6/1, EN1/2, JP-S1 and the principles of the NPPF.

Impact on residential amenity

The footprint of the building would be located towards the north eastern area of the site, and to the closest residential dwellings to the west there would be a distance of more than 66m to the pavilion building and would be single storey in height to approximately 7m . There would be a significant separation distance to the houses and landscaping and as a lower level building it is considered that impacts on neighbours would be minimal.

The padel court would also be approx 66m from the nearest residential property to the west. With a height of approximately 8.4m but a more ephemeral build and with intervening features, it is considered that impacts on neighbours would not be significant.

The MUGA would be more than 80m from residential dwellings and would provide facilities for the JD staff. A condition was included on the previous consent that the use of the pitch would be until 9pm with flooding to similarly align with the use of the pitch and this would be conditioned.

The light columns would be 8m high with light spill directed onto the playing surface with built in external spill shields/baffles to contain and direct the light which would not extend beyond the limits of the car park.

The MUGA would not be used beyond 9pm and time based lighting controls would ensure the lights were extinguished at a time of 9pm and this would be secured by a planning condition.

It is therefore considered that the nearby residents would not be adversely affected by the proposed MUGA lighting.

In terms of noise nuisances, there are no legislative requirements of limits for noise from activities from MUGA's although criteria from the World Health Organisation Guidelines for Community Noise in relation to outdoor amenity sites and Sport England's Guide in the Artificial Grass Pitch (AGP) Acoustics -Planning Implications (rev 1 Nov 2015) are helpful guides and generally referred to in noise assessments for these types of development.

The Noise Report concludes that mitigation would not be required to either the padel courts or MUGA as noise impacts are expected to comply with best practice design criteria and the Sports England criteria.

Other noise nuisances may occur from external plant but with the incorporation of mitigation measures as recommended in the Noise Survey and by Environmental Health Pollution Control, there would not be significant concern of noise disturbances.

For this and previously applications, the applicant has engaged with local residents to keep them informed of forthcoming development and allay any concerns residents would have. this is reflected in a representation made above.

It is therefore considered the proposed development would not have a significant or harmful impact on adjacent residents and would comply with policies EC6/1, EN1/2 and EN7/2.

Landscaping

The development proposes to incorporate landscaping across the site to include semi-mature boundary trees, ornamental tree screening and bulb planting.

The front of the site would be tree lined with 14 with heavy standard/extra heavy standard trees which would soften the frontage and enhance the streetscene and within the site and staff garden area, a mini woodland would provide a pleasant area at staff break or meeting times. Rain garden trees would also be located in SuDS areas which would provide biodiversity and serve as a water management function.

Other areas of the site would be furnished with native hedgerows and seasonal flowering plants and shrubs.

Hard landscaping would provide a variety of surfaces to designate and identify pedestrian paths, crossing areas and parking.

The proposal are considered to provide comprehensive landscaping which would complement the design and layout of the scheme and as such would comply with EC6/1, EN1/2, JP-G7 and the principles of the NPPF.

Highway matters

New access arrangements have already been established under the grant of the full application where an additional exit lane to provide a dedicated left and right hand turns out of the site to improve traffic flows within the site and regulate vehicle movements onto Pilsworth Road. A right turn lane was also approved on Pilsworth Road into the site at the Hollins Brook Way junction to better the existing arrangements on the highway network.

A new access at the westerly part of the site from Pilsworth Road was also proposed along

with a dedicated right turn lane formed from Pilsworth Road into the site to enable traffic to continue to flow freely past the site.

Aviation Road would revert back to being for emergency purposes only.

The above works have been carried out and have helped to improve traffic flow in the area whilst better serving the staff/visitor movements in and out of the campus site itself.

TfGM Highways have reviewed the Transport Statement, and would agree that the development is unlikely to make a material impact on the local highway network.

However, the TS makes note of the changes in working patterns of JD Sports where staff have been required to attend the site more regularly and notes that currently, up to 90 vehicles are displaced at Park 66 and Asda car parks. 151 spaces are currently on site and being used by employees with a further 51 spaces to be provided (totalling 202). This would suggest that prior to the erection of the leisure pavilion, there are issues with parking at the development site. It is critical that the development site in its entirety is able to accommodate the level of parking required and if the changes in working patterns/the erection of the leisure pavilion make this difficult, then the parking strategy and arrangements would need to be amended.

TfGM would defer to the LHA to determine if the access, parking and servicing arrangements are acceptable.

Parking assessment

The applicant has provided a Technical Note in response to comments made by TfGM including an analysis of the current parking situation where there is an element of off-site parking at the nearby Asda/Park 66 and the proposed parking strategy. A key element of the scheme is to provide parking for the whole campus site and staff and proposes the following parking provision:

- 202 no spaces including 11 accessible spaces, 22 Ev chargepoints and a further 38 No. future proofed EV charge provision
- 10 visitor spaces including an accessible space
- 3 motorcycle parking spaces
- 24 no cycle spaces and 40 no cycle spaces within a covered store plus 2 no Sheffield stands for additional cycle parking.

The submitted Transport Statement references a figure of between 50 and 90 vehicles parking off site. However, the Technical Note clarifies this to be a generous calculation and the actual number of vehicles on a typical day is much lower.

The scheme aims to address the shortfall in parking the site has historically experienced by the net increase in car parking of 61 spaces. In addition to the parking strategy, the applicant also proposes to remove the option for staff to park off-site.

The proposed parking strategy is following a comprehensive assessment of numbers of staff on site at one time and the need to facilitate visitors. Parking for visitors would be located close to the site and the pavilion entrance with staff parking located to the front, rear and western areas. EV chargepoints and future proofed chargepoints would comply with policy guidance with accessible spaces also located close to the building's entrance.

TfGM have no further comments to make on the technical note and parking provision and the subject to conditions Local Highway Authority have no objections in principle to the proposed development.

As such the proposal would comply with policy HT2/4.

Ecology

Summary

There are no significant ecological issues associated with this development. GMEU recommend amendments however to the BNG metric with regards to the baseline assessment.

Proximity to Hollins Vale LNR and SBI

Works adjacent to the LNR/SBI now appear to be largely complete, the amended proposal subject to this application located around 20m from the boundary, though only separated by a car park. Run-off during construction could therefore still occur during construction. GMEU are however satisfied that the risks are now very low and can be dealt with through a general construction and environmental management plan along the lines of condition 8 of the original permission 68530 which was discharged as part of the previous permission.

Protected Species

It has previously been accepted prior to site clearance and commencement of development under the previous permission that the site was very low risk for all protected species that could theoretically be present in the locality. No further information or measures are required.

Nesting Birds

Whilst the majority of tree and shrub removal has already occurred under the previous approval, the updated ecological assessment identified a small area of ornamental shrubs as still present and in need of clearance, potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. GMEU recommend a condition along the following lines be applied to any permission.

No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a precautionary working method statement for nesting birds by a suitably experienced ecologist has been supplied to and agreed in writing by the LPA.

Other Wildlife

The site has been cleared and partially developed under the previous permission. Whilst the previously applied condition 14, which was discharged, could be reapplied, GMEU are satisfied that the site is now very low risk with the remaining area of development separated from the high value habitats associated with Hollins Vale by hostile habitat (car parks). GMEU recommend therefore an informative along the following lines.

The applicant is reminded that, under the Wild Mammal (Protection) Act 1996 it is an offence to inflict unnecessary suffering to wild mammals. Planning Permission does not provide a defence against prosecution under this act.

Invasive Species

This issue was dealt with previously by condition 15 of 68530 for rhododendron, monbretia and Cotoneaster. At reserved matters only the Cotoneaster and Himalayan balsam were recorded. The updated assessment has only recorded the Cotoneaster. The previously supplied method statement for control of INNs has been provided. GMEU are satisfied given no balsam was recorded and only a hedge of Cotoneaster still present that the INNS method statement can be conditioned as part of any permission.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

Section 187 of the NPPF 2024 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

The development site currently has only very low ecological value, which was the case at the original application stage, the only features of ecological value being the screen tree planting around the site. The trees that were proposed for removal have already gone under the previous approval. It was agreed previously that mitigation would be achieved on-site as a result of the proposed soft landscaping around the campus. Whilst biodiversity enhancement measures were previously accepted given the first phase has not been implemented in line with the approval, ie all car park and not car park with building, GMEU assume that the revised biodiversity enhancement measure for wildlife would be required.

With regards biodiversity net gain, whilst the previous approved application was exempt the new application is not. 10% is however indicated as being easily achieved on the site. Whilst GMEU accept that this will be the case, they disagree with the baseline assessment of the site. The applicant has taken the site prior to implementation of the phase 1 approval, treating this as habitat degradation. The Defra guidance on habitat degradation is however:

"Where unauthorised degradation of the onsite habitat has taken place on the land between 30 January 2020 and the date of application, the biodiversity pre-development value of the onsite habitat should be calculated as the biodiversity value of the habitat on the date immediately before the carrying out of these degradation activities. The relevant date should therefore be set as a date immediately before these activities. Unauthorised degradation of onsite habitat is any degradation which is not in accordance with a previous planning permission."

Whilst phase 1 was not implemented in line with the permission, the majority of it was and therefore would not be regarded as unauthorised and therefore the majority of the implemented phase 1 should now be the baseline. Whilst some areas are unauthorised and would technically be regarded as habitat degradation, GMEU are satisfied the unauthorised element would result in no change in habitat value, ie the unauthorised elements are net positive.

A second less important issue is based around the western boundary which is correctly noted, is within the Local nature Reserve (LNR) as an opportunity area. The applicant should however record this in the baseline as low significance as it is only when habitat creation or enhancement is proposed in an opportunity area that you utilise the high significance category.

GMEU therefore recommend the baseline is amended. It should however be noted that given 10% is already achieved, this is not going to change the overall acceptability of the development achieving 10% net gain on the site.

As the proposed habitat creation includes urban trees and other neutral grassland both habitats regarded as significant by Defra, a 30yr habitat management and monitoring plan will be required. As these result in the creation of more than one biodiversity unit, GMEU recommend that this is controlled via a legal agreement or at least a section 106 for monitoring by the LPA, with the HMMP covered by the legal agreement to or a standard condition.

With regards the statutory biodiversity gain condition the applicant would need to provide:

- A biodiversity gain plan utilising the Defra template,
- The final version of the HMMP. GMEU would not regard the use of the Defra template as necessary for this site given the relatively simple nature of the habitat creation proposals and
- The final version of the statutory metric in excel format, with the developer's parts of the start page completed.

With regards to wildlife, measures for bats and birds should be provided as for the previously approved application. This can be provided via condition.

The applicant has submitted a revised biodiversity metric dated 28/1/26. GMEU have confirmed that this appears to be in line with recommendations and no further information or measures are required at this time.

Subject to conditions, the proposed development would be acceptable and comply with policies EN6/3, JP-G8 and the principles of the NPPF.

Drainage

Following review of the submitted Flood Risk Assessment and Drainage Strategy, the Local Lead Flood Authority (LLFA) require clarification to confirm the existing surface water discharge rate and regime from the site and to demonstrate that the proposed restricted discharge rate would result in no increase in surface water runoff when compared to the existing scenario, or alternatively would achieve an appropriate level of hydraulic betterment, in line with local policy.

The applicant has provided the required information and the LLFA are satisfied that the proposed restricted surface water discharge arrangement would be acceptable.

The proposed development would therefore accord with policy JP-S4 and the principles of the NPPF.

Coal Authority

The Coal Authority considers that the content and conclusions of the information prepared by Groundtech Consulting Ltd is sufficient for the purposes of the planning system in demonstrating that the application site is safe and stable for the proposed development. The Coal Authority therefore has no objection to the proposed development.

Design for security (DfS)

Subject to the issues highlighted within the CIS being adequately addressed, particularly those highlighted within the Executive Summary (listed below) and discussed in detail within the report, the design for security team would be happy to support the application:

- Secure perimeter fencing to site and robust access control system to managed staff/visitor access and prevent unauthorised access, both during normal working hours and out-of-hours/at night. If the existing pedestrian link to the south is to be retained, an additional fenceline/gates are recommended to the south of the site to fully secure site perimeter out-of-hours and prevent unseen access and escape to/from the right of way/open land.
- Control of access into/around the proposed pavilion building. Enclosure of MUGA and sheltered padel courts to ensure they can be secured out-of-hours and do not attract loitering/gathering, nuisance and anti-social behaviour issues.

Should the Council be minded to approve the application, the DfS team would recommend the inclusion of a condition requiring the scheme is designed and constructed in accordance

with Sections 3.3 & 4 of the submitted Crime Impact Statement (Ref: 2012/0008/CIS/03, Version A: 24/10/2025).

The applicant have provided a response to the DfS team comments and in terms of the control of access and enclosure of the pavilion building and MUGA, this is accepted.

In terms of point 1, the site is to be enclosed within a 2.4m high security fence as shown on the boundary treatment plan. The site is manned 24/7, 365 days a year and security personnel will be located in the new gatehouse at the main entrance to the site on Hollins Brook Way.

The public right of way is to be retained through the site and monitored by security personnel on site through the use of CCTV and activation of the contact on the gate at the south of the site. This contact activates each time the gate is opened to alert security personnel to a person coming in or out of the site, and the security team can then monitor the movement of this person to ensure they leave the site by walking past the gatehouse rather than accessing the JD site. The location of CCTV cameras has been developed with the JD security team to ensure that they have surveillance of this area and the route out of the site onto Pilsworth Road.

Additional fencelines / gates are not feasible within the design due to the impact this would have on the provision parking spaces and the visual impact of increased fencing / gates in what is designed to be an open campus.

It is understood that the narrative detailed above does not specifically align with Crime Impact Statement, however given that the scheme is considered to present a suitable alternative which is proposed to design out crime, it is requested that the above be considered as an alternative.

DfS have responded that the proposed gate sensor combined with 24/7 security staff presence and CCTV coverage is an acceptable compromise. A condition would be included that the development implement the approved security boundary treatment and the site monitored by CCTV at all times.

The proposed development would therefore accord with policy EN1/5.

JP- S2 - Carbon and energy

The applicant has submitted an Energy Strategy Report which sets out a comprehensive energy strategy for the incorporation of passive design measures, a fabric first approach, and low/zero carbon technologies such as air source heat pumps and solar PV. The scheme would exceed Building Regulations Part L.

The development would accord with policy JP-S2.

JP-C2 - Digital connectivity

This policy requires all new development to have full fibre to premises connections, unless technically infeasible and/or unviable, and to incorporate multiple ducting compliant with telecoms standards, to facilitate future-proof gigabit capable network connections.

A Digital Connectivity Assessment has been produced. The area already has excellent download and connectivity speeds and the applicant has stated their intention to engage with the operator establish and connect to the most optimal data infrastructure.

The proposed development would therefore accord with policy JP-C2.

Response to comment

The development proposes a comprehensive landscaping and biodiversity gain plan with enhancement proposals and measures which would satisfy the requirements of GMEU and statutory and national planning policy.

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

Location Plan - 14579-AEW-XX-XX-DR-A-0500-P03
Existing Site Plan - 14579-AEW-XX-SI-DR-A-0501-P04
Proposed Site Plan - 14579-AEW-XX-SI-DR-A-0502-P08

Proposed Ground Floor Plan - 14579-AEW-XX-XX-DR-A-0510-P06
Proposed Roof Plan - 14579-AEW-XX-XX-DR-A-0511-P05
Proposed Elevations - 14579-AEW-XX-XX-DR-A-0530-P04
Proposed Section - 14579-AEW-XX-XX-DR-A-0540-P04
Proposed Boundary Treatment Plan - 14579-AEW-XX-SI-DR-A-0503 - P04
Proposed Gatehouse - 14579-AEW-XX-XX-DR-A-0507-P02
Proposed Entrance Gateway - 14579-AEW-XX-XX-DR-A-0506-P02
Proposed Substation - 14579-AEW-XX-XX-DR-A-0504-P02
Proposed Cycle - 14579-AEW-XX-XX-DR-A-0505-P02
Proposed Pilsworth Road Street Scene elevation
14579-AEW-XX-XX-DR-A-05-0570 P01

Landscape Plan Phase 1 and 2 - 2522-CWS-XX-XX-D-L-1000-P02
Softworks Plan - 2522-CWS-XX-XX-D-L-2000-P01
Section & Elevations - 2522-CWS-XX-XX-D-L-5000-P01
Proposed Padel Court 14579-AEW-XX-XX-DR-A-0570 P01

Arboricultural Impact Assessment, prepared by E3P;
Construction Environment Management Plan, prepared by Caddick;
Crime Impact Statement, prepared by Design for Security;

Digital Connectivity Statement, prepared by Gtech Surveys Limited;
Energy Strategy Report, prepared by Kennedy Redford;
Flood Risk Assessment and Drainage Strategy, prepared by Kennedy Redford;

Invasive Non-Native Species Method Statement, prepared by Urban Green;
Landscape Proposals Document, prepared by CW Studio;
Noise Impact Assessment, prepared by Cundall;
Preliminary Ecological Assessment and Biodiversity Net Gain;
Ventilation Statement, prepared by Kennedy Redford

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 and Places for Everyone Joint Development Plan listed.

3. The development hereby permitted within any approved phase shall not be occupied/brought into use until the works relating to land contamination detailed below are fully completed:
- Where remediation is required, it shall be carried out in full accordance with the approved Remediation Strategy.
 - A Verification Report must be submitted to the Local Planning Authority for approval upon completion of remediation works. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

4. The development shall be carried out in accordance with section 7 for Pollution Control and Dust Mitigation in the Construction Environmental Management, Method Statement and Construction Traffic Management Plan (report ref NW2310/CEMP/MS/PH2 Rev G) with the approved dust control measures being retained and maintained in a fully functional condition for the duration of the development hereby approved.

Reason. To reduce the impacts of dust disturbance from the site on the local air quality and the environment in accordance with paragraph 187e of the National Planning Policy Framework (December 2024) and Places for Everyone Policy JP-S5 (Clean Air).

5. The development hereby approved shall be carried out in accordance with the EV chargepoint details shown on approved proposed site plan 14579-AEW-XX-SI-DR-A-0502 P08 and shall thereafter be maintained.

Certification and photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted to Local Planning Authority for approval prior to the development being brought into use. The infrastructure shall be maintained and operational in perpetuity.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

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

quality of life with respect to Local Air Quality, in accordance with paragraphs 112e, 117e, 187e and 199 of the National Planning Policy Framework (December 2024) and Places for Everyone Policy JP-S5 (Clean Air).

6. The development hereby approved shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy (REP-JDS-FRDS-RM-001-REV-B), layout phase 1 (211124-KRD-XX EX-DR-C 0001 rev C03) and phase 2 (211124-KRD-XX EX-DR-C 0002 rev P08) and additional information in email dated 5/2/26.

The approved scheme only shall be implemented prior to first occupation and thereafter maintained. Reason. To promote sustainable development and reduce flood risk pursuant to Policies EN7/3 - Water Pollution and EN7/5 - Waste Water Management, JP-S4 and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

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

1. Dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development.
2. Access route for construction traffic from the highway network, restricted to a route from Pilsworth Road/Junction 3 of the M66;
3. Hours of operation and number of vehicle movements.
4. Access point(s) for construction traffic from Pilsworth Road (to exclude the use of Aviation Road/Public Right of Way [Bridleway] No. 79, Bury) and all temporary works required to facilitate access for ground works/construction vehicles.
5. If proposed, details of site hoarding/gate positions clear of required visibility splays onto Pilsworth Road/the private industrial estate roads.
6. The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway and to maintain access for users of Public Right of Way [Footpath] No. 81, Bury, that crosses the site.
7. A scheme of appropriate warning/construction traffic warning signage in the vicinity of the site and its access(es) onto Pilsworth Road.
8. Confirmation of hours of operation and number of vehicle movements;
9. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres.
10. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials.
11. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

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

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent

highways, 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 Policies EN1/2 and JP-C8.

8. The vehicular and pedestrian access arrangements within the curtilage of the site indicated on the approved plans shall be implemented before the development is brought into use.
Reason. To ensure good highway design in the interests of road and pedestrian safety pursuant to policies JP-C5 and JP-C6.
9. The turning facilities within the curtilage of the site 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 policies JP-C5 and JP-C6.
10. The car parking/cycle storage arrangements indicated on the approved plans shall be surfaced & demarcated/provided and made available prior to the part of the development to which it relates hereby approved being brought into use and thereafter maintained at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
11. The development hereby approved shall be carried out in accordance with the mitigation measures recommended in the Noise Impact Assessment rev P01 dated 28 November 2025. The mitigation measures shall be implemented prior to first use/occupation of the development hereby approved and thereafter maintained.
Reason. In the interests of visual amenity pursuant to policies EN1/2 and EN7/2.
12. The development hereby approved shall be carried out in accordance with the submitted Construction Environment Management Plan, Method Statement Plan and Traffic Management Plan (ref NW2310/CEMP/MS/PH2 rfev G) for measures to protect the Local Nature Reserve from dust, debris, run-off and pollution. The measures detailed in the Management Plan shall be implemented prior to the commencement of development and retained throughout the construction period.
Reason. To ensure the safe and secure development of the site in relation to the nature conservation of particular ecological significance of the Local Nature Reserve pursuant to Bury Unitary Development Plan Policies EN6/2 - Sites of Nature Conservation Interest Local Nature Reserves and Grade B and C Sites of Biological Importance, EC6/3 - Features of ecological interest and chapter 15 - Conserving and enhancing the natural environment of the NPPF.
13. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a precautionary working method statement for nesting birds by a suitably experienced ecologist has been supplied to and agreed in writing by the LPA.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies 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.

14. The development hereby approved shall be carried out in accordance with the Invasive Non - native Species Method Statement and timetable by Urban Green and implementation of any recommended mitigation measures to eradicate/treat invasive and species.
Reason. To ensure the safe and satisfactory development of the site in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
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15. The development hereby approved shall be carried out in accordance with the approved landscaping scheme, Phase 1 and 2 landscape plan and the landscape design proposals which shall be implemented not later than 12 months from the date the building is first occupied or within the first available tree planting season,; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies EN6/3 - Features of Ecological Value, EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.
16. Prior to the occupation of the building hereby approved, the development hereby approved shall implement the details - provide 2 bat boxes (in addition to the 3 already installed on site) and 2 bird boxes (in addition to the 4 already installed during phase 1) within the southwestern corner that bounds the Hollins Vale Local Nature Reserve. The bat and bird boxes shall thereafter be retained in situ and available for use.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies EN6/3 - Features of Ecological Value, EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.
17. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:
1. a non-technical summary;
 2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 3. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 4. the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 5. the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.
- has been submitted to, and approved in writing by, the local planning authority.
Reason. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Places for Everyone Joint Development Plan Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.
18. The development hereby approved shall not be occupied unless and until:

1. the habitat creation and enhancement works set out in the approved HMMP have been completed; and

2. a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Reason. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Places for Everyone Joint Development Plan Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.

19. Prior to the first occupation of the development hereby approved, the approved security fencing and CCTV shall be implemented and thereafter retained on site.

Reason. To protect users and visitors to the site and provide efficient security measures pursuant to policy EN1/5.

20. The development hereby approved shall be carried out in accordance with the details shown on the approved elevation plans. Only the approved materials shall be used for the construction of the development.

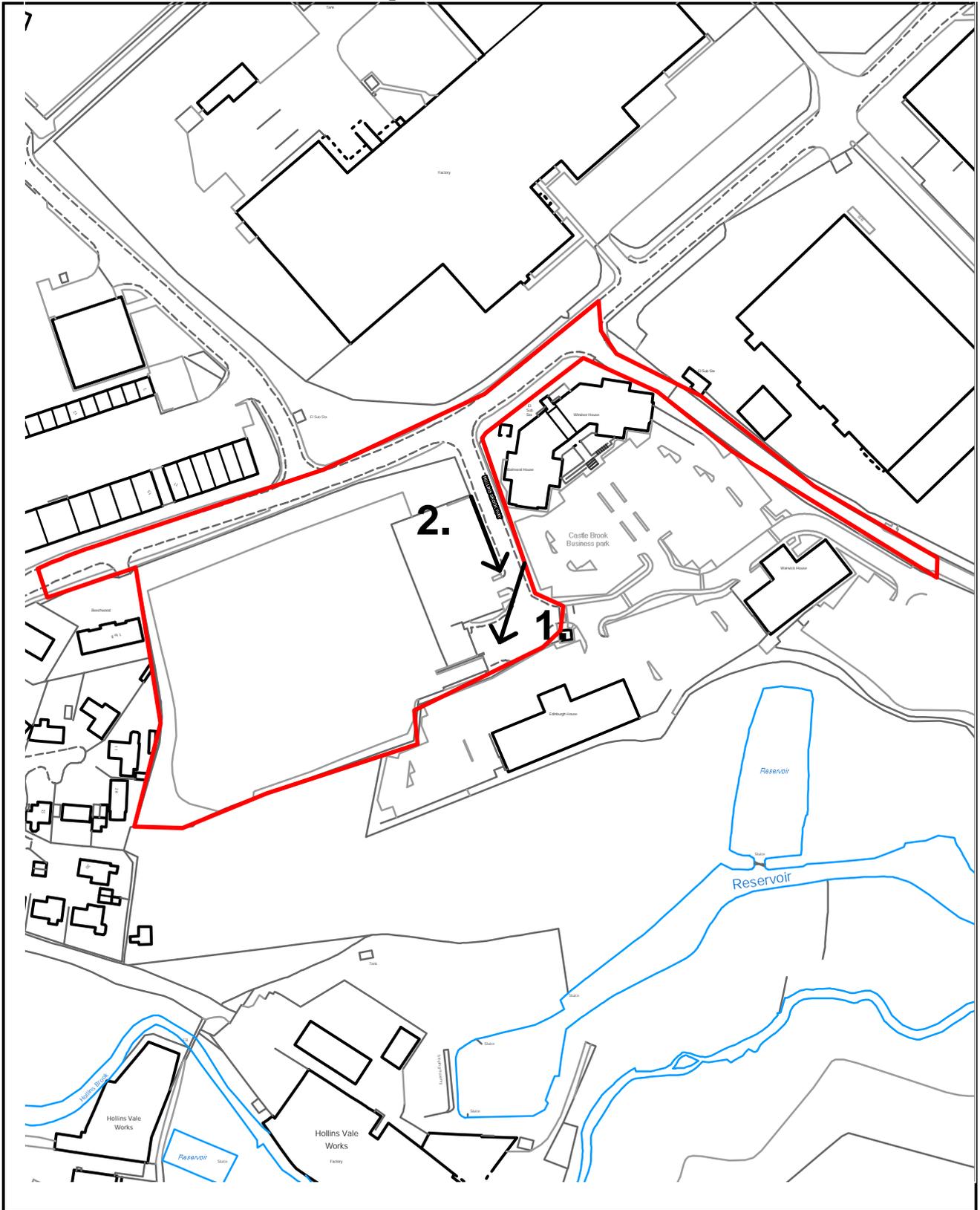
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design

21. Prior to the first use of the floodlights to the MUGA hereby approved, each lighting column shall be fitted with control switches and time clocks to automatically switch the floodlights off no later than 21:00 for the MUGA pitch and lighting for the padel courts. The floodlights and lighting to the padel court shall remain switched off until at least 9am the following morning.

Reason. In the interests of residential amenity pursuant to Bury Unitary Development Plan Policies EN1/2 and EC6/1.

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

Viewpoints 72656



ADDRESS: Land at junction of Hollins Brook
Way & Pilsworth Road, Bury,
BL9 8RR



Planning, Environmental and Regulatory Services

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72656

Aerial 1 - Site



Photo 1



Photo 2



NOTES

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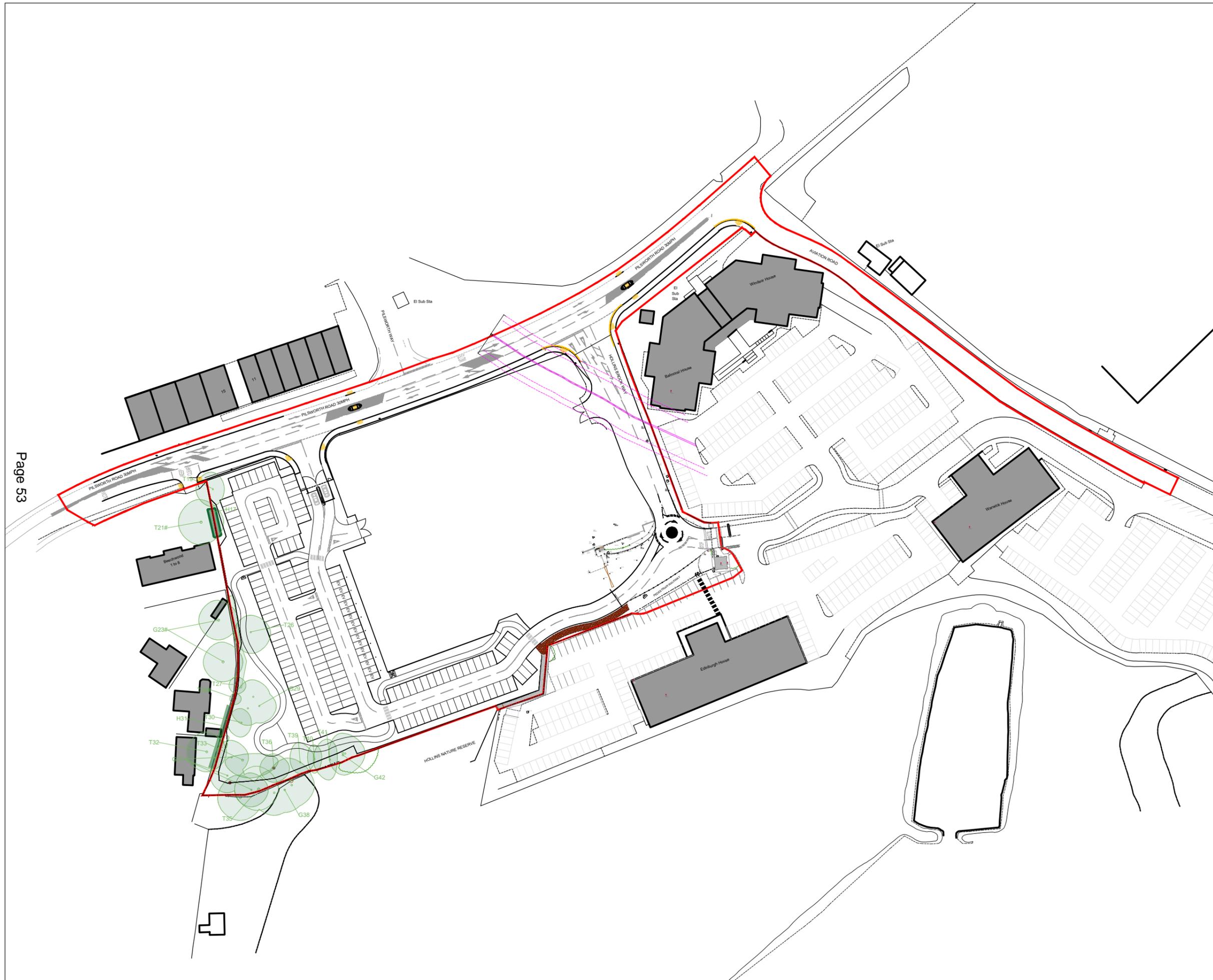
0 10 20 30 40 50m



Scale 1:1250 @ A3



Application Boundary



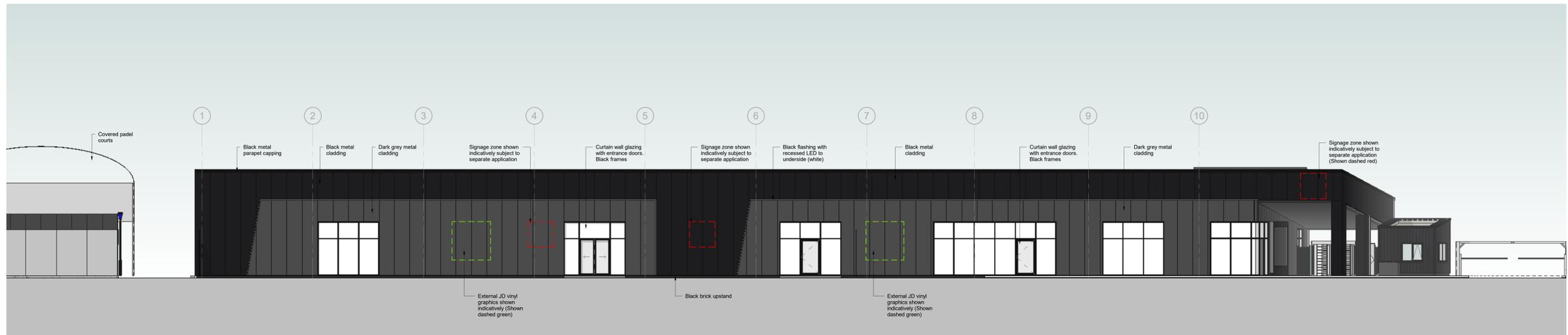
REV	Date	Drawn by	Checked by
P03	02/12/25	RP	PBH
Issued for planning			
P02	07/10/2025	RP	RP
Gas main position updated			
P01	05/09/2025	RP	RP
Initial Issue			
Status		Purpose of Issue	
S2		For Approval	
drawing stage		Stage 3	
client			
JD Sports			
project			
JD Sports Campus, Phase 2			
drawing title			
Location Plan			
date		drawn	
30/07/25		RP	
scale@A3		checked	
1:1250		RP	
AEW Reference Number 14579			

Scale	mm	ft	in
1:100	1:100	1:328	1:328
1:200	1:200	1:656	1:656
1:500	1:500	1:656	1:656
1:1250	1:1250	1:656	1:656

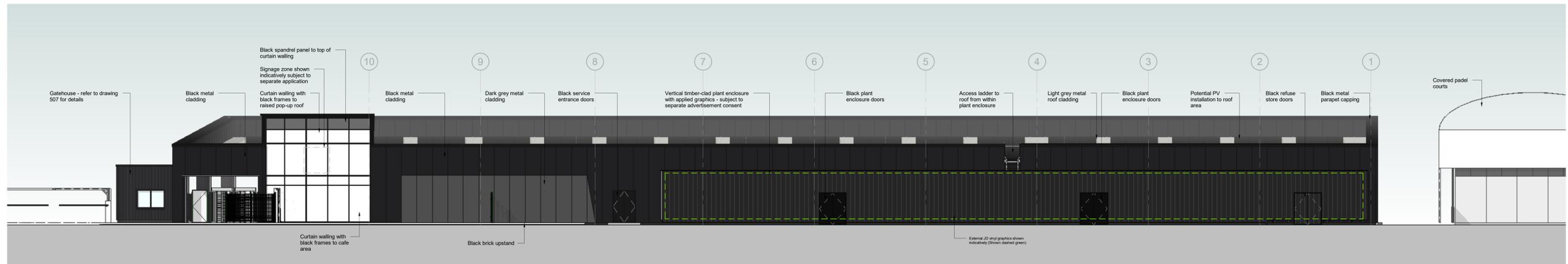
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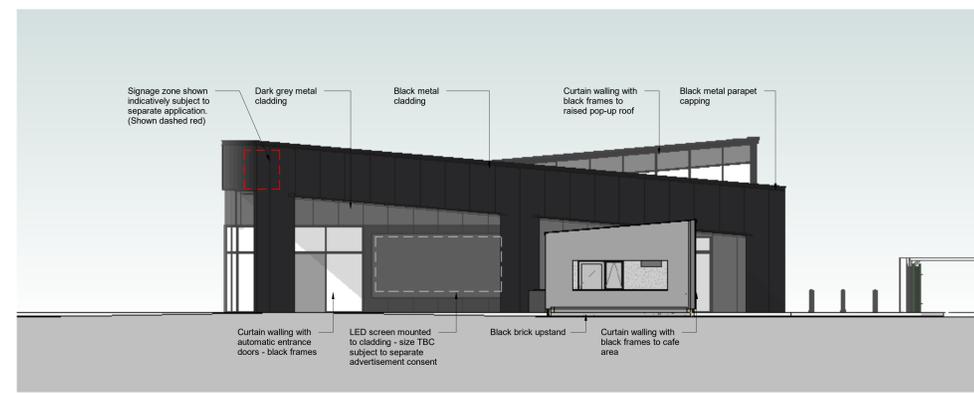
This drawing contains the following model files -
 14579-AEW-XX-XX-AS-A-0001
 14579-AEW-XX-XX-AS-A-0002
 250715-ARD-XX-XX-AS-S-0001
 250715-ARD-XX-XX-AS-M-0001
 250628-SD-XX-XX-AS-0001



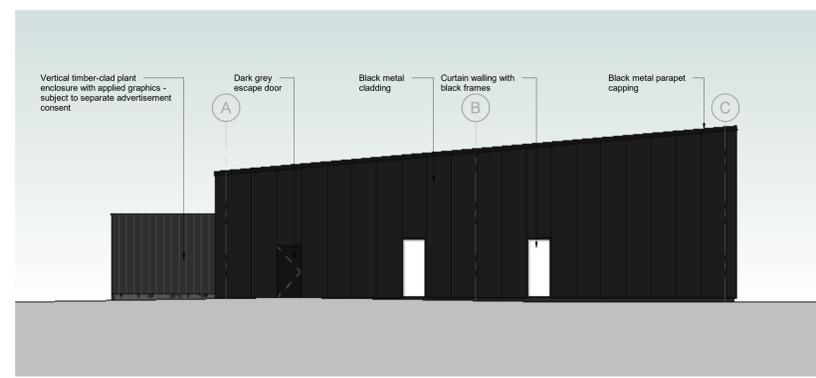
1 Proposed South Elevation
 Scale @ 1:100



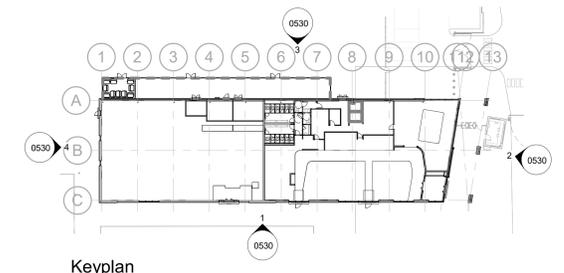
3 Proposed North Elevation
 Scale @ 1:100



2 Proposed East Elevation
 Scale @ 1:100



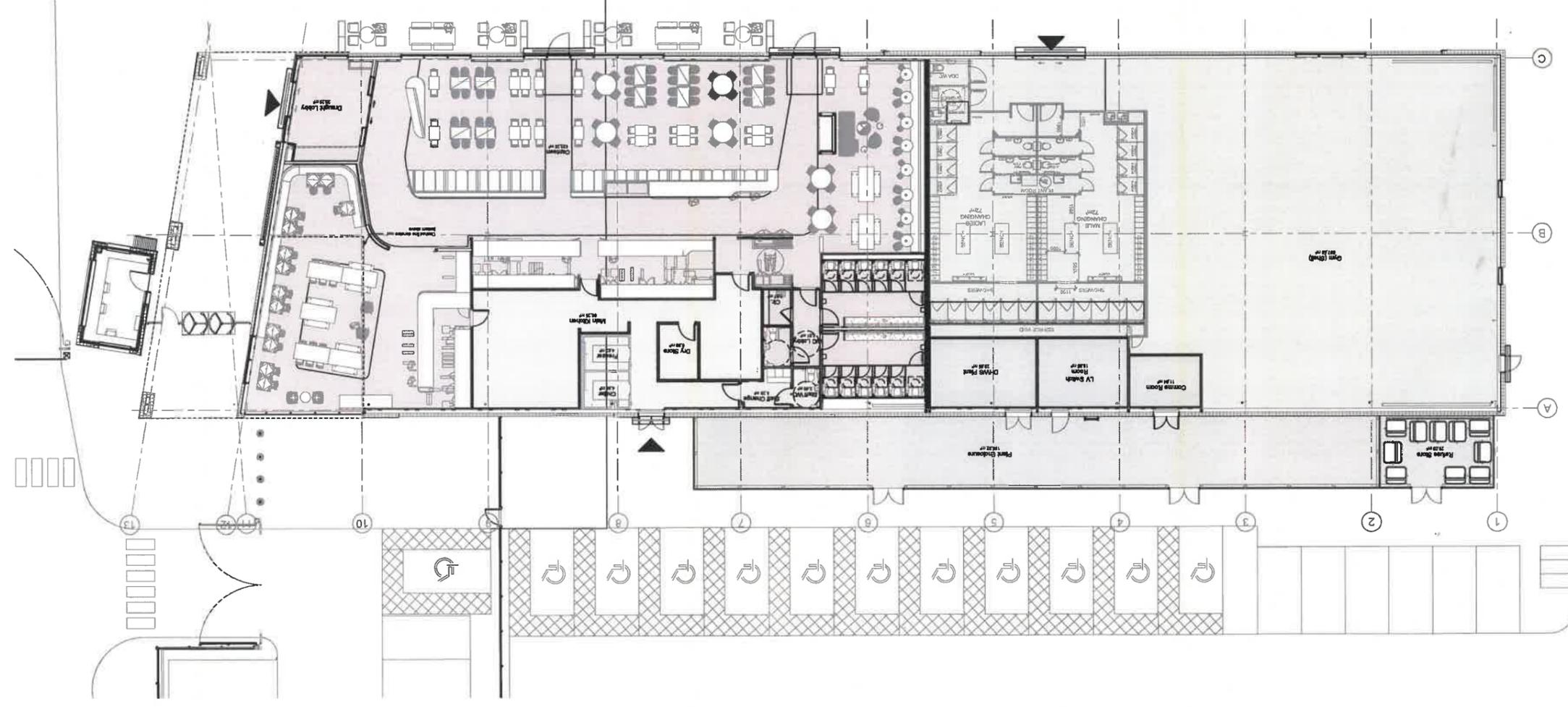
4 Proposed West Elevation
 Scale @ 1:100



Keyplan

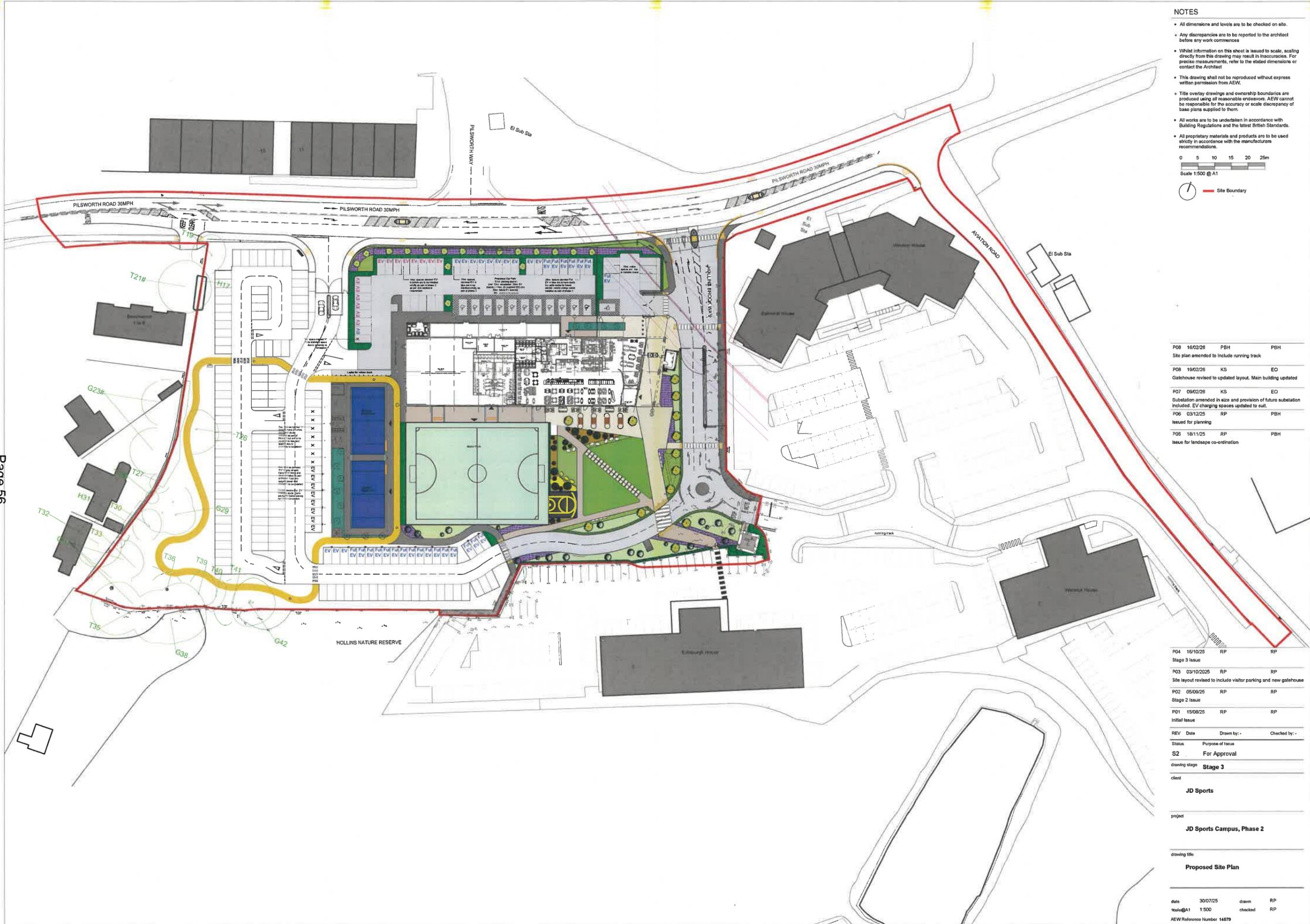
Status	Purpose of Issue	Drawn By	Checked By
S2	For Approval		
drawing stage	Planning		
client	JD Sports		
project	JD Sports Campus, Phase 2		
drawing title	Proposed Elevations		
date	31/07/25	drawn	RP
scale @ A0	As indicated	checked	RP

Proposed Ground Floor Plan
Scale @ 1:100



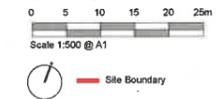
- NOTES**
- All dimensions are given in meters unless otherwise stated.
 - Any dimensions not shown are to be taken as per the drawings.
 - Levels shown are in meters above sea level unless otherwise stated.
 - Structural elements are shown in grey.
 - Structural columns are shown in black.
 - Structural beams are shown in grey.
 - Structural walls are shown in grey.
 - Structural slabs are shown in grey.
 - Structural foundations are shown in grey.
 - Structural footings are shown in grey.
 - Structural piers are shown in grey.
 - Structural piles are shown in grey.
 - Structural columns are shown in black.
 - Structural beams are shown in grey.
 - Structural walls are shown in grey.
 - Structural slabs are shown in grey.
 - Structural foundations are shown in grey.
 - Structural footings are shown in grey.
 - Structural piers are shown in grey.
 - Structural piles are shown in grey.

Rev	Description	Date
01	Issue for Approval	10/10/2023
02	Issue for Approval	10/10/2023
03	Issue for Approval	10/10/2023
04	Issue for Approval	10/10/2023
05	Issue for Approval	10/10/2023
06	Issue for Approval	10/10/2023
07	Issue for Approval	10/10/2023
08	Issue for Approval	10/10/2023
09	Issue for Approval	10/10/2023
10	Issue for Approval	10/10/2023



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P08	16/02/26	PBH	PBH
Site plan amended to include running track			
P08	19/02/26	KS	EO
Gatehouse revised to updated layout. Main building updated			
P07	09/02/26	KS	EO
Substation amended in size and provision of future substation included. EV charging spaces updated to suit.			
P06	03/12/25	RP	PBH
Issued for planning			
P05	18/11/25	RP	PBH
Issue for landscape co-ordination			

P04	16/10/25	RP	RP
Stage 3 Issue			
P03	03/10/2025	RP	RP
Site layout revised to include visitor parking and new gatehouse			
P02	05/09/25	RP	RP
Stage 2 Issue			
P01	15/08/25	RP	RP
Initial Issue			

REV	Date	Drawn by:-	Checked by:-
S2			

Status For Approval

drawing stage **Stage 3**

client **JD Sports**

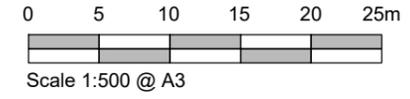
project **JD Sports Campus, Phase 2**

drawing title **Proposed Site Plan**

date 30/07/25 drawn RP

scale@A1 1:500 checked RP

AEW Reference Number 14579



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Page 57



P01	05/03/2026	RP	PBH
Initial Issue for planning			
REV	Date	Drawn by -	Checked by -
Status	Purpose of Issue		
S2	For Planning Approval		
drawing stage	Stage 3		
client	JD Sports		
project	JD Sports Campus		
drawing title	Proposed Pilsworth Road Street Scene Elevation		
date	05/03/2026	drawn	RP
scale@A3	1:500	checked	PBH
AEW Reference Number XXXXX			

Rev P01

Job No 14579-AEW-XX-XX-DR-A-0560

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REPORT FOR NOTING

Agenda Item	5
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DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	24 March 2026
SUBJECT:	DELEGATED DECISIONS
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	The report lists: Recent delegated planning decisions since the last PCC
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to the note the report and appendices
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A
Wards Affected:	All listed
Scrutiny Interest:	N/A

TRACKING/PROCESS**DIRECTOR:**

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

1.0 BACKGROUND

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

2.0 CONCLUSION

That the item be noted.

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

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

Tel: 0161 253 5291

Email: d.marno@bury.gov.uk

Planning applications decided using Delegated Powers

Between **17/02/2026** and **13/03/2026**



Application No.:	71282	App. Type:	CON	12/03/2026	Raise No Objection
Location:	Plot H4, Heywood Distribution Park, Pilsworth Road, Heywood				
Proposal:	Article 18 consultation from Rochdale Council (ref. 24/00805/OUT): Outline application with all matters reserved for the development of land within Use Classes E(g)(iii) (industrial processes), B2 (general industrial), B8 (storage and distribution) and removal of existing structures and hard standing and associated works				
Application No.:	71524	App. Type:	FUL	23/02/2026	Approve with Conditions
Location:	146 -148 Manchester Road, Bury, BL9 0TL				
Proposal:	Change of two storage room within the Basement(s) to a single occupant bedroom to create an additional bedroom within each House in Multiple Occupation (HMO) - resulting in 2 no. 10 bed HMO's, insertion of two Basement windows to the rear and excavation of land to create lightwells to serve the windows				
Application No.:	72130	App. Type:	CONDI	06/03/2026	Approve
Location:	Warth Industrial Park, Warth Road, Bury, BL9 9NB				
Proposal:	Application to discharge condition 18 (foundations) on p/p 70993				
Application No.:	72243	App. Type:	FUL	20/02/2026	Approve with Conditions
Location:	12 Bolton Street, Bury, BL9 0LQ				
Proposal:	Change of use from a sports bar (Sui Generis) to a convenience store (Class E) and restore front elevation.				
Application No.:	72293	App. Type:	FUL	11/03/2026	Approve with Conditions
Location:	Land adjacent to 220 Ainsworth Road, Bury, BL8 2LR				
Proposal:	Erection of 1 no. detached dwelling				
Application No.:	72346	App. Type:	FUL	06/03/2026	Refused
Location:	74b Water Street, Radcliffe, Manchester, M26 4DF				
Proposal:	Conversion of first floor to 1no. self-contained apartment and first floor rear extension				
Application No.:	72348	App. Type:	FUL	27/02/2026	Approve with Conditions
Location:	15 Penrhyn Drive, Prestwich, Manchester, M25 1LW				
Proposal:	Two storey side extension; Front porch				
Application No.:	72404	App. Type:	FUL	03/03/2026	Approve with Conditions
Location:	2-4 Kings Road, Prestwich, Manchester, M25 0LE				
Proposal:	Single storey rear extension; extension of basement and change of fenestration to front elevation				
Application No.:	72414	App. Type:	FUL	19/02/2026	Refused
Location:	65A Windsor Road, Prestwich, M25 0DB				
Proposal:	Change of use from shop to restaurant/coffee shop (Class E(b)) including retention of front canopy with the installation of new extractor system at side and AC unit at rear				
Application No.:	72474	App. Type:	FUL	23/02/2026	Approve with Conditions
Location:	6 Bowland Close, Bury, BL8 3DJ				
Proposal:	Single storey rear extension				
Application No.:	72502	App. Type:	FUL	11/03/2026	Approve with Conditions
Location:	Star Academy, Spring Lane, Radcliffe, Manchester, M26 2SZ				
Proposal:	Variation of condition 2 (approved drawings) following planning permission 70381 to amend the approved drainage strategy, minor revisions to the landscaping proposals and amendments to the building's elevations. Amendments to conditions 3, 7, 9, 11, 12, 13, 14 and 23 to update wording and approved drawings referenced within the conditions				
Application No.:	72611	App. Type:	FUL	26/02/2026	Approve with Conditions
Location:	3 Carr Bank, Ramsbottom, Bury, BL0 9DQ				
Proposal:	Two Storey Rear Extension				
Application No.:	72637	App. Type:	FUL	25/02/2026	Approve with Conditions
Location:	18 Silver Street, Bury, BL9 0EX				

Proposal:	Change of use of first and second floors from Commercial to Sui Generis (Emergency Short Term Housing - Two Units)			
Application No.:	72639	App. Type:	FUL	27/02/2026 Refused
Location:	The Stables, Arthur Lane, Radcliffe, Bolton, BL2 5PN			
Proposal:	Single storey extensions to front/side			
Application No.:	72643	App. Type:	FUL	12/03/2026 Refused
Location:	42 Haymarket Street, Bury, BL9 0AY			
Proposal:	Change of use from Shop (Class E(a)) to Takeaway (Sui Generis).			
Application No.:	72646	App. Type:	FUL	26/02/2026 Approve with Conditions
Location:	211 Scobell Street, Tottington, Bury, BL8 3DE			
Proposal:	Loft conversion with side dormers; Change rear conservatory into open plan with a flat roof and new doors			
Application No.:	72655	App. Type:	ADV	18/02/2026 Refused
Location:	Gable of 2 Rochdale Old Road, Bury, BL9 7LQ			
Proposal:	Conversion of 1no. poster advertisement display to Digital Poster (internally illuminated)			
Application No.:	72668	App. Type:	FUL	04/03/2026 Approve with Conditions
Location:	The Poplars, 1 Brandlesholme Road, Bury, BL8 1HR			
Proposal:	Change of use from dwellinghouse (Class C3) to children's residential home (Class C2) for up to 2 children with garage conversion into office/store			
Application No.:	72680	App. Type:	FUL	05/03/2026 Approve with Conditions
Location:	Land at St Josephs Church & Presbytery car park, Peter Street, Bury, BL9 6AB			
Proposal:	Erection of single storey day centre (Use Class F1) cycle and car parking, landscaping and associated works			
Application No.:	72684	App. Type:	FUL	19/02/2026 Refused
Location:	57 & 59 Bishops Road, Prestwich, Manchester, M25 0HS			
Proposal:	Raising of roof ridge height with front and rear dormers to form second floors at No. 57 and No. 59. First floor side extension; part two storey/part first floor rear extension at No. 57			
Application No.:	72691	App. Type:	FUL	12/03/2026 Approve with Conditions
Location:	170 Rochdale Road, Pimhole, Bury, BL9 7DF			
Proposal:	Single storey side extension and external alterations to facade			
Application No.:	72693	App. Type:	P3JPA	18/02/2026 Prior Approval Required and Refused
Location:	8-12 Silver Street, Bury, BL9 0EX			
Proposal:	Prior approval for change of use of first, second and third floor from Class E to 9 no. apartments (Class C3)			
Application No.:	72695	App. Type:	FUL	12/03/2026 Refused
Location:	Former Ambulance Station, Cemetery Road, Ramsbottom, Bury, BL0 9PU			
Proposal:	Demolition of former Ramsbottom Ambulance Station and erection of 3 no. dwellings with associated parking, private gardens and landscaping			
Application No.:	72696	App. Type:	FUL	27/02/2026 Approve with Conditions
Location:	8 Cunliffe Avenue, Ramsbottom, Bury, BL0 9PY			
Proposal:	Single storey side extension			
Application No.:	72697	App. Type:	FUL	19/02/2026 Approve with Conditions
Location:	25 Ravensway, Prestwich, Manchester, M25 0EU			
Proposal:	Hip to gable loft conversion with front & rear dormers; Garage conversion with first floor side/rear extension; First floor rear extension; Single storey side extension			
Application No.:	72699	App. Type:	FUL	27/02/2026 Approve with Conditions
Location:	4 Breeze Mount, Prestwich, Manchester, M25 0AH			
Proposal:	Dormer to the rear			
Application No.:	72702	App. Type:	FUL	27/02/2026 Refused
Location:	Land & buildings between 69-81 Lord Street, Bury, BL9 0RE			
Proposal:	Extension and alteration to buildings to form 4 No. flats, 2 No. retail units & 2 No. hot food takeaway units			
Application No.:	72704	App. Type:	ADV	18/02/2026 Refused
Location:	5 South Street, Bury, BL9 0JS			

Proposal:	2 No. Internally Illuminated Fascia Signs, 1 No. Internally Illuminated Digital Screen, 1 No. Internally Illuminated Projecting Sign, 1 No. Non Illuminated Staff information Panel; Internally Applied Window Vinyl's			
Application No.:	72706	App. Type:	FUL	18/02/2026 Approve with Conditions
Location:	23 Rectory Lane, Bury, BL9 7TA			
Proposal:	Loft conversion with front & rear dormers			
Application No.:	72707	App. Type:	FUL	09/03/2026 Approve with Conditions
Location:	13 Delph Lane, Ainsworth, Bolton, BL2 5PP			
Proposal:	First floor rear extension			
Application No.:	72715	App. Type:	FUL	18/02/2026 Approve with Conditions
Location:	24 Helmsdale Close, Ramsbottom, Bury, BL0 9YR			
Proposal:	New front porch and single storey extension at side			
Application No.:	72717	App. Type:	FUL	18/02/2026 Approve with Conditions
Location:	404 Holcombe Road, Tottington, Bury, BL8 4HF			
Proposal:	Demolition of existing garage at side and erection of new two storey extension at side. New front porch; formation of first floor juliette balcony at rear and partial render to proposed front, side and rear elevations			
Application No.:	72718	App. Type:	FUL	27/02/2026 Approve with Conditions
Location:	164 Parkhills Road, Bury, BL9 9AW			
Proposal:	Two storey side extension; Part two/part single storey rear extension			
Application No.:	72720	App. Type:	COND195/03/2026	Approve
Location:	Whitehead Gardens, Chapel Street, Tottington, Bury, BL8 4AL			
Proposal:	Application to discharge condition nos. 7 (Invasive species), 8 (Water Management Protection), 9 (Surface Water), 11 (Path Surfacing), 12 (Site Management) on planning application 69195			
Application No.:	72721	App. Type:	FUL	19/02/2026 Approve with Conditions
Location:	60 Bury New Road, Ramsbottom, Bury, BL0 0BY			
Proposal:	Two storey side/rear extension with single storey rear extension and covered patio area			
Application No.:	72722	App. Type:	FUL	19/02/2026 Approve with Conditions
Location:	454A Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0ES			
Proposal:	Single storey side and rear extensions			
Application No.:	72725	App. Type:	COND127/02/2026	Approve
Location:	Former Bury Police Office HQ, Irwell Street, Bury, BL9 0HE			
Proposal:	Application to discharge condition 6 (electric vehicle charging points) on planning permission 70565			
Application No.:	72728	App. Type:	FUL	11/03/2026 Approve with Conditions
Location:	44 Dudley Avenue, Whitefield, Manchester, M45 6BS			
Proposal:	Two storey side extension; Two storey/single storey rear extension			
Application No.:	72730	App. Type:	COND127/02/2026	Split Decision
Location:	Land adjacent to 101 Mather Road, Bury, BL9 6RD			
Proposal:	Application to discharge condition 6 (EV Charging points), condition 10 (access, footway & bin storage), condition 11 (visibility splays), condition 12 (turning area), condition 13 (parking provision), condition 14 (drainage), condition 15 (flood risk mitigation strategy) on planning permission 66156:			
Application No.:	72738	App. Type:	FUL	20/02/2026 Approve with Conditions
Location:	28 Hillsborough Drive, Bury, BL9 8LF			
Proposal:	Single storey side and rear extensions and garage conversion			
Application No.:	72739	App. Type:	FUL	05/03/2026 Approve with Conditions
Location:	7 Kenmore Close, Whitefield, Manchester, M45 8EP			
Proposal:	Part single/part two storey side extension and single storey rear extension			
Application No.:	72743	App. Type:	COND128/02/2026	Approve
Location:	1 Mayfield Road, Ramsbottom, Bury, BL0 9TB			
Proposal:	Application to discharge condition 4 (boundary wall details) and condition 5 (storage of materials) on planning permission 72222			

Application No.:	72749	App. Type:	FUL	27/02/2026	Approve with Conditions
Location:	20 Ringley Road, Whitefield, Manchester, M45 7LE				
Proposal:	Porch extension at front; Extension to existing garage at front and conversion of garage to bedroom; first floor rear balustrade balcony and partial render and stone / aluminium cladding to front and rear elevations				
Application No.:	72757	App. Type:	FUL	25/02/2026	Approve with Conditions
Location:	26 Deyne Avenue, Prestwich, Manchester, M25 1EJ				
Proposal:	Basement conversion to living space				
Application No.:	72762	App. Type:	FUL	27/02/2026	Approve with Conditions
Location:	18 Coventry Road, Radcliffe, Manchester, M26 4FY				
Proposal:	Two storey/single storey side extension with rear juliette balcony; Single storey rear extension to include garage conversion				
Application No.:	72763	App. Type:	P3JPA	20/02/2026	Prior Approval Required and Refused
Location:	4-6 Silver Street, Bury, BL9 0EX				
Proposal:	Prior approval for proposed change of use of 1st/2nd/3rd floors from Class E to 4 no. apartments (Class C3)				
Application No.:	72764	App. Type:	FUL	09/03/2026	Approve with Conditions
Location:	141 Heywood Road, Prestwich, Manchester, M25 1LF				
Proposal:	Replacement garden room at rear				
Application No.:	72766	App. Type:	FUL	27/02/2026	Approve with Conditions
Location:	12 Woodland View, Prestwich, M25 3ES				
Proposal:	Single storey rear extension and garage conversion				
Application No.:	72769	App. Type:	FUL	27/02/2026	Approve with Conditions
Location:	1 Hazelhurst Close, Ramsbottom, Bury, BL0 9FB				
Proposal:	Single storey front extension				
Application No.:	72771	App. Type:	GPDE	17/02/2026	Prior Approval Not Required - Extension
Location:	47 Bannerman Avenue, Prestwich, Manchester, M25 1DZ				
Proposal:	Prior approval for proposed single storey rear extension				
Application No.:	72772	App. Type:	LDCP	17/02/2026	Lawful Development
Location:	12 Whitebirk Close, Tottington, Bury, BL8 4HE				
Proposal:	Lawful development certificate for proposed erection of a single storey extension to the property				
Application No.:	72773	App. Type:	LDCP	17/02/2026	Lawful Development
Location:	15 Stapleford Close, Bury, BL8 2UG				
Proposal:	Lawful development certificate for proposed loft conversion with rear dormer				
Application No.:	72774	App. Type:	GPDE	05/03/2026	Prior Approval Not Required - Extension
Location:	38 Kingsley Street, Bury, BL8 2RF				
Proposal:	Prior approval for proposed single storey rear extension				
Application No.:	72780	App. Type:	FUL	05/03/2026	Approve with Conditions
Location:	1 Pine Grove, Prestwich, Manchester, M25 3DR				
Proposal:	Raising of roof ridge height with hip to gable roof extension, loft conversion and side and rear dormers				
Application No.:	72781	App. Type:	CONDIS	04/03/2026	Approve
Location:	Longfield Shopping Centre/car park, Fairfax Road car park & adjoining land at Bury New Road, Rectory Lane & Fairfax Road, Prestwich				
Proposal:	Application to part discharge condition 23 (dilapidation survey) to enable the approved demolition works to take place across Phase 1B of planning permission 70449				
Application No.:	72783	App. Type:	CONDIS	11/03/2026	Approve
Location:	Longfield Shopping Centre/car park, Fairfax Road car park & adjoining land at Bury New Road, Rectory Lane & Fairfax Road, Prestwich				
Proposal:	Application to part discharge condition 53 (water main protection) to enable the approved demolition works to take place across Phase 1B of planning permission 70449				
Application No.:	72786	App. Type:	FUL	06/03/2026	Approve with Conditions
Location:	111 Holcombe Old Road, Ramsbottom, Bury, BL8 4NF				
Proposal:	Two storey extension at side				

Application No.:	72788	App. Type:	FUL	06/03/2026	Approve with Conditions
Location:	4 Hazel Grove, Radcliffe, Manchester, M26 1DD				
Proposal:	Part single/part two storey rear extension, rear dormer extension and front porch				
Application No.:	72791	App. Type:	FUL	06/03/2026	Approve with Conditions
Location:	Yew Tree Farm, Ringley Road West, Radcliffe, Manchester, M26 1EB				
Proposal:	Rebuilding of existing barn and attached storage building, with increase of 460mm to eaves height of barn, to provide 2 no. dwellings				
Application No.:	72792	App. Type:	LDCP	11/03/2026	Lawful Development
Location:	5 Rainsough Hill, Prestwich, Manchester, M25 9SU				
Proposal:	Lawful development certificate for proposed use of dwellinghouse (Use Class C3(a)) to provide a supported living accommodation (Use Class C3(b)) for up to 6 Adults				
Application No.:	72795	App. Type:	FUL	11/03/2026	Approve with Conditions
Location:	42 Sandgate Road, Whitefield, Manchester, M45 6WG				
Proposal:	Conversion and extension of existing garage				
Application No.:	72796	App. Type:	FUL	05/03/2026	Refused
Location:	Land off Holcombe Grove/ South East Side Of Milltown Street, Radcliffe, Manchester M26				
Proposal:	Application for permission in principle for erection of 9 no. dwellings				
Application No.:	72802	App. Type:	FUL	09/03/2026	Approve with Conditions
Location:	18 Bury Street, Radcliffe, Manchester, M26 2QB				
Proposal:	Single storey rear extension				
Application No.:	72815	App. Type:	FUL	12/03/2026	Approve with Conditions
Location:	50 Springwater Avenue, Ramsbottom, Bury, BL0 9TX				
Proposal:	First floor extension at front with alterations to front elevation; Removal of existing rear conservatory and erection of single storey rear extension				
Application No.:	72817	App. Type:	REG5	25/02/2026	Raise No Objection
Location:	Duck Club, Bowler Street, Bury, BL9 7LN				
Proposal:	Reg 5 - Installation of new permanent diesel generator on the existing concrete base, removal of 2 no. existing cabinets and installation of 2 no. proposed cabinets and an AMF panel. Installation of the proposed double access gate and ancillary development thereto.				
Application No.:	72818	App. Type:	LDCP	17/02/2026	Lawful Development
Location:	Sedgewell, 120 Brandlesholme Road, Tottington, Bury, BL8 4DZ				
Proposal:	Lawful development certificate for proposed single storey garden building				
Application No.:	72822	App. Type:	LDCP	18/02/2026	Lawful Development
Location:	1 Radelan Grove, Radcliffe, Manchester, M26 3NG				
Proposal:	Lawful development certificate for proposed change of use from dwelling (Class C3) to residential childrens home (Class C2) for upto 2 no. children and 2 no. carers				
Application No.:	72829	App. Type:	LDCE	06/03/2026	Refused
Location:	5 Crompton Street, Bury, BL9 0AD				
Proposal:	Lawful development certificate for existing use of a car park associated with 5 Crompton Street				
Application No.:	72834	App. Type:	LDCP	19/02/2026	Lawful Development
Location:	54 Claybank Drive, Tottington, Bury, BL8 4BU				
Proposal:	Lawful development certificate for proposed build of a single storey extension to the rear of the property to create a bigger living area and kitchen				
Application No.:	72840	App. Type:	GPDE	11/03/2026	Prior Approval Not Required - Extension
Location:	25 Fourth Avenue, Bury, BL9 7RH				
Proposal:	Prior approval for proposed single storey rear extension				
Application No.:	72847	App. Type:	CONDI	27/02/2026	Approve
Location:	Victoria Retail Park, Unit 2, Victoria Street, Bury, BL8 2EQ				
Proposal:	Application to discharge condition 3 (CTMP) and condition 4 (signage details) on planning permission 71243				
Application No.:	72848	App. Type:	REG5	25/02/2026	Raise No Objection
Location:	Land adj. Radcliffe Building Supplies, Lord Street, Radcliffe, M26 3AW				

Proposal: Regulation 5 Notice (Ref: CS12231426) - Intention To remove And replace existing 20m Monopole support 3no. Antenna with 22.50m Monopole supporting 6no. Antennas; Relocate 1no. 0.3m Dish; Remove and replace equipment Cabin With 4no. Equipment Cabinets With 1no. Cabinet; and ancillary development thereto.

Application No.: 72850 **App. Type:** LDCP 19/02/2026 Lawful Development

Location: 20 Croft Lane, Bury, BL9 8BX

Proposal: Lawful development certificate for proposed single storey rear extension

Application No.: 72852 **App. Type:** LDCP 03/03/2026 Refused

Location: 2 Rhodes Drive, Bury, BL9 8NH

Proposal: Lawful development certificate for proposed change of use from dwelling (Class C3) to residential care (Class C2) for up to 3 no. children aged 8-18 years old with 24/7 supervision

Application No.: 72856 **App. Type:** REG5 05/03/2026 Raise No Objection

Location: Pavement opposite 6 Billberry Close, Whitefield, Manchester, M45 8BL

Proposal: Regulation 5 notification (ref.WGRVMG0N) of intention to install fixed line broadband electronic communications apparatus detailed as 1x 11M light pole in footway.

Application No.: 72874 **App. Type:** LDCP 06/03/2026 Lawful Development

Location: 21 St Marys Road, Prestwich, Manchester, M25 1AQ

Proposal: Lawful development certificate for proposed: Internal alterations and limited external modifications to the existing dwelling. No extensions, new access points, new streets, hard-standings. Internal Works: - Reconfiguration of the ground floor layout, including partial removal of an internal wall to create an open-plan kitchen, living and dining area. - Conversion of the existing garage: the front section to form a utility room, with the remainder adapted as a play space. - Installation of a WC beneath the staircase, connected to the existing foul drainage system (no external drainage works). All internal works are contained within the existing building footprint. External Alterations: - Replacement of the existing garage door with a new front window. - Removal of one side elevation window. - Installation of new patio doors and an additional window to the rear elevation to improve access to and views of the garden. All replacement / new windows are complimentary to the existing style. No other changes to the external appearance, access arrangements, boundary treatments, ground levels, or means of enclosure are proposed.

Total Number of Applications Decided: 76

REPORT FOR NOTING

Agenda Item	6
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DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	24 March 2026
SUBJECT:	PLANNING APPEALS
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	<p>Planning Appeals:</p> <ul style="list-style-type: none"> - Lodged - Determined <p>Enforcement Appeals</p> <ul style="list-style-type: none"> - Lodged - Determined
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to the note the report and appendices
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A
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Wards Affected:	All listed
Scrutiny Interest:	N/A

TRACKING/PROCESS

DIRECTOR:

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

1.0 BACKGROUND

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

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

2.0 CONCLUSION

That the item be noted.

List of Background Papers:-

Contact Details:-

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

Tel: 0161 253 5291

Email: d.marno@bury.gov.uk

**Planning Appeals Lodged
between 17/02/2026 and 13/03/2026**



Application No.: 72852/LDCP

Appeal lodged: 11/03/2026

Decision level: DEL

Appeal Type: Written Representations

Recommended Decision: Refuse

Applicant: Mrs Samera Hussain

Location 2 Rhodes Drive, Bury, BL9 8NH

Proposal Lawful development certificate for proposed change of use from dwelling (Class C3) to residential care (Class C2) for up to 3 no. children aged 8-18 years old with 24/7 supervision

Total Number of Appeals Lodged: 1

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Classification	Item No.
Open / Closed	7

Meeting:	Planning Control Committee
Meeting date:	24 March 2026
Title of report:	Tree Preservation Order Confirmation
Report by:	Head of Development Management
Decision Type:	Council
Ward(s) to which report relates	Ramsbottom

Introduction

This report sets out the issues relating to the current temporary tree preservation order Tree Preservation Order (No. 367) 2025 at the former Ramsbottom ambulance station.

Background

Local planning authorities can make a Tree Preservation Order if it appears to them to be 'expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area'.

On 6th October 2025, the Council imposed a temporary Tree Preservation Order to protect a Maple tree at the former Ramsbottom ambulance station. The tree is an imposing Maple tree which has significant presence in the area and can be seen from a distance from the adjoining cemetery and the immediate vicinity from the public realm.

The tree is under threat of being damaged by ad hoc works and thus in terms of visual amenity causing harm. It should also be noted that a planning application (72695), which sought the removal of this tree has recently been refused.

The Order prohibits the felling, lopping, topping, uprooting or otherwise wilful damaging of trees without the prior permission of the Council.

The Council has six months in which to confirm the temporary Order. If the TPO is not confirmed within six months, the Order will lapse, the tree would no longer be protected and could be removed. If the Order is confirmed, it will take effect on a permanent basis and the tree will continue to be protected.

The Council cannot confirm an Order unless it has first considered any duly made objections or other representations.

Consultation

Site notices were erected at the site on 09/10/2025.

The owner of the site, the North West Ambulance Service (NWAS) was notified of the making of the order on 10/10/2025, as was Mr Gary McDonald as an interested party at the time.

One objection dated the 29th October 2025 was received in relation to the following:

- The tree is a semi-mature Sycamore standing at approximately 10-12m in height
- From Cemetery Road (the primary public vantage point), the tree is almost entirely obscured by multiple buildings on the former ambulance station site
- Only the uppermost 2-3m of the crown is visible when standing at the cemetery entrance
- When positioned on Cemetery Road itself, the tree is typically obscured by the protected Oak tree at the front of the site
- From Hazel Street, visibility is confined to the end of a narrow, seldom used back alley with limited public access
- The tree is visible from the very low use muddy public back alley
- It is a common, semi-mature Sycamore specimen without special characteristics
- No evidence of historical, cultural, or rarity value
- Unremarkable form and structure typical of the species at this age
- No identified ecological significance
- The mature Oak at the front of the site (already protected by a TPO) provides substantial visual amenity from Cemetery Road
- Numerous mature trees exist within the adjacent cemetery, contributing significantly to the character of the conservation area
- This semi-mature Sycamore contributes minimally to the overall tree canopy or landscape character compared to these established specimen

Sycamore (*Acer pseudoplatanus*) has specific growth characteristics that render it fundamentally unsuitable for the confined space in which it is growing:

Ultimate Size Potential

- Mature height: 25-30m in this setting
- Mature spread: 15-20m
- The tree is currently only 10-12m in height, it has significant further growth potential Species-Specific Issues
- Prolific self-seeding: Sycamore is renowned for aggressive natural regeneration, creating ongoing maintenance burdens on adjacent residential properties
- Dense shade casting: Mature specimens create heavy shade inappropriate for residential garden settings
- Fast growth rate: Rapid development will accelerate conflicts with adjacent property

Confined Location - The tree is positioned approximately 6 metres from the gable end and rear garden boundary of 20 Hazel Street a wholly inadequate separation distance for a tree with ultimate dimensions of 25-30m height and 15-20m spread.

This spatial constraint makes long-term retention fundamentally incompatible with reasonable residential amenity

Foreseeable Future Nuisance to Adjacent Residential Property -Government guidance acknowledges that protection may be inappropriate where trees will cause foreseeable problems. The guidance states that authorities should consider "the proximity of trees to buildings" as a key factor, noting concerns about "trees casting excessive shade or otherwise unreasonably interfering with residents' prospects of reasonably enjoying their property."

Inevitable Conflicts Within 20-40 Years - As the tree matures toward its ultimate size, the following impacts on 20 Hazel Street are foreseeable and unavoidable:

- Excessive overshadowing of the house and rear garden, particularly given the tree's position to the south/southeast
- Physical encroachment of the crown over the residential property
- Leaf fall and debris creating maintenance burden Loss of light and outlook affecting reasonable enjoyment of property
- Self-seeded saplings requiring regular removal from the residential garden

TPO Will Prevent Reasonable Management Once the TPO is confirmed, the property owner at 20 Hazel Street will be unable to carry out reasonable tree works without consent, creating:

- Delays and costs associated with TPO applications
- Potential refusal of reasonable management works
- Inability to address nuisance effectively

We submit that imposing long-term protection on a tree that will inevitably conflict with residential amenity is neither reasonable nor in the public interest, particularly given the tree's minimal amenity value

The TPO legislation requires that it must be "expedient in the interests of amenity" to make provision for preservation. Government guidance notes that "it may not be expedient to make a TPO in respect of trees which are under good arboricultural or silvicultural management" and that risk of removal must be considered.

We question whether making this Order is expedient:

- No evidence of immediate threat: No indication the tree is at risk of inappropriate removal
- Lack of justification: The TPO notification letter provides only generic justification without specific assessment of this individual tree's amenity value
- Disproportionate intervention: The proactive TPO appears to be a precautionary measure without demonstrated need
- The Council has not demonstrated that protection is necessary or expedient

The TPO will impose ongoing regulatory burdens disproportionate to the minimal amenity value provided:

- Consent requirements for all routine maintenance and reasonable management works
- Administrative delays and costs for tree work applications
- Restriction of reasonable works to address foreseeable nuisance to adjacent residents Government guidance emphasizes that TPOs should be used to protect "selected trees and woodlands if their removal would have a significant impact on the local environment and its enjoyment by the public."
- This tree's removal would have negligible impact on public amenity. The restrictions imposed by the TPO are therefore wholly disproportionate

A further objection dated 19th February 2026 was received in relation to the following:

- The tree has been misidentified by the Council: it is a Sycamore (*Acer pseudoplatanus*), not a generic "Maple."
- The Council failed to specify which Maple species they believe it to be, making their identification unclear and unverifiable.

- The Council failed to properly consider the objection, because it was based on Sycamore characteristics (size, self-seeding, canopy density, impacts on amenity) which differ from other Maples.
- Government TPO guidance requires LPAs to consider technical objections, such as species identification and tree characteristics, which the objector feels was not done and that this failure breaches procedural requirements of the 2012 TPO Regulations concerning errors and uncertainties in Orders.
- TEMPO assessment issues:
 - The assessment mentions a crack in a stone wall that does not exist beside the Sycamore; the crack is near a different tree (an Oak).
 - The Oak had previously been misidentified as a Maple, and the Council had to issue a correction in October 2025.
 - Dates in the TEMPO assessment raise concerns that the wrong assessment may have been used.
- Repeated misidentifications (in both TPO 366 and 367) undermine confidence in the Council's processes.
- The author formally requests that the Council revoke TPO No. 367 (2025) under section 201 of the Town and Country Planning Act 1990, due to incorrect species identification and procedural failures.

Consideration of the Objections

Quality, Character and amenity value - Following a site visit and assessment by the Council's Senior Arboricultural & Sports Pitch Officer and by a Planning Officer, the Council does not agree with the assessment presented by the objectors. The following assessment has been made in relation to the tree:

The tree in question is a Maple which is located to the rear of the former Ramsbottom ambulance station, Cemetery Road, Ramsbottom. The objector has referred to the tree as a Sycamore but the Council's Senior Arboricultural & Sports Pitch Officer has confirmed that the tree is a Maple and they advised that the Maple and Sycamore are both part of the Acer tree family, which is why the objector may have referred to it as a Sycamore. The Latin name for the tree is *Acer pseudoplatanus* this translates to Sycamore Maple.

Paragraph 022 Reference ID: 36-022-20140306 of the Tree Preservation Orders and trees in conservation Area guidance (Ministry of Housing, Communities and Local Government, Ministry of Housing, Communities & Local Government (2018 to 2021) and Department for Levelling Up, Housing and Communities) requires the Officer to gather sufficient information to enable an accurate order to be drawn up, and confirms that the Officer should at least identify the genus of the species which has been undertaken. The legislation does not require authorities to describe the trees in the Order with full scientific names or plot them on the map with pinpoint accuracy.

Whilst acknowledged that the objector has made further comments on the point of the species of tree and provided photographs in support of this the plan attached to the TPO also clearly identifies the tree to be protected and the genus of the tree has been noted. As such it is considered that it is clear what tree the order seeks to protect.

The tree appears to be in reasonable health and condition with no signs of die back, cavities or fungal growth.

The initial assessment of the Council's Senior Arboricultural & Sports Pitch Officer concluded that it be recommended the tree for protection by a TPO and as such this was progressed by the Local Planning Authority.

Visits undertaken by the Planning Officer, and a Senior Planning Officer to the site note that the tree is very prominent within the street scene as it is located at the head of the cul-de-sac on Hazel Street/Bramble Place and is visible from within the cemetery, the public access path to the north of the ambulance station and from Cemetery Road. The tree clearly makes a contribution to the visual amenities of the area, not only as a single tree but also in connection with the protected oak tree (TPO 368) to the front of the site, the trees within the Cemetery (some of which are also protected TPO 336), and the TPO trees within the Bramble Place development to the rear of the site (also TPO 336).

In their report the objector has stated, 'from Hazel Street, visibility is confined to the end of a narrow, seldom-used back alley with limited public access'. In actual fact there is access to the footpath from both Hazel Street and Cemetery Road. The footpath is not overgrown and whilst on the site visit the Planning Officer observed several members of the public using the footpath, in the short time they were on site.

Government guidance states that Orders should be used to protect selected trees if their removal would have a significant negative impact on the local environment and its enjoyment by the public. It is considered that the removal of the tree would have a negative impact on the local environment by removal of an element of soft landscaping and the "greening" that the group of trees identified above contributes to. It should also be noted that the tree is also under immediate threat as can be evidenced by planning application 72695 which seeks removal of the tree.

It should be acknowledged that the TPO is not being used as a means to control development but to retain the tree and area's amenity value of which it significantly contributes however the planning application that has been submitted and threatens the retention of the tree is a material factor that needs to be address. Planning Application 72695 - Demolition of former Ramsbottom Ambulance Station and erection of 3 no. dwellings with associated parking, private gardens and landscaping sought to remove the tree, to allow construction of a dwelling. The applicant considers within their supporting Planning Statement that the retention of the maple would materially constrain the developable area of the site and compromise their ability to deliver a scheme of appropriate density, layout and viability.

Whilst acknowledged that the retention of the tree would necessitate an amended proposed layout, in order to protect the tree and roots, the proposal is for 3 detached, 5 bedroom dwellings. Given the location of the tree, on the boundary of the site rather than centrally, it is considered more than feasible to amend the layouts or house types proposed and still meet policy set density requirements on the site without the removal of the identified tree. It should also be noted that the Arboricultural Impact Assessment that supports this application identified this tree as A category tree in terms of condition with *"good form and vitality. No significant risk features observed"*. In terms of retention this assessment states that the tree is a B2 tree, the B relating to moderate quality and the 2 relating to the landscape value. The 2 indicates that the tree has landscape value, often as part of a group of for its screening/amenity function supporting the Council's assessment above. This is the same category of tree as the Oak tree to the front of the site that the applicant seeks to retain. Given that both trees within the site are given the same value in relation to landscape value and quality within the planning application it is unclear why T9 should be removed other than to facilitate the development. The Planning Statement that supports this planning application also confirms that the Local Planning Authority raised concern in relation to the removal of the maple at pre-application stage and that design revisions were requested at this stage to enable the retention of the tree that have not been acted upon.

The objectors, and landowner can still carry out works to the trees, including felling if deemed necessary, with the submission of an application to the LPA, along with a tree report and any other relevant information is provided. As such it is not considered that the TPO would necessarily restrict appropriate tree maintenance but in fact would promote appropriate maintenance. Tree applications are currently fee exempt and as such it is unclear what additional costs the objector foresees in order to maintain the tree as maintenance of a tree would be required even if the tree is not protected. The objector also implies that the Council may refuse reasonable management works which is unfounded, and TPO applications can be appealed in any event.

The tree owner's liabilities and responsibilities would remain the same regardless of any TPO that is imposed and as such damage to property etc would remain private matters. No evidence has been provided in relation to any current damage or tree resentment for the neighbouring properties.

It is acknowledged that the incorrect Tempo sheet was attached to the previous Planning Control Committee in error. The report was therefore withdrawn from the 24th February 2026 meeting to allow for this error to be rectified. It should be noted however that whilst the Tempo sheet is a record of noted by the Senior Arboricultural & Sports Pitch Officer visit to the site to assess the tree, it is not the only consideration when assessing whether or not a tree should be protected.

Recommendation

That the current temporary preservation order issued on the tree within the curtilage of the site as identified in Appendix 1 is confirmed so that the Order takes effect on a permanent basis.

List of Background Papers: -

Temporary Tree Preservation Order dated 6th October 2025.

The Town and Country Planning (Tree Preservation) (England) Regulations 2012

Community impact/links with Community Strategy

Equality Impact and considerations:

Under section 149 of the Equality Act 2010, the 'general duty' on public authorities is set out as follows:

A public authority must, in the exercise of its functions, have due regard to the need to -

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;*
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;*
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.*

The public sector equality duty (specific duty) requires us to consider how we can positively contribute to the advancement of equality and good relations, and demonstrate that we are paying 'due regard' in our decision making in the design of policies and in the delivery of services.

Equality Analysis	<i>Please provide a written explanation of the outcome(s) of either conducting an initial or full EA.</i>
No impact.	

**Please note: Approval of a cabinet report is paused when the 'Equality/Diversity implications' section is left blank and approval will only be considered when this section is completed.*

Assessment of Risk:

The following risks apply to the decision:

Risk / opportunity	Mitigation
N/A	. N/A

Consultation: Council's arboriculturist. Their comments are included within the report.

Legal Implications:

Tree Preservation Orders (TPOs) can be made where it is expedient in the interests of amenity to make provision for the preservation of trees or woodlands. TPOs initially take effect on a provisional basis for a period of six months. Authorities can confirm Orders, either without modification or with modification, so that they take effect on a permanent basis. They may also decide not to confirm the Order, which will stop its effect. Authorities cannot confirm an Order unless they have first considered any duly made objections or other representations.

There is no right of appeal against a TPO. Orders may be challenged in the High Court on a point of law within six weeks of being confirmed.

Financial Implications:

To be completed by the Council's Section 151 Officer

Report Authors and Contact Details:

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Helen Pressley

h.pressley@bury.gov.uk

Please include a glossary of terms, abbreviations and acronyms used in this report.

Term	Meaning
TPO	Tree Preservation Order

TREE PRESERVATION ORDER
Town and Country Planning Act 1990
The Metropolitan Borough of Bury
(Former Ramsbottom Ambulance Station, Cemetery Road, Ramsbottom BL0 9PU)
Tree Preservation Order (No. 367) 2025

The Metropolitan Borough of Bury (Bury Council) in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as the Metropolitan Borough of Bury (Former Ramsbottom Ambulance Station, Cemetery Road, Ramsbottom BL0 9PU) Tree Preservation Order (No. 367) 2025

Interpretation

2.—(1) In this Order “the authority” means Bury Council
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Effect

3.—(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
 (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 (b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,
any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 6th day of October 2025

The Common Seal of the Metropolitan Borough of Bury was affixed to this Order in the presence of—

M Townsend

Mark Townsend 06 Oct 2025 13:29:54 BST (UTC +1)

.....

Authorised by the Council to sign in that behalf

708/25



Seal ID: 33620

CONFIRMATION OF ORDER

This Order was confirmed by the Metropolitan Borough of Bury without modification on the
day of 20

OR

This Order was confirmed by the Metropolitan Borough of Bury, subject to the modifications
indicated by , on the day of 20

Signed on behalf of the Metropolitan Borough of Bury

.....
Authorised by the Council to sign in that behalf

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by the Metropolitan Borough of Bury on the
day of 20

Signed on behalf of the Metropolitan Borough of Bury

.....
Authorised by the Council to sign in that behalf

VARIATION OF ORDER

This Order was varied by the Metropolitan Borough of Bury on the day of
20 by a variation order under reference number a copy of which is
attached

Signed on behalf of the Metropolitan Borough of Bury

.....
Authorised by the Council to sign in that behalf

REVOCAION OF ORDER

This Order was revoked by the Metropolitan Borough of Bury on the day of
20

Signed on behalf of the Metropolitan Borough of Bury

.....
Authorised by the Council to sign in that behalf

SCHEDULE**SPECIFICATION OF TREES****Trees specified individually**
(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Maple	At the rear of the former Ambulance Station, Cemetery Road, Ramsbottom

Trees specified by reference to an area
(within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
None.		

Groups of Trees

(within a broken black line on the map)

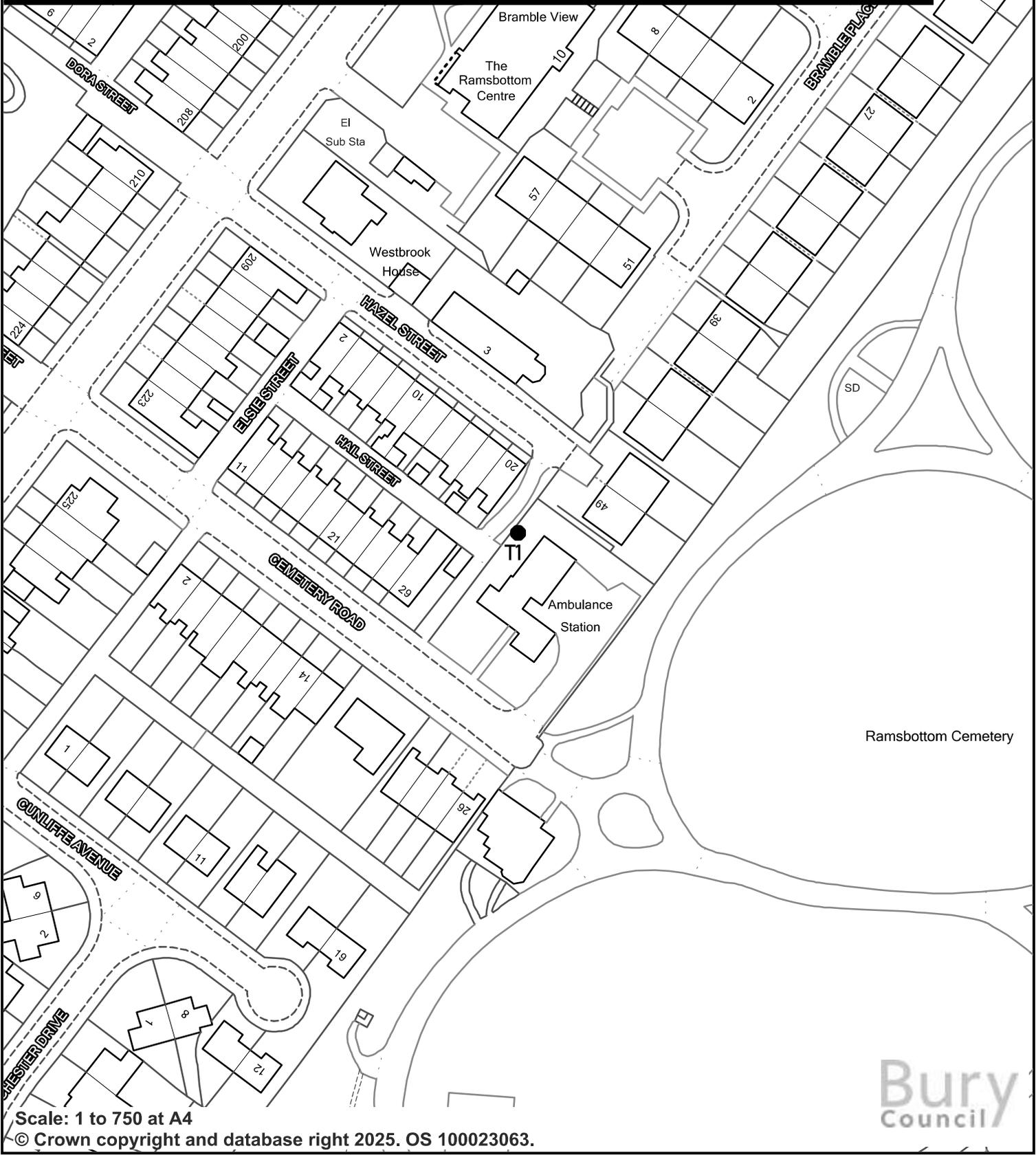
<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
None.		

Woodlands

(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
None.		

Map referred to in the Metropolitan Borough of Bury (Former Ramsbottom Ambulance Station, Cemetery Road, Ramsbottom) Tree Preservation Order (No. 367) 2025



Scale: 1 to 750 at A4
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THE COMMON SEAL OF THE METROPOLITAN BOROUGH OF BURY was hereunto affixed on the 6th day of October 2025 in the presence of:-

M Townsend

Mark Townsend 06 Oct 2025 13:29:54 BST (UTC +1)
.....
Authorised Signatory



<h1 style="margin: 0;">REPORT FOR DECISION</h1>

Agenda Item	8
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DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	24th March 2026
SUBJECT:	REVIEW OF DEVELOPMENT MANAGEMENT VALIDATION CHECKLIST CRITERIA
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	The report outlines the review of the Council's local checklists that are required for the validation process of planning applications submitted.
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to note the report.
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? YES
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management N/A
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	N/A
Considered by Monitoring Officer:	N/A
Wards Affected:	ALL
Scrutiny Interest:	N/A

TRACKING/PROCESS**DIRECTOR:**

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

1.0 Background

- 1.1 There are national requirements setting out what information is required to make a valid application for planning permission but a local planning authority may also publish a local validation checklist specifying its own local requirements for the supporting information required to make a valid application for planning permission. Local information requirements have no bearing on whether a planning application is valid unless they are set out on such a list.
- 1.2 Information included on local validation checklists should be:-
- reasonable having regard, in particular, to the nature and scale of the proposed development; and
 - about a matter which it is reasonable to think will be a material consideration in the determination of the application.
- 1.3 The Government advises that local validation checklists should be reviewed every two years. Bury's planning application checklists were last updated in March 2024

2.0 Bury's Checklists

- 2.1 The Local Planning Authority has always been reasonable and commensurate in seeking information that is appropriate with the scale and of what is being sought. Where it was considered that information was required, this is requested. Where an agent or applicant disagreed, an application can be validated as submitted and will be considered on its merits, taking on board the representations made by an applicant or their agent.
- 2.2 It is reasonable that all participants in the planning process are operating on a level playing field with no ambiguity over what is needed to accompany a development proposal, so that all who are involved, including the public during consultation, can see and understand a development proposal.
- 2.3 The validation checklist criteria adopts a Greater Manchester wide standard by which information accompanying planning applications can start and ensure that applications are reasonably standardised when submitted.
- 2.4 It must be noted that the process of validation is not a judgement on the merits of a scheme. Validation is about whether there is sufficient information to understand a proposal and consult upon it. The assessment process is then carried out by the team, who then determines the acceptability of a proposal, following the usual steps of consultation and consideration and where required, referral to the planning committee for determination.

- 2.5 Since 2024, this current report recommends to combine the two checklists (local validation checklist and Places for Everyone validation checklist) into one single checklist. Overall however, the substance remains the same as previously as indeed it does for all other checklist criteria.
- 2.6 It is known that validation checklist criteria and the NPPF are soon to change and be updated. Should anything arise as a result of these changes, then a further report will need to be presented to Committee. However as the current lists are two years old, the mandatory requirement to re-adopt the current checklist is an important stop gap.

3.0 Conclusion

- 3.1 The validation checklists (link below) have been reviewed and are considered to reflect the current requirements for planning applications, in light of legislation, guidance, updates from the NPPF and Places for Everyone and no local changes are proposed.
- 3.2 If Committee agree with the report that no changes are necessary, an announcement to this effect will be published on the Council's website and the local validation checklists will be published.

4.0 Decision

The Planning Control Committee **Recommended to Approve** the lists as set out. However, the Committee has the following options:

1. To approve the lists as set out;
2. To not to approve the list and defer. This option is not recommended as the lists have been used in this format for a number of years without issue and failure to have a local list will render the LPA in a position where it cannot seek additional information to support a planning application beyond the National criteria until a new list is subsequently approved.

List of Background Papers:-

SI. 2015 - No. 595 - Town & Country Planning (Development Management Procedure)(England) Order 2015
Validation checklists – <https://www.bury.gov.uk/index.aspx?articleid=10770>
GMCA – BNG [Biodiversity Net Gain - Greater Manchester Combined Authority \(greatermanchester-ca.gov.uk\)](https://www.greatermanchester-ca.gov.uk)
Town & Country Planning (Use Classes) Order 1987 (as amended)
Town & Country Planning 1990
The Environment Act 2021
The Bio-Diversity Gain Requirements (Exemptions) Regulations (2024)
The Bio-Diversity Gain (Town & Country Planning) (Modifications and Amendments)(England) Regulations 2024
BNG Good Practice Principles (2016)
National Planning Policy Framework (NPPF)

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LOCAL REQUIREMENTS

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

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

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

Threshold:

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

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

2. Planning Obligations/Draft Heads of Terms

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

Threshold:

- All applications which generate requirements for planning obligations in accordance with the Council's adopted Adopted Development Plan and the associated Supplementary Planning Guidance Notes on specific topics;
- Other developments if specified in pre-application advice; and
- In all cases where s106 agreements will be required, the submission of a proforma stating contact details of the acting solicitor including title documents and deed plans (to be no older than 6 months from the submission date).

Examples of such requirements include:-

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

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

3. Affordable Housing Statement

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

Vacant Building Credit

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

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

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

expired planning permission for the same or substantially the same development. Evidence can also include whether there has been any marketing of the site in seeking to find alternative uses.

Threshold:

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

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

4. Sunlighting/Daylighting Assessment

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

Threshold:

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

5. Amenity Space/ Recreational Provision

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

Threshold:

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

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

Agreement and the application needs to be accompanied by a completed pro-forma which will be provided on request.

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

In line with Paragraph 200 of the National Planning Policy Framework applicants are required to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, developers are required to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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

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

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

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

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

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

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

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

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

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

7. Transport Assessment/Transport Statement

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

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

Thresholds:

1. Development Scale Criteria		
Refer to TfGM if floor areas exceed stated value	Floor Area Thresholds	
	Transport Statement Required	Full Transport Assessment
Class E – Commercial, Business and Service		
Food retail	>250sqm	>800sqm
Non-food retail	>800sqm	>1500sqm
Financial & Professional Services	>500sqm	>2500sqm
Restaurants and Cafes	Seek Advice	>2500sqm

Drinking Establishments	Seek Advice	>600sqm
Class E (g)(i)(ii)(iii) Business	>500sqm	>2500sqm
Class B General Industrial, Storage or Distribution		
B2 General Industrial	>500sqm	>4000sqm
B8 Storage or distribution	>500sqm	>5000sqm
Class C - Residential		
C1 Hotels	>30 beds	>100 beds
C2 Residential institutions – hospitals, nursing homes	<50 beds	>50 beds
C2 Residential institutions – residential education / training centres	>50 students	>150 students
C2A Secure Residential Institution	<50 beds	>50 beds
C3 Dwelling houses	>10 units	>80 Units
C4 Houses in Multiple Occupation	>6	
Class F – Local Community and Learning		
F1 Learning and Non-residential Institutions	>500sqm	>1000 sqm
F2 Local Community	>500sqm	>1500 sqm
Other commercial premises	Seek Advice	Seek Advice
2. Other Criteria		
Regardless of floor area, the Council will refer to TfGM if proposed development:		
Requires changes to any traffic signals (on or off the KRN)		
Requires changes to existing bus priority infrastructure		
Is adjacent to an operational or proposed Metrolink line		
Is adjacent to a bus or rail station/interchange		
Requires relocation of a bus stop or bus stop and shelter		
Involves provision of a new secondary school		
3. Other Highways Based Criteria		
(To be considered <u>only</u> if proposed development is below scale thresholds set above.)		
The Council will Refer to TfGM if the Development meets one or more of the following criteria:		
Adds or amends site access points on the KRN		
Alters a junction on the KRN		
Requires changes to pedestrian crossings on the KRN		
Requires changes to cycle facilities on the KRN		
Otherwise changes road layout or road space allocation on the KRN		
Directly prejudices committed/planned improvements to the KRN		

The above requirements are not exhaustive and there may be a need for additional information and assessments, depending on local circumstances. The key issue is that the scope of any Transport Statement or Transport Assessment should be agreed at the pre-application stage between the appropriate authorities and the developer. In addition to the thresholds which relate to the size of the development, there are also a number of other factors which would indicate that a development may require a full Transport Assessment. These include any development:

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

8. Parking and Servicing Details

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

Thresholds:

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

9. Environmental Pollution

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

Thresholds:

- **A) Air Quality** – To cover where a development because of its scale and nature is likely to have significant impacts on air quality particularly where such impact is likely to be particularly important, for example as follows:
 - Where the development is being proposed inside or adjacent to an Air Quality Management Area (AQMA)
 - Where it could in itself, result in the designation of an AQMA
 - Where a development would conflict with or render unworkable elements of the Council's Air Quality Action Plan.

- **B) Noise** – For developments that could lead to a noise nuisance to nearby occupiers and/or amenity users and for development close to a permanent source of noise e.g. a main road or motorway.

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

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

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

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

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

It is essential for applicants to address potential pollution matters early in pre application discussions with planning officers. Also, additional technical advice should be sought from Environmental Services or, in the case of water environment pollution concerns, from the Environment Agency.

10. Retail Impact Assessment

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

Thresholds:

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

11. Flood Risk Assessment

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

Thresholds:

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

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

11 (b) Sustainable Urban Drainage Systems (SuDS)

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

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

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

Thresholds:

Major Developments

- A Residential Development consisting of 10 dwellings or more or residential development with a site area of 0.5 hectares or more where the number of dwellings is not yet known.
- A Non-Residential Development with provision of a building or buildings where the total floor space to be created is 1000sqm or more where the floor area is not yet known, a site area of 1 hectare or more.
- Planning applications for major development shall be accompanied by a site-specific drainage strategy or statement that demonstrates that the drainage scheme proposed is in compliance with the both the NPPF / NPPG and the Non-Statutory Technical Standards. SuDS will also apply to minor developments but the levels of information shall be commensurate with the scale of the scheme and consider areas that are known to be problematic for surface water run-off by the LLFA. SuDS can include a wide range of techniques which developers can employ on both major and minor applications to

reduce the impact of surface water without significant construction works.

Minor Developments

- A residential development where the number of properties to be constructed is between 1 and 9 inclusive or where the number of properties to be constructed is not given in the application, a site area of less than 0.5 hectares.
- For all other uses, the floor space to be built is less than 1,000 square metres or where the site area is less than 1 hectare. The density, topography and site history of a proposed development can impact on the types of SuDS features that would be applicable due to previous use and pressures on the area available, often set aside for other uses such as public open space and recreational activities. For this reason it is really important that early consideration and integrated design with respect to SuDS is given which can promote innovative, sustainable and cost effective schemes delivering multiple benefits.

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

12. Archaeology

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

Thresholds:

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

13. Ecology Assessment and Biodiversity Net Gain (BNG)

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

The Government has introduced Bio-diversity Net gain as a mandatory requirement for planning proposals. Thresholds are set out for different development types and scale within National Regulations. For the application of local criteria, Bury has worked jointly with Greater Manchester combined Authorities to produce local criteria, which will apply across the whole of Greater Manchester in a consistent way in individual boroughs. The local criteria is set out below.

Thresholds:

- Proposals on sites within or adjacent to Sites of Biological Importance, Local Nature Reserves and Wildlife Links and Corridors as identified in the adopted Plan.
- Proposals that qualify for BNG requirements as specified within National validation thresholds.
- Proposals to demolish or remove a building, roof or roof space, remove trees, scrub, and hedgerows or alter water courses will need to include information on species present and potential impacts and the mitigation for such impacts.

In respect of sites with known protected or priority species and habitats.

Further information can be accessed through

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

Bio-Diversity Net Gain

- A completed biodiversity metric indicating the level of biodiversity net gain or loss is likely to be achieved by the scheme;
- A written BNG statement of draft Bio-diversity Gain Plan (BGP);
- Raw baseline habitat data in UKhab survey format; (this may be presented within accompanying documents e.g. Preliminary Ecological Appraisals or separate habitat report);
- Pre and Post development habitat maps (showing areas of loss and retention)

Further information and local criteria will be required that is consistent with BNG requirements found on the GMCA Website:

[Biodiversity Net Gain - Greater Manchester Combined Authority \(greatermanchester-ca.gov.uk\)](http://Biodiversity%20Net%20Gain%20-%20Greater%20Manchester%20Combined%20Authority%20(greatermanchester-ca.gov.uk))

14. Tree Surveys and Tree Works Proposals

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

Thresholds:

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

15. Hard and Soft Landscaping Details

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

Landscaping schemes should include:

- (a) Proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc);
- (b) Proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.);
- (c) Planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, planting sizes and proposed numbers/planting densities where appropriate;
- (d) Existing vegetation to be retained together with measures for its protection during the course of construction.
- (e) Maintenance details
- (f) Schemes consistent with Bio-diversity Net Gain proposals

Thresholds:

- Applications for full planning permission (apart from change of use) should preferably be accompanied by a fully detailed scheme, as above. There is a minimum requirement for proposals to indicate the intended landscape structure, which should be cross-referenced with the design and access statement.

- Applications for reserved matters for landscaping will not normally be considered separately from layout and scale.
- Householder applications should be accompanied by landscaping proposals, in circumstances where the proposal would be particularly prominent or result in the loss of significant existing landscape features.
- And other developments if specified in pre-application advice.

16. Ventilation/Extraction Details

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

Thresholds:

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

17. Refuse Disposal Details

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

Thresholds:

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

18. External Lighting Details

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

Thresholds:

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

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

19. Statement of Community Involvement

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

Thresholds:

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

20. Structural Survey

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

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

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

21. Existing and Proposed Levels

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

Plans should, therefore, show existing site levels and finished floor levels (with levels related to a fixed datum point off site) and also show the proposals in relation to adjoining land and buildings. Levels should also be taken into account in the formulation of design and access statements be evident on elevations. Topographical plans will be required where there are complex matters to consider.

Thresholds:

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

22. Crime Impact Statements

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

Thresholds:

- **All major planning applications**
- **Residential**

- Residential Development (new or conversions) where ten or more units are created
 - New build or conversion to student accommodation where six or more units are created
 - New build schemes or conversions for supported housing e.g. rest homes, nursing homes and hostels
 - **Office/ Industrial / Warehousing**
 - Any scheme where 500sqm gross or more of floor space is created
 - **Retail**
 - Any retail scheme where 500sqm gross or more of floor space is created
 - **Community facilities**
 - All schools new or significant extensions thereof where 500sqm gross or more of floor space is created
 - All health facilities new or significant extensions thereof where 500sqm gross or more of floor space is created
 - Community centres / meeting halls
 - Religious buildings
 - Day nurseries / crèches
 - **Leisure /Recreation**
 - All new leisure/recreation facilities, both public and private, or significant extensions thereof where 500sqm gross or more of floor space is created
 - New Public open space, canal developments
 - New Hotels
 - Licensed premises
 - Clubs/discos
- Transport Infrastructure**
- New train /tram stations or significant alterations / extensions to existing facilities.
 - New bus / coach stations or significant alterations / extensions to existing facilities.
 - All free standing and multi storey car parks.
- And other developments if specified in pre-application advice.

23. Employment Land

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

24. Coal Mining Reports

All new developments will need to have regard to previous or current mine workings and features. For the majority of the Borough, standing advice will

suffice. In some instances there may be a higher level of risk and in these instances, a coal mining report assessing the proposal and the ground will be required.

Thresholds

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

25. TV Impact Assessment

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

Threshold:

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

26. Carbon and Energy Statement

To explain how the proposal relates in policy terms to Policy JP-S2: Carbon and Energy and as they emerge, the Local Plan and Supplementary Planning Documents.

Threshold:

- All “major” developments
- All new buildings – minor developments excluding householder development.
- Change of use applications
- And other developments if specified in pre-application advice.

27. Heat and Energy Statement

To explain how the proposal relates in policy terms to Policy JP-S3: Heat and Energy Networks within the identified Heat and Energy network Opportunity Areas and as they emerge, the Local Plan and Supplementary Planning Documents.

Threshold:

- Residential developments of 10 dwellings or more in Heat and Energy Network Opportunity Areas
- New industrial development in Heat and Energy Network Opportunity Areas.

28. Nationally Designed Space Standards Table

To explain how the proposal relates in policy terms to Policy JP-H3: Type, Size and Design of New Housing and to show compliance with nationally described space standards.

Threshold:

- All new residential dwellings.

29. Density Statement

To explain how the proposal relates in policy terms to Policy JP-H4: Density of New Houses which requires a density appropriate to the location, and as they emerge the Local Plan and Supplementary Planning Documents.

Threshold:

- All new residential dwellings.

30. Health Impact Assessment

To explain how the proposal relates in policy terms to Policy JP-P6: Health, and as they emerge the Local Plan and Supplementary Planning Documents.

Threshold:

- All developments required to be screened for an EIA.
- New developments that provide new or improved health facilities.
- Proposals which, due to their location, nature or proximity to sensitive locations, are likely to have a notable impact on health and wellbeing.
- And other developments if specified in pre-application advice

31. Digital Connectivity Statement

To explain how the proposal relates in policy terms to Policy JP-C2: Digital Connectivity, and as they emerge the Local Plan and Supplementary Planning Documents.

Thresh hold:

- All new buildings minor and major developments
- All change of use – minor and major developments

32. Transport Assessment

In addition to the requirements listed within the existing local requirements, all applications that require a Transport Assessment will need to consider the impact of the proposal on Holcroft Moss in relation to Policy JP-C8: Transport Requirements for New Developments and as they emerge the Local Plan and Supplementary Planning Documents.

Thresh hold:

- All development subject to a Transport Impact Assessment (TIA)

APPENDIX 1

Sustainable Drainage Pre-application Standing Advice Bury Council

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

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

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

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

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

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

Major Developments

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

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

Minor Developments

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

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

The benefits of sustainable drainage systems (SuDS)

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

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

Hierarchy of drainage techniques

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

The hierarchy of techniques to be used is:

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

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

Runoff Destinations

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

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

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

Pre-application engagement

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

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

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

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

The following points should be noted:

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

Contact Details

Development Management Section

Department for Business, Growth and Infrastructure| Bury Council

3 Knowsley Place, Duke Street, Bury BL9 0EJ

Tel: +44 (0) 161 253 5432

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

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

Outline Planning Applications

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

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

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

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

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

Full Planning Application, Reserved Matters, Discharge of Conditions

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

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

Safety and Access

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

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