

Title	Planning Applications
To:	Planning Control Committee
On:	28 June 2016
By:	Development Manager
Status:	For Publication

Executive Summary

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

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

This report has the following implications

Township Forum/ Ward: Identified in each case.

Policy: Identified in each case.

Resources: Not generally applicable.

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

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

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

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

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

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

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

Development Manager

Background Documents

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

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

01	Township Forum - Ward: Ramsbottom and Tottington - Ramsbottom	App No. 59005
	Location: Land off Factory Street, Ramsbottom, Bury, BL0 9BT	
	Proposal: Demolition of buildings and redevelopment for Use Class C2 residential accommodation with care comprising 57 apartments for persons aged 65 and over	
	Recommendation: Minded to Approve	Site Visit: Y
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02	Township Forum - Ward: Ramsbottom and Tottington - Ramsbottom	App No. 59501
	Location: Land at rear of 4 Carr Bank Avenue, Ramsbottom, Bury, BL0 9DW	
	Proposal: Change of use of land to residential garden with erection of decking/steps and pond structures	
	Recommendation: Split Decision	Site Visit: Y
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03	Township Forum - Ward: Ramsbottom and Tottington - Ramsbottom	App No. 59715
	Location: Redisher Works, Holcombe Old Road, Ramsbottom, Bury, BL8 4NQ	
	Proposal: Demolition of existing buildings and erection of 22 no. dwellings including works to culverted watercourse	
	Recommendation: Minded to Approve	Site Visit: Y
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04	Township Forum - Ward: Bury East	App No. 59971
	Location: Garage site off Hewart Drive, Bury, BL9 7NF	
	Proposal: Erection of 3 no. dwellings with associated parking and access	
	Recommendation: Approve with Conditions	Site Visit: N
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05	Township Forum - Ward: Bury West - Elton	App No. 60002
	Location: 60-78 Tottington Road, Bury, BL8 1LL	
	Proposal: Addition of 11 no. apartments to existing assisted living scheme including means of access and relocation of car park	
	Recommendation: Approve with Conditions	Site Visit: Y
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06	Township Forum - Ward: Prestwich - Sedgley	App No. 60069
	Location: 8 Hardman Avenue, Prestwich, Manchester, M25 0HB	
	Proposal: Single storey extension to ground floor flat; Loft conversion with rear dormer to first floor flat	

Recommendation: Approve with Conditions

Site Visit: N

07 Township Forum - Ward: Bury East - Redvales **App No.** 60129

Location: Redvales Childrens Centre, Dorset Drive, Bury, BL9 9DN

Proposal: Removal of 1 no. storage container, retention of 1 no. storage container and relocation of 1 no. storage container

Recommendation: Approve with Conditions

Site Visit: N

Ward: Ramsbottom and Tottington -
Ramsbottom

Item 01

Applicant: Gladman Care Homes Ltd.

Location: Land off Factory Street, Ramsbottom, Bury, BL0 9BT

Proposal: Demolition of buildings and redevelopment for Use Class C2 residential accommodation with care comprising 57 apartments for persons aged 65 and over

Application Ref: 59005/Full

Target Date: 22/12/2015

Recommendation: Minded to Approve

It is recommended that this application is Minded to Approve subject to the signing and completion of a Section 106 agreement for loss of employment land in accordance with Policy EC2/1 of the adopted Unitary Development Plan and SPD14 and to control and regulate the use of the building. If the agreement is not signed within a reasonable timeframe, then delegated authority is sought by the Development Manager to determine the application.

A site visit has been requested by the Development Manager.

Description

The site is located within an Employment Generating Area and is a former Council yard, which has been used for storage of plant and machinery. There is a building in the south western corner of the site, which is constructed from profiled metal sheeting and the remainder of the site is a hardstanding. The site is bounded by a 2 metre high concrete panel fence and trees to the all boundaries. There are two vehicular accesses to the site from Factory Street.

Factory Street, Ramsbottom Lane and Stubbins Lane for the boundary to the west with residential properties beyond. There is a bus terminus and Porrit Way to the north with a petrol station beyond. Ramsbottom pool and fitness centre and associated recreation land is located to the east with the East Lancashire Railway line and River Irwell beyond. There are industrial buildings to the south, which form part of the EGA.

The proposed development involves the demolition of the existing building and the redevelopment for residential accommodation (class C2) with care. The building would contain 57 apartments for persons aged 65 or over and would offer various care packages. The proposed building would be predominantly three storeys in height with some two storey elements, where there would be living accommodation in the roofspace. The proposed building would be constructed from stone and render with concrete roof tiles.

Vehicular access to the site would be taken from Factory Street at the southern end of the site leading to a car park of 37 spaces, including 6 disabled parking bays. Two pedestrian accesses would be created from Factory Street and an outdoor recreational area would be provided to the north and south east of the site.

Relevant Planning History

35747 - Change of use from waste transfer station to open storage of civil engineering plant and machinery at GMWDS waste disposal site, Stubbins Lane, Ramsbottom. Approved with conditions - 16 November 1999.

45117 - Mixed use - residential/offices/workshops at Storage yard, Stubbins Lane/Factory Street, Ramsbottom. Approved with conditions - 15 November 2005.

Publicity

The neighbouring properties were notified by means of a letter on 25 September 2015 and a press notice was published in the Bury Times on 1 October 2015. Site notices were posted on 9 October 2015.

3 letters have been received from the occupiers of 26 Market Place, 11 Stubbins Lane and 30 Factory Street, 69 Ramsbottom Lane, which have raised the following issues:

- Strikes as a company that wants to squeeze as many homes as possible onto this site to maximise profit;
- Likely that the development would not be affordable to ordinary people requiring care;
- The site is not vacant - it serves a useful purpose as a car wash, tyres and storage;
- The idea that 29 parking spaces is sufficient for 57 properties is laughable - many older people still use a car;
- Should not be entertaining an application that have found legal ways to circumvent the moral duty of providing affordable homes, for the benefit of the community;
- No objection to the proposed development but would like the following comments to be taken onto consideration:
- Would like the 2m fence proposed to the south of the site which bounds our property to be erected at the top of the embankment not the bottom, in order to provide screening and the residents with screening and a safe border as the embankment is very steep. Concern of headlights from incoming cars will shine into our ground and 1st floor rooms otherwise. The fence could be constructed first to provide screening as construction activities will be very close. Fencing drawings do not appear to be included - would like to see what is proposed;
- Would like attention to be given to the attenuation of noise that we may experience from extractor fans from the kitchens and air conditioning units fitted to outside walls so that noise is minimised;
- The use of heavy plant must take into account the impact on the 4m high 150+ year old vertical stone wall bounding the south of our driveway;
- Concern there would not be enough parking spaces for occupants and staff for the proposed 57 flats, particularly due to the shift patterns, which will not enable staff to use public transport as it does not run all times. Parking on Factory street often causes problems when events are held in town and the development may exacerbate the problems if sufficient parking is not provided on site;
- Note the bins would be located directly to the north side of the boundary wall on our driveway - would like the bins to be under cover and enclosed to reduce odour and likelihood of vermin.
- The development would be better use of the land than some uses;
- However, am concerned about the increase in traffic on nearby roads and significant lack of parking - just 29 for a 57 apartment complex with staff, restaurant, hairdressers and medical personnel is woefully inadequate - will increase pressure, stress and inconvenience on already crowded roads;
- Access to Factory Street is difficult due to parked vehicles and surrounding busy roads - will cause hold ups, hazards and dangers.
- Concern that the trees and rose beds located between the pavement and the Muovitech yard would be retained.

The neighbouring properties were notified of revised plans by letter on 18 April 2016.

4 letters have been received from the occupiers of 29 Stubbins Lane, 42 Crow Lane, 1 Heatherside Road and 69 Ramsbottom Lane, which have raised the following issues:

- The proposal will increase traffic on a sharp bend near a bus stop used by children and near to Ashton Lodge.
- Access and volume of flats for locality.
- Crow Lane has flooded on 3 occasions due to the incapacity of existing mains drainage.
- The additional properties and additional hard surfacing for parking will add to the problems of rain saturation as well as pressure on existing drains.
- The site is designated as an industrial site, but it should be considered as prime building land.

- This area has been blighted by being a storage area and appears to resemble a caravan park of late.
- Prefer the proposed building to be constructed from stone.
- Older people would bring money into the area.
- The Council has done a great job for Ramsbottom. The existing use cannot be considered to be a 'good introduction' to Ramsbottom

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

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to access improvements, construction traffic management plan, measures to prevent mud from passing onto the highway, visibility splays, turning facilities, travel plan and car parking.

Drainage Section - No objections in principle. Further comments will be reported in the Supplementary Report.

Environmental Health - Contaminated Land - No objections, subject to the inclusion of conditions relating to contaminated land and air quality.

Environment Agency - No objections, subject to the inclusion of conditions relating to controlled waters and contaminated land.

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

GM Ecology Unit - No objections, subject to the inclusion of conditions relating to bats, nesting birds and landscaping.

Unitary Development Plan and Policies

EC2/1	Employment Generating Areas
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H4/1	Affordable Housing
H4/2	Special Needs Housing
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN7	Pollution Control
EN7/1	Atmospheric Pollution
EN7/2	Noise Pollution
EN7/5	Waste Water Management
RT2/2	Recreation Provision in New Housing Development
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
CF1/1	Location of New Community Facilities
CF3	Social Services
CF3/1	Residential Care Homes and Nursing Homes
SPD1	Open Space, Sport and Recreation Provision
SPD5	DC Policy Guidance Note 5: Affordable Housing
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
SPD14	Employment Land and Premises
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless

there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Principle (Employment) - The application site sits within the Ramsbottom Employment Generating Area (EGA) as designated under UDP Policy EC2/1. Under this Policy, the Council will only allow development for the uses specified. In the case of this EGA, the acceptable uses being business (B1), general industrial (B2), warehousing (B8) and leisure and tourism uses (subject to the NPPF). Other uses will only be allowed where they constitute limited development or where they would not substantially detract from the area's value as an EGA.

A C2 residential use is not one of the uses specified as being acceptable within the EGA and the site covers an area of 0.7 hectares, which is not considered to be 'limited'. As such, the loss of the site to a non-employment use would detract from the value of the EGA due to the loss of a significant opportunity for new employment uses.

However, it is recognised that paragraph 22 of the NPPF specifies that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Whilst SPD14 was not originally intended to apply to sites within an EGA, the subsequent publication of the NPPF and, in particular, paragraph 22, means that the approach set out within SPD14 is now considered to be appropriate to EGAs and the tests within it to be a robust way of assessing whether there is any reasonable prospect of a site being used for employment purposes.

The applicant commissioned Nolan Redshaw to prepare a supporting statement in relation to the prospects of the site being used for employment purposes. This concludes that the site has been actively marketed for a significant (3 year) period with limited interest from employment end-users and that, commercially, the reuse of the site for new employment uses is not currently viable.

From an employment perspective, it is accepted that under current market conditions and using current build costs, there would be little prospect of the site being used for employment purposes even as part of a mixed use scheme. In these circumstances, SPD14 requires the applicant to make a one-off payment to offset the loss of the employment land. These monies are then used to help to bring forward employment opportunities on other sites elsewhere.

In light of viability issues, the applicant has offered to make an employment contribution of £50,000 and, given the specific circumstances of this site, this is considered acceptable to overcome the loss of the employment land. Therefore, the proposed development would not conflict with Policy EC2/1 of the Bury Unitary Development Plan and the NPPF.

Principle (Housing) - Policy CF1/1 states that proposals for new and improved community facilities will be considered with regard to the impact on residential amenity, traffic generation and parking provision, scale and size of the development, access to shops and other services, accessibility by public transport and the needs and requirements of the disabled.

Policy CF3/1 states that residential care homes will be located in residential areas and will be permitted where they do not conflict with the amenity of adjoining areas.

Policy H4/2 states that the Council would encourage the provision of special needs housing and would be assessed with regard to the location of health care facilities, the location of local shops, public transport, the gradient of the site and the provision of car parking and amenity space.

The proposed building would be located within a mixed use area comprising residential properties, leisure uses and commercial properties. Given the mix, the proposed development would not conflict with the surrounding land uses and there would be adequate

infrastructure. The site would have good access to public transport and would be in walking distance of the town centre. The site was last used as a storage yard and would constitute previously developed land. Therefore, the proposed development would be acceptable in principle and would be in accordance with Policies CF1/1, CF3/1 and H4/2 of the Bury Unitary Development Plan.

Recreation provision - Policy RT2/2 states that developers of new housing for 10 or more dwellings will be expected to provide for the recreational needs of the prospective residents, by providing and laying out recreational open space within the development. For larger developments (50 or more), such provision should be provided on site, where possible in a single plot. SPD1 states that, for C2 schemes, on-site amenity land or communal space will be required as part of the development, such as through landscaping or the provision of benches.

The proposed development includes an area of amenity space of 0.33 hectares with a single seating area to the north and west of the building which has been designed for and would be suitable for over 65s accommodation. There would be several paths within the landscaped area, which would connect to the proposed building, Stubbins Lane and to the access road. The landscaping plan indicates that there would be a substantial amount of planting and a patio area would be provided near the proposed dining room. Therefore, the proposed development would comply with Policy RT2/2 of the adopted Unitary Development Plan and SPD1.

Design and layout - The proposed building would be two to three storeys in height and would be located in a 'S' shaped block. The proposed building would be traditional in character with a pitched roof. The proposed building would be constructed from stone and render with grey roof tiles, which would match the surrounding buildings. The provision of recessed areas, pike details, balconies, headers and cills and the mixture of materials add visual interest and break up the elevations. As such, the proposed building would not be a prominent feature within the streetscene.

The amount of private amenity space provided would be acceptable and there would be space to store bins within the proposed enclosed bin store. A dwarf wall, constructed from stone with railings would be provided along the northern and western boundaries and a 2 metre high timber fence would be provided to the southern boundary. The proposed boundary treatments would reflect the locality and would be acceptable. Therefore, the proposed development and would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

Impact upon residential amenity - SPD6 provides guidance on aspect distances between residential properties and would be relevant in this case. The aspect standards states that there should be a minimum of 20 metres between directly facing habitable windows and 13 metres between a habitable room window and a two storey blank wall. For each additional storey in height, 3 metres should be added to the separation distance, i.e. for a three storey building, there should be 23 metres between directly facing habitable room windows.

There would be 44 metres between the proposed building and the buildings to the south and there would be 36 metres between the proposed building and No. 73 Ramsbottom Lane. There would be 36 metres between the proposed building and No. 3 - 7 Stubbins Lane at the closest point and 67 metres at the furthest point. All of these distances would be in excess of the aspect standards.

There would be a minimum of 10 metres between the proposed building and the western boundary. The land to the west of the site slopes steeply to the recreation space and is covered with trees. As such, given the topography of the site, the proposed distance of 10 metres would provide a suitable separation distance should the adjacent site come forward for redevelopment in the future.

Therefore, the proposed development would not have an adverse impact upon residential

amenity and would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

Bats/ecology -The site is currently a hardstanding and as such, has low ecological value. The proposed landscaping works would provide greater ecological value than the current site and GM Ecology Unit has no objections to the scheme, subject to the inclusion of conditions relating to bats, nesting birds and landscaping plan. Therefore, the proposed development would not cause harm to a protected species and would be in accordance with Policies EN6 and EN6/3 of the Bury Unitary Development Plan and the NPPF.

Highways issues - Vehicular access to the proposed development would be taken from the existing access on Factory Street and the required levels of visibility would be provided. The existing vehicular access located opposite No. 71 Ramsbottom Lane would be closed and used for pedestrian access. The Traffic Section has no objections, subject to the inclusion of conditions relating to access improvements, construction traffic management plan, measures to prevent mud from passing onto the highway, visibility splays, turning facilities, travel plan and car parking. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

Parking - There are no specific parking standards in SPD11 for this type of use. However, the proposed development would provide 37 parking spaces for a development of 57 apartments within the C2 class, where occupation is restricted in terms of age and for those assessed to be in need of care.

The agent has provided a statement in support of the level of parking provision:

- The average age of residents is over 80 and as such, there is a low level of car ownership
- Facilities on site, such as mobility scooter store and a on-site pool car, reduce the need for car ownership.
- Provision of other schemes by the applicant have varied between 41% and 87% parking provision.
- Provision of parking on C2 schemes in the north west varied between 39% and 50%
- Initial demand tends to be high during first occupation and reduces over time.

It is acknowledged that the level of car ownership would be lower than a residential development given the average age of the residents. However, appropriate parking provision for staff and visitors would need to be considered. Given the sustainable location of the site, which is in close proximity to the town centre, it is considered that the level of parking provision would be acceptable in this instance. Therefore, the proposed development would have an acceptable level of parking provision and would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Planning Obligations - The Section 106 agreement would include provision of a one off contribution of £50,000 pursuant to Policy EC2/1 of the Bury Unitary Development Plan and SPD14 and would secure the use of the building and apartments as a C2 use (residential care home/nursing home):

- Occupancy is restricted to:
 - Approved occupiers meeting the following criteria:
 - over 65 years of age;
 - have completed a written assessment of their care and support needs and are contracted into a care package (sample of assessment requirements to be appended to S106);
 - they have entered into a lease (heads of terms to be specified in the S106, but to include the definition of approved occupier, an obligation to pay both a service charge and a wellbeing charge, and for the restriction to be entered on the title registered at the Land Registry);
 - written confirmation has been provided to the Council confirming that they meet the above criteria;

- persons living with an approved occupier as part of a single household;
- a person who was living as part of a single household with an approved occupier who has since died and who satisfies the above criteria
- Occupation of each apartment shall only be by way of a lease;
- Information to be provided on an annual basis detailing the number of care and support hours provided to each resident and details of staff levels at the Development, with further information to be provided on request in the event of complaints regarding non compliance with this Agreement;
- Use of each apartment restricted to Class C2;
- The Owner to procure services from the Care Provider in accordance with the Care Statement - the Care Statement needs to be specific to this scheme;
- Removal of permitted development rights.

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 Paragraphs 186-187 of the National Planning Policy Framework.

Recommendation: Minded to Approve

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered P1-101, S14-010 Rev A, 06570-P1-102 A, 06570-P1-111 A, 06570-P1-122 A, 06570-P1-121 A, 06570-P1-131 A, 06570-P1-132 *, 06570-P1-141 A and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. No development shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
4. Following the provisions of Condition 3 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to

the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

5. All instances of contamination encountered during the development works which do not form part of an approved Remediation Strategy shall be reported to the Local Planning Authority (LPA) immediately and the following shall be carried out where appropriate:

- Any further investigation, risk assessment, remedial and / or protective works shall be carried out to agreed timescales and be approved by the LPA in writing;
- A Site Verification Report detailing the conclusions and actions taken at each stage of the works including validation works shall be submitted to, and approved in writing by, the LPA prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

6. The precautionary measure for bats shall be carried out in accordance with the details contained in the Ecological appraisal by FPCR, dated July 2015 (Sections 4.12 to 4.16).

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

7. No development shall commence unless or until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The contents of the plan should include elements that benefit wildlife. The approved plan shall be implemented in accordance with the approved details, not later than 12 months from the date the building is first occupied; 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 Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan, and Section 11 of the National Planning Policy Framework.

8. No development shall commence unless or until details of a scheme for the disposal of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The proposed scheme 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 the proposed maintenance arrangements must be provided. Only the approved scheme shall be implemented prior to occupation of the dwellings hereby approved.

Reason. No details of the drainage have been submitted and to ensure a satisfactory means of drainage pursuant to Policy EN7/5 - Waste Water

Management of the Bury Unitary Development Plan.

9. The restaurant shall be for the use of residents of the care home and their guests and employees, and shall not be open to the general public.
Reason.To control and regulate the use of the building to ensure there is adequate parking provision pursuant to Policy HT2/4 - Car Parking of the Bury Unitary Development Plan and SPD11.
10. The hair salon shall be for the use of residents of the care home and shall not be open to the general public.
Reason.To control and regulate the use of the building to ensure there is adequate parking provision pursuant to Policy HT2/4 - Car Parking of the Bury Unitary Development Plan and SPD11.
11. No development shall commence unless or until details of a scheme for the disposal of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The proposed scheme 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 the proposed maintenance arrangements must be provided. Only the approved scheme shall be implemented prior to occupation of the dwellings hereby approved.
Reason. No details of the drainage have been submitted and to ensure a satisfactory means of drainage pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan.
12. Notwithstanding the details shown indicatively on approved plan reference 1419/01 Revision C, no development shall commence unless and until full details of the have been submitted to and approved in writing by the Local Planning Authority:
- Realignment of the junction of Factory Street with Ramsbottom Lane/Stubbins Lane to a specification to be agreed, incorporating the reinstatement of the redundant site access, provision of a 2.0m min. footway, demarcation of the limits of the adopted highway and all associated highway, street lighting, road marking and highway drainage remedial works;
 - Formation of the proposed development access road onto Factory Street to a specification to be agreed incorporating the provision of a 2.0m min. wide footway, demarcation of the limits of the adopted highway and all associated highway, street lighting, road marking and highway drainage remedial works;
 - Reconstruction and widening of the existing footway abutting the site on Factory Street to a minimum of 2.0m in width between the junction of Factory Street with Ramsbottom Lane/Stubbins Lane and the proposed development access road to a specification to be agreed;
 - Provision of a street lighting scheme for the realigned junction and length of Factory Street abutting the site.
- The details subsequently approved shall be implemented to an agreed programme.
Reason. To ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:
Policy EN1/2 - Townscape and Built Design
Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development.
13. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved in writing by the Local Planning Authority and shall confirm/provide the following:

Access route for construction traffic from the highway network;
Hours of operation and number of vehicle movements;
Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
Parking on site or on land within the applicant's control of operatives' and construction vehicles together with storage on site of construction materials.
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. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highway and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy EN1/2 - Townscape and Built Design

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development.

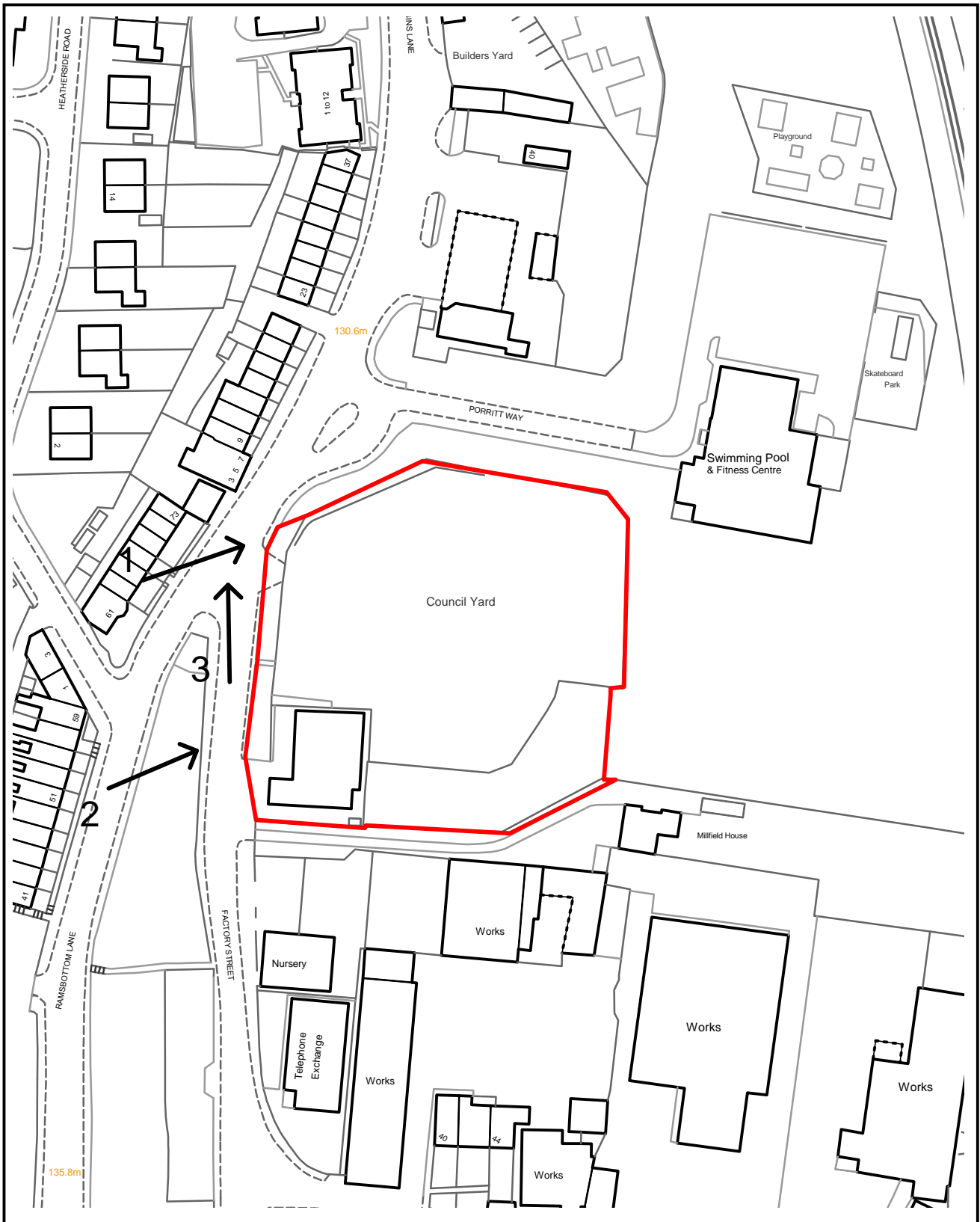
14. Before the development is commenced, details shall be submitted to and approved by the Local Planning Authority to cover measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved details shall be implemented and maintained thereafter during the period of construction.
Reason. To ensure that the adopted highways are kept free of deposited material from the ground works operations pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.
15. The visibility splays indicated on approved plan reference 1419/01 Revision C shall be implemented before the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m.
Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:
Policy EN1/2 - Townscape and Built Design
Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development.
16. The turning facilities indicated on approved plan references 06570 P1-102 Revision B, 1419/SP/01 Revision B and 1419/SP/02 Revision B shall be provided before the development is first occupied and these areas used for the manoeuvring of delivery/service 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 the following Policies of the Bury Unitary Development Plan:
Policy EN1/2 - Townscape and Built Design
Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development.
17. The car parking indicated on approved plan reference 06570 P1-102 Revision B shall be surfaced, demarcated and made available for use prior to the development hereby approved being brought into use.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
18. The development hereby approved shall not be brought into use unless and until

the measure and facilities indicated on the approved plans and detailed in the submitted Travel Plan Statement have been implemented to the written satisfaction of the Local Planning Authority.

Reason. In order to deliver sustainable transport objectives pursuant to the following Policy Ht2/4 - Car Parking and New Development of the Bury Unitary Development Plan and the National Planning Policy Framework.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 59005

ADDRESS: Land off Factory Street
Ramsbottom



Planning, Environmental and Regulatory Services **1:1250**

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59005

Photo 1



Photo 2



Photo 3





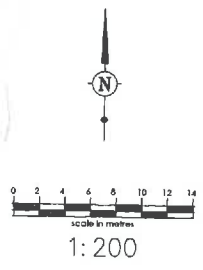
Note: Proposed improvements to existing highway junction shown, refer to supporting transport statement.

Existing trees along Factory Street to be removed due to change in ground level. New replacement trees planted to re-instate screening.

Vehicular sight lines (shown dashed) from main access road onto Factory Street.

Key

Soft Landscaping / Surfaces	Hard Landscaping / Surfaces
Green - broad lawn or grass areas with scattered tree planting.	Refuse Store / Substation - elevated paving (200-300mm).
Ornamental - gravel paths & paths for access and drainage.	Informal Paths - soft surface paving.
Hedge - low level hedge screen, 1.5m high to form access screen.	Parking Bays - elevated floor surface with surface demarcation.
Shrub Structure - dense and landscaping for seasonal screening.	Patio - full paving (200-300mm) or gravel surface on ground level and adjacent to building.
Existing Tree	Existing Tree Removed
Proposed Tree	Access Road - elevated surface - suitable for access with kerbside and top.
Slitting out area with garden benches - remove timber bench (approx 1.2m long).	Main Path Demarcation - full block paving and flush edging.
Timber Pagoda	Metal railings on a street front wall maximum 1.2m high to be set back. Related to setbacks and structure in direction.
Garden Storage - elevated timber shed, glass doors and support area.	Classed kerb line having 2.5m high support.
Inheritor car park, refer to Parking Statement.	Metal railings - 2m high barrier.
	Application to the boundary line.
	Vehicular sight lines from main access road onto Factory Street.



A 13.04.18 Scheme/layout amended to suit requirements along East Boundary. TW
 Rev Data Revision notes By

DO NOT SCALE

ADLINGTON

Independent living with care

Planning

Factory Street
RAMSBOTTOM

Landscape Strategy

July 2015 1:200@A1 TW
 06570 P1 - 141 A

Millfield House



FRONT / WEST ELEVATIONS



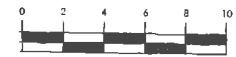
SIDE / NORTH ELEVATIONS



SIDE / SOUTH ELEVATIONS



REAR / EAST ELEVATIONS



scale in metres
1:125

A	13.04.10	Scheme/layout amended to suit requirements along East Boundary.	TW
Rev	Date	Revision notes	By
		DO NOT SCALE	

ADLINGTON

Independent living with care

Planning

FACTORY STREET
RAMSBOTTOM

Elevations

July 2015 1:125@A1 TW
06570 P1 - 131 A

First Floor Layout:
24No. APARTMENTS

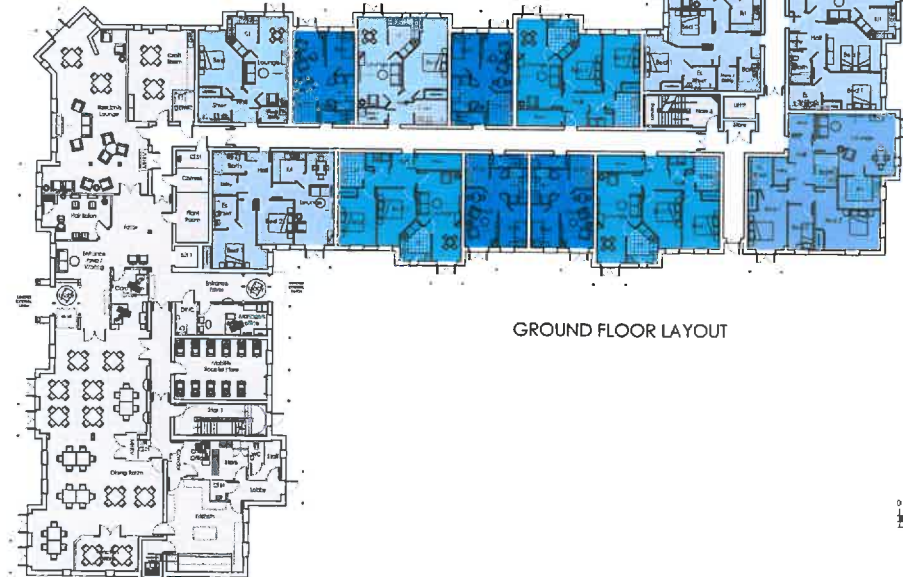
- 6 1B Studio APARTMENT
- 3 1B APARTMENT
- 4 2B APARTMENT
- 9 2B-es APARTMENT En-suite
- 2 3B APARTMENT En-suite
- COMMUNAL SPACES
- BALCONY SUPPORT POSTS



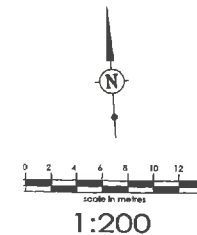
FIRST FLOOR LAYOUT

Ground Floor Layout:
17No. APARTMENTS

- 4 1B Studio APARTMENT
- 3 1B APARTMENT
- 3 2B APARTMENT
- 6 2B En-Suite APARTMENT
- 1 3B En-Suite APARTMENT
- COMMUNAL SPACES
- BALCONY SUPPORT POSTS



GROUND FLOOR LAYOUT



Total Number of
Apartments S7No:

- 10 x 1B Studio APARTMENT
- 7 x 1B APARTMENT
- 12 x 2B APARTMENT
- 21 x 2B-es APARTMENT En-suite
- 7 x 3B APARTMENT En-suite

A	13.04.10	Scheme/layout amended to suit requirements along East Boundary.	TW
Rev	Date	Revision notes	By
		DO NOT SCALE	

ADLINGTON

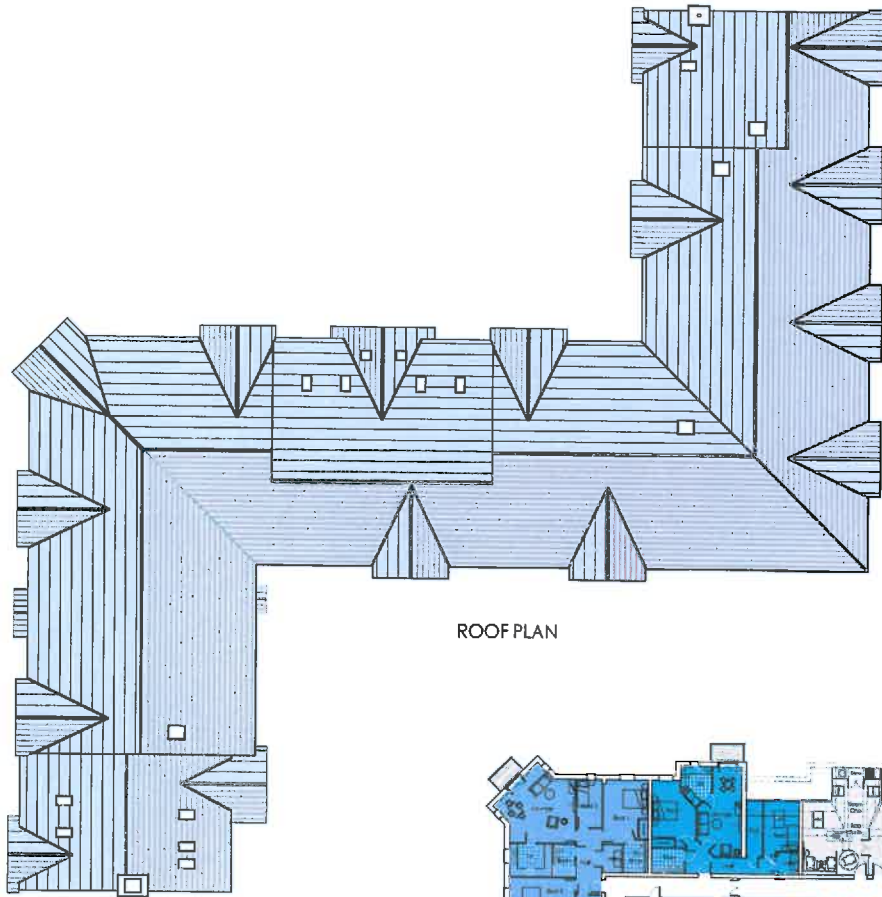
Independent living with care

Planning

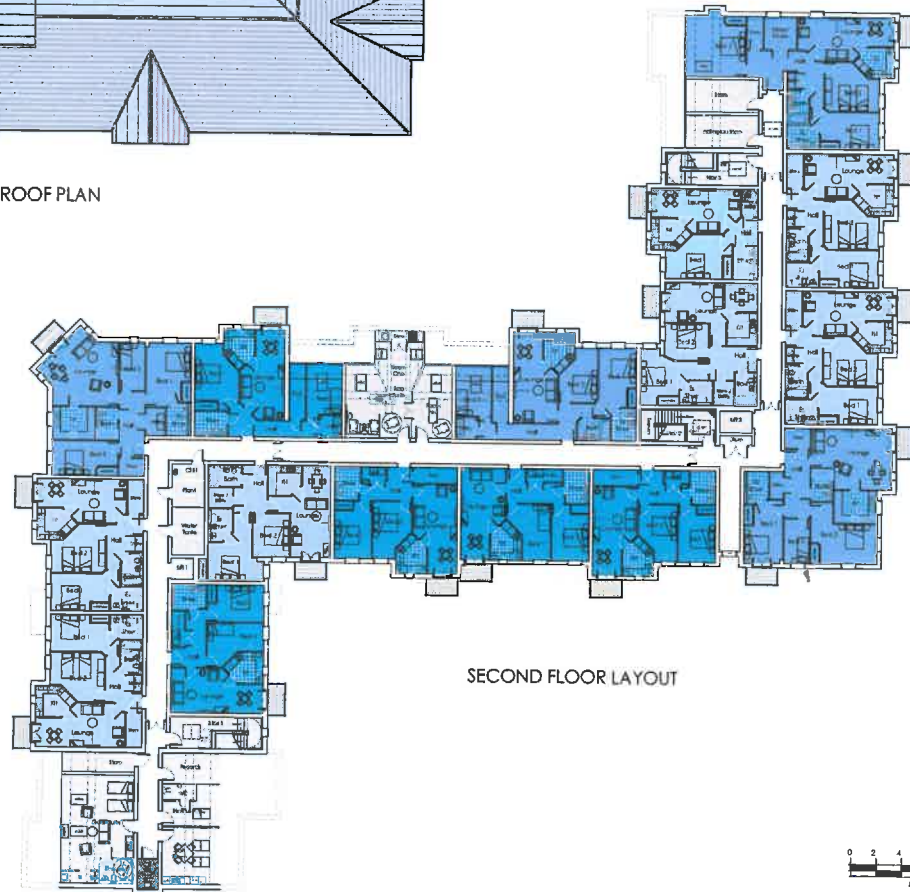
Factory Street
RAMSBOTTOM

Ground & First
Floor Layouts

July 2015 1:200@A1 TW
06570 P1 - 121 A



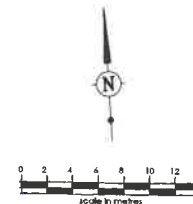
ROOF PLAN



SECOND FLOOR LAYOUT

Second Floor Layout:
16No. APARTMENTS

- 0 1B Studio APARTMENT
- 1 1B APARTMENT
- 5 2B APARTMENT
- 6 2B-es APARTMENT En-suite
- 4 3B APARTMENT En-suite
- COMMUNAL SPACES
- BALCONY SUPPORT POSTS



1:200

Total Number of
Apartments 57No:

- 10 x 1B Studio APARTMENT
- 7 x 1B APARTMENT
- 12 x 2B APARTMENT
- 21 x 2B-es APARTMENT En-suite
- 7 x 3B APARTMENT En-suite

A	13.04.16	Schema/Layout amended to suit requirements along East Boundary.	TW
Rev	Date	Revision notes	By

ADLINGTON
Independent living with care

Planning

**Factory Street
RAMSBOTTOM**

**Second Floor
Layout & Roof Plan**

July 2015	1:200@A1	TW
06570	P1 - 122	A

DO NOT SCALE

Ward: Ramsbottom and Tottington -
Ramsbottom

Item 02

Applicant: Mr Bryan Farlow

Location: Land at rear of 4 Carr Bank Avenue, Ramsbottom, Bury, BL0 9DW

Proposal: Change of use of land to residential garden with erection of decking/steps and pond structures

Application Ref: 59501/Full

Target Date: 07/07/2016

Recommendation: Split Decision

A site visit has been recommended by the Development Control Manager.

Description

The application, which is retrospective, relates to a small area (0.04ha) of land in the north west corner of the pond. There are semi-detached houses, including the applicant's house, to the north and east along Carr Bank Avenue. To the west are residential properties fronting Spring Wood Street. To the south is the pond itself. The area is within Ramsbottom Conservation area and is designated a recreation area as the pond is used by local anglers and is frequented by a variety of wildlife including ducks, geese and kingfishers. The route of a designated public footpath runs along the northern side of the pond, between the applicant's rear garden and the site. This footpath in practice is not evident and not used, in part due to the fact that it is blocked off at the Spring Wood Street end by the existing stone wall.

The proposal is to retain the area of land that has been infilled and resurfaced and use it as domestic garden for the resident at No.4 Carr bank Avenue. The applicant has stated that he has lived at 4 Carr Bank since 1982 and that over the past 34 years the land subject to this application, has gradually eroded due to the rise and fall of water levels. To protect the land, he has stabilised the land by fixing timber sleepers around its perimeter and infilling with material. Work has also included the formation of three small fish ponds near the inlet into the lodge and creation of three small bridge structures, decked areas and a couple of benches and raised planting beds down the east side where a small tree is located.

Relevant Planning History

None relevant.

Publicity

Site notice posted 16/05/2016, press notice in Bury Times 26/05/2016 and the following neighbours notified by letter dated 13/05/16: Nos.5-31(odd) Spring Wood Street, 2-12 (even) Carr Bank Avenue.

Representations received from 13, 17 Spring Wood Street, 10, 11 Carr Bank Avenue, 8 Uppingham Drive and 6 Carr Bank Avenue. Comments are summarised below:

- The site is part of the Conservation area and has ecological value - as such it shouldn't be used as a domestic garden.
- The development is an eyesore.
- The painted structures on the land are out of keeping with the natural character of the area.
- Concern about the effect on the wildlife and ecosystem - the previously frequent visits of birds such as kingfishers and herons seem to have all but disappeared.
- Concern about the effect of the structure on the ability of water to flow into the lower lodge from the higher lodge as freely as it might require at times of excess rainfall - as the event on December 26th 2015 demonstrated, this road is not immune from flooding from the lodges on it and the free flow of water from top to bottom lodge is pivotal to this.

- It is also disappointing that permission for this development is being sought several months after the completion of the work.
- Need to know the possible effects on the flow of water into the lower lodge and potential effects for the wildlife.

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

Consultations

Drainage - The land is within a 'Critical Drainage Area' and prone to flooding. Given that the application does not involve a sensitive end use, this is not such a concern. Any further comments shall be reported in the Supplementary Report.

Public Rights of Way - Route of Public Right of Way crosses site although not in everyday use.

Greater Manchester Ecology Unit - Objects to the proposed use of the land as domestic garden although the site could be made more natural by an appropriate landscaping.

Unitary Development Plan and Policies

EN2/2	Conservation Area Control
TC1/1	Open Space in Town Centres
Area	Market Place/Carr Street/Ramsbottom Lane
RM1	
RT1/1	Protection of Recreation Provision in the Urban Area
EN1/1	Visual Amenity
EN2/1	Character of Conservation Areas
EN5	Flood Protection and Defence
EN6/3	Features of Ecological Value
NPPF	National Planning Policy Framework
SPD1	Open Space, Sport and Recreation Provision
EN1/3	Landscaping Provision
EN10	Environmental Improvement
EN8/2	Woodland and Tree Planting

Issues and Analysis

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

Use - Given the site is within a Conservation Area and is a designated recreation site with some ecological importance within the locality, the principle of converting part of the land into domestic garden raises some concerns. Creating a formal garden area would lead to the loss of important marginal land around the lodge and in extending out into the pond, would appear rather incongruous. Whilst the applicant is clearly sympathetic to wildlife and ecological issues, future tenants may not be and therefore the permanent change of the use of the land to garden is unacceptable in principle and contrary to the NPPF and UDP Policies.

Visual amenity and Character of the Conservation Area - It is a fact that the area of land at its margins was eroding prior to the hard edges being created and area turfed. Whilst this has prevented further erosion, the effect of the new edging, decking, turfing and various structures gives the area a very domestic character that detracts from the character of the pond area which has a more natural appearance. It is recognised that the applicant has not finished landscaping the site and further planting would no doubt soften the impact of the site, however some aspects of a domestic garden such as formal planting beds, decking,

garden furniture and even washing lines which could be erected for example, would seriously detract from the character of the area. The works already carried out by the applicant are too domestic in appearance and would be improved by more natural landscaping. If the Committee are minded to approve the works, it would be appropriate therefore to attach a condition requiring landscaping and further groundworks to be carried out.

Ecology - In its current state, the area of land appears stark and domestic. To become more atuned to the surrounding pond area, there would need to be a significant amount of changes to the surfacing and landscaping would be required to 'naturalise' the area and soften the impact of the land, particularly around the margins to encourage wildlife.

Greater Manchester Ecology Unit, whilst objecting to the principle of the change of use to garden ground, are not against its landscaping. It is suggested that with appropriate planting and landscaping to create more of a natural and uncultivated area, the groundworks would be more acceptable in terms of ecology and, whilst it would not form a domestic garden, would not be out of keeping with the surrounding pond area and comply with Section 11 of the NPPF and UDP Policies EN6 and EN6/3 relating to ecology.

Recreation Provision - The site lies within an area designated as Protected Recreation under UDP Policy RT1/1. This Policy states that development will not be allowed if it results in the loss of existing outdoor recreation facilities. Exceptions to the policy may be permitted where:

- facilities can be retained with the redevelopment of a small part of the site,
- alternative provision can be provided or
- it can be demonstrated that there is excess open space provision in the area.

Paragraph 74 of the NPPF also resists development on open space, sport and recreation land and specifies three exceptions to this including where:

- An assessment has been undertaken which show the land is surplus to requirements.
- The loss resulting from the propoosal would be replaced in a suitable location.
- The development is for alternative recreation provision.

The proposal to use the land as a domestic garden does not strictly meet any of the above exceptions. However, the size of the site at 0.04ha is not significant in relation to the wider pond area, and with increased public access, possibly via the public right of way crossing the site, the proposal may be more acceptable.

Flood Risk/ Drainage - The site is within a Critical Drainage Area and being on the northern edge of the large pond, close to the inlet from local lodges, is prone to occasional flooding. The proposed use of the land as garden, or even public landscaped area, would not be a particularly serious concern. The creation of ponds near the inlet into the pond would not have a seriously detrimental impact on flow into the pond.

Public Right of Way - There is a public right of way running in a NW to SE direction between the site and the applicant's rear garden boundary. Although this is not used in practice, in theory it could be used in the future, particularly if a new point of access onto Spring Wood Street is created. If this were to be the case, the extension of the land into a domestic garden would not be appropriate as it would be dissected by the Public Right of Way. The proposal to change the use of the land into garden area would not be acceptable and be contrary to UDP Policy RT3/4 Recreational Routes.

Residential amenity - There are no serious residential amenity issues arising from the proposal.

Representations - The planning related issues raised by those making representations have been addressed in the above report.

Conclusion - Given the conservation/recreation area, public right of way and ecological issues raised by this application, the change of use to garden ground would not be appropriate although the groundworks would, with further landscaping and groundworks, be acceptable. As such a split decision, to refuse the change of use but approve the groundworks is the recommendation.

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

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework.

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 Paragraphs 186-187 of the National Planning Policy Framework.

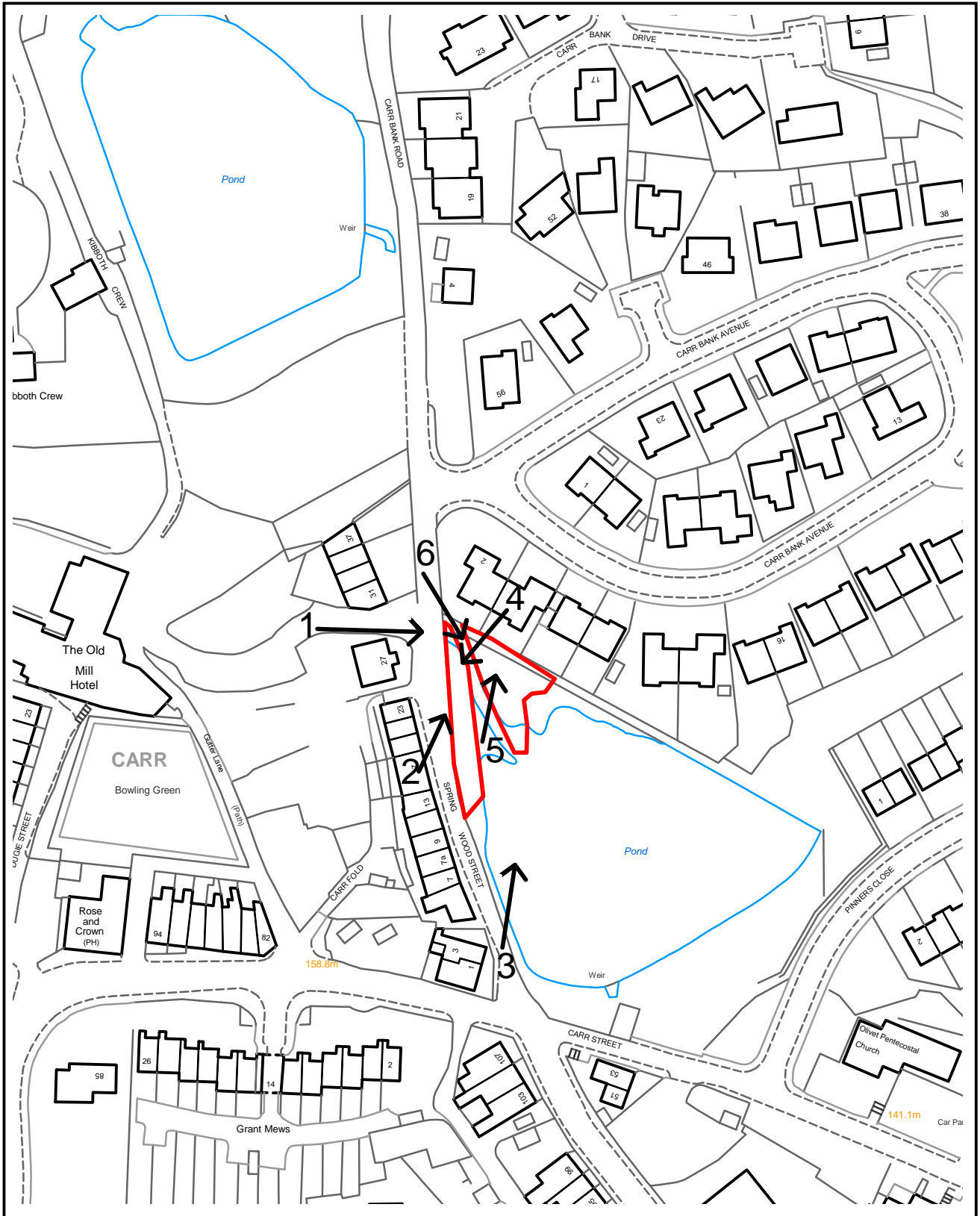
Recommendation: Split Decision

Conditions/ Reasons

1. Within one month of the date of this decision notice, a landscaping scheme, including details of levels, shall be submitted to, and approved in writing by, the Local Planning Authority. It shall be implemented not later than 12 months from the date of this decision notice; and any plants and trees removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by plants of a similar size or species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies EN1/1 Visual amenity and EN1/3 Landscaping Provision of the Bury Unitary Development Plan.
1. The proposed change of use to domestic garden area would have a seriously detrimental impact on the character, appearance and ecology of the pond area and wider Conservation Area of which the site forms part by virtue of its use and domestic appearance and would set a dangerous precedent with regard to similar garden extensions around the pond area. The proposal therefore conflicts with the following policies of the Unitary Development Plan: EN2/1 Character of Conservation Areas, EN2/2 Conservation Area Control, EN6 Conservation of the Natural Environment, EN6/3 Features of Ecological Value.
2. The proposed change of use to domestic garden would mean the unacceptable loss of Protected Recreation Area as designated under UDP Policy RT1/1. Without a sufficient justification for the change of use of the land, the proposal would be seriously detrimental to the Protected Recreation Area. The proposed change of use would be contrary to NPPF Paragraph 74 and UDP Policy RT1/1 Protection of Recreation Provision in the Urban Area.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 59501

**ADDRESS: Land rear of 4 Carr Bank Avenue
Ramsbottom**

Planning, Environmental and Regulatory Services

(C) Crown Copyright and database right (2013). Ordnance Survey 100023063.



Bury
COUNCIL

59501

Photo 1



Photo 2



59501

Photo 3



Photo 4



59501

Photo 5



Photo 6



CULVERT FRESH WATER INLET FROM SPRINGWOOD LODGE. @ LOW LEVEL.

POND 1

PALISADE STYLE BRIDGE.

- LEVELS.
- 0. —
 - 1. x 54"
 - 2. x 76"
 - 3. x 92"
 - 4. x 156"
- = 13 FEET.

CARR BANK AVENUE

THE SECLUDED AREA OF THE LODGE IS NOW AN IDYLIC SETTING FOR WILDLIFE. THE TREES WHICH BORDER SPRINGWOOD STREET ARE REGULARLY USED BY NESTING BIRDS.

KINGFISHERS & HERONS FEED ON THE SMALL FISH IN PONDS 1/2/3.

VISITING BIRDS INCLUDE SONG THRUSH, BLACKBIRD, GOLD FINCH, CHAFFINCH, WILLOW WARBLER, ROBIN, WREN, WAGTAILS, BLUETITS.

THE RESIDENT MALLARDS, GEESE & MOORHENS ARE REGULARLY FED FROM THE RENTED LAND.

CULVERT FRESH WATER INLET FROM OLD MILL HOTEL. @ LOW LEVEL.

MONET STYLE BRIDGE.

JAPANESE STYLE BRIDGE.

REDUNDANT PUBLIC FOOTPATH.

* RENTED LAND AREA = 400 M².

= 0.04 HECTARES

POND 3.

POND 4.

SCALE. 1:500



LAND COLOURED GREEN LICENSED BY AGREEMENT BETWEEN PEEL INVESTMENTS (NORTH) LTD. AND MR B.B. FARLOW OF 4 CARR BANK AVENUE, RAMSBOTTOM, BURY. BLO SDW (LICENSEE).

THE WIRE MESH WHICH HAD BEEN FIXED OVER THE IRON BARS OF THE WEIR GRILLAGE HAS BEEN PERMANENTLY REMOVED.

THE MESH HAD TO BE CLEANED ON A DAILY BASIS, TO AVOID BEING BLOCKED UP WITH TWIGS AND LEAVES.

PINNERS CLOSE

CARR STREET

NOTE: LAND COLOURED GREEN MADE SECURE BY INSTALLATION OF FIXED WOODEN SLEEPERS OR NATURAL STONE.

B.B. Farlow
4/1/2016.

Ward: Ramsbottom and Tottington -
Ramsbottom

Item 03

Applicant: Morris Homes Ltd

Location: Redisher Works, Holcombe Old Road, Ramsbottom, Bury, BL8 4NQ

Proposal: Demolition of existing buildings and erection of 22 no. dwellings including works to culverted watercourse

Application Ref: 59715/Full

Target Date: 20/05/2016

Recommendation: Minded to Approve

It is recommended that this application is Minded to Approve subject to the signing and completion of a Section 106 agreement for recreation provision in accordance with Policy RT2/2 of the adopted Unitary Development Plan and SPD1. If the agreement is not signed within a reasonable timeframe, then delegated authority is sought by the Development Manager to determine the application.

A site visit has been requested by the Development Manager

Description

The application site is located within the Green Belt and the Holcombe Conservation Area. The site contains existing portal industrial buildings, which were last used for vehicle exhaust manufacturing (B2 use) and have been vacant since 2003. The floorspace of the buildings is 5,230 square metres.

The site is predominantly flat with steep sloping sides. There are mature trees to all boundaries, many of which are protected by a Tree Preservation Order (TPO). The buildings and a large area of hardstanding is located on the flat area and the site is accessed from Holcombe Old Road. This access is shared with existing residential properties.

There are open fields to the north and south and there are residential properties to the south east with the Hare and Hounds pub beyond. Redisher woods is located to the north and northwest of the site. There is a public footpath to the south west of the site, which connects to Park Road and a bridleway, which passes across the access to the site.

The proposed development involves the demolition of the existing industrial buildings and the erection of 22 dwellings. The proposed dwellings would be detached and would be two storeys or two and a half storeys in height. The proposed dwellings would be constructed from red and buff brick with a tile roof. The proposed development would be accessed from Holcombe Old Road. As part of the proposal, a section of the Holcombe Brook would be de-culverted and opened up.

Relevant Planning History

41597 - Outline - demolition of existing industrial buildings and erection of 49 residential units including improvements to highway at Redisher Works, Holcombe Old Road, Holcombe Brook. Refused - 21 January 2004.

43327 - Demolition of existing premises and regeneration for mixed residential/employment scheme, including highway improvements, new footpath links and river restoration (Approx 45 dwellings) at Redisher Works, Holcombe Old Road, Holcombe Brook. Refused - 10 November 2004

No case for very special circumstances was provided, detrimental to highway safety and insufficient information in relation to emergency access was provided.

Publicity

The neighbouring properties were notified by means of a letter on 19 February and a press notice was published in the Bury Times on 25 February 2016. Site notices were posted on 26 February 2016.

3 letters have been received from the occupiers of 402A Bolton Road West, Dawes Bank Farm (300) Bolton Road West and the Holcombe Society, which have raised the following issues:

- Strongly object as the junction at Holcombe Old Road is already extremely dangerous.
- The speed of traffic on the roads that join it is frightening and a lot of the traffic does not even indicate. My daughter and I have almost been run over crossing the road and more traffic and residents will make the junction more congested and lethal.
- It is only a matter of time until there is a fatality.
- The road system in this area cannot cope with an increase in traffic.
- There is an existing problem with cars using the bottom half of Holcombe Old Road as a cut through, turning onto Branch Road and driving down the cobbles lane when traffic backs up on Lumb Carr Road.
- It will cause problems when cars are trying to exit the proposed development and will encourage cars to use Holcombe Old Road.
- Holcombe Old Road is a narrow cobbled bridleway used by horseriders and walkers. If this proposal is passed, the extra cars will be a danger to the users.
- With a proposal of 22 dwellings, there will be a minimum of 44 extra vehicles and some of these will use Holcombe Old Road as a cut through.
- Holcombe Old Road is "access only" to residents of properties on the lane.
- The site lies within the Holcombe Conservation Area. The site is a derelict vacant industrial facility that detracts from the Conservation Area and does need improvement. The Society supports the principle of redevelopment.
- The proposal for residential use appears appropriate, but would request a greater mix of units, including 2-3 bed housing to improve affordability and meet housing need.
- Given its situation within a river valley, the impact on 'open-ness' within the Green Belt is considered to be limited, and the beneficial prospect of regenerating the dilapidated current site outweighs in our opinion any perceived damage to Green Belt. The LPA would need to be very clear in the wording of any planning approval however as to what the 'Exceptional Circumstances' were, in order to avoid setting an unruly local precedent for inappropriate development in the Green Belt.

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

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to access improvements, a construction management plan, measures to prevent mud from passing onto the highway, visibility splays, turning facilities and driveway lengths.

Drainage Section - No objections in principle. Further comments will be reported in the Supplementary Report.

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

Environmental Health - Air Quality - No comments.

Public Rights of Way Officer - No objections.

Waste Management - Comments awaited.

GM Ecology Unit - Additional bat survey to be assessed. No objections, subject to conditions relating to method statement to protect the Holcombe Brook from spillages, Himalayan Balsam and landscaping plan.

Environment Agency - Assessing revised Flood Risk Assessment. Further comments to be reported in the Supplementary Report.

Designforsecurity - No objections.

National Grid - No objections.

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

The Coal Authority - Assessing revised information. Further comments to be reported in the Supplementary Report.

GM Fire Service - Comments awaited.

Unitary Development Plan and Policies

EC2/2	Employment Land and Premises
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN5/1	New Development and Flood Risk
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/1	Atmospheric Pollution
EN7/5	Waste Water Management
EN8/1	Tree Preservation Orders
EN8/2	Woodland and Tree Planting
EN9/1	Special Landscape Areas
OL1/2	New Buildings in the Green Belt
RT2/2	Recreation Provision in New Housing Development
RT3/4	Recreational Routes
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
SPD1	Open Space, Sport and Recreation Provision
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

Issues and Analysis

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

Principle (Employment) - The site was last used as an employment site and, as such, the principle of any proposed development needs to be assessed against UDP Policy EC2/2.

Under Policy EC2/2, the Council will seek to retain the employment use of such sites unless it can be clearly demonstrated that the land and premises are no longer suited, in land use terms, to continued employment use.

The Council produced a development brief in 2009 for the site, which concluded that the site was no longer suitable for modern day employment uses. The Employment Land Review was undertaken in 2013 and concluded that the site performed so poorly, it was 'inappropriate in land use terms for employment use'. As such, the site should not be retained for employment use as there is no realistic prospect of the site coming forward for

such a use. Therefore, the proposed development would not conflict with Policy EC2/2 of the Bury Unitary Development Plan and would be in accordance with the NPPF.

Principle (Green Belt) - Paragraph 89 of the NPPF states that the construction of new buildings within the Green Belt should be regarded as inappropriate development unless it meets one of the following exceptions;

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Policy OL1/2 states that the construction of new buildings within the Green Belt will be inappropriate development unless it is for agriculture, forestry, essential facilities for outdoor recreation, limited extensions of existing dwellings and for other uses of land which do not conflict with the purposes of including land in it. Proposals for buildings, which do not fall into one of the above categories are inappropriate development and will only be permitted in special circumstances.

The application site contains industrial buildings and a large hardstanding and as such, is previously developed land. As such, the proposed development involves the erection of 22 dwellings on land that is previously developed.

The floorspace of the existing industrial buildings is 5,230 square metres and the floorspace of the proposed development is 2,017 square metres. The proposed development would represent a reduction of 61% in terms of floorspace. The proposed dwellings would be lower in height than the existing industrial buildings and there would be a break between the individual dwellings.

The reduction in the floorspace of the built development represents an improvement to the openness of the Green Belt, especially when combined with the reduction in the height of the proposed dwellings and the breaks in the built form between the proposed individual dwellings. In addition, there would be a reduction in the amount of hardstanding. Therefore, it is considered that the proposed development would have a positive impact upon the openness of the Green Belt.

Therefore, the proposed development would represent the redevelopment of a previously developed site, which would not have a greater impact upon the openness of the Green Belt and would be appropriate development. Therefore, the proposed development would not conflict with Policy OL1/2 of the Bury Unitary Development Plan and would be in accordance with paragraph 89 of the NPPF.

Principle (Residential) - Following revocation of the North West Regional Strategy on 20 May 2013, there is no statutory housing target for Bury. Work has commenced on the Greater Manchester Spatial Framework and this will bring forward a new statutory housing target for the Borough. This will subsequently be incorporated into Bury's future Local Plan.

In the meantime, the National Planning Policy Framework should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. There is a

particular emphasis, as in previous national planning guidance, to identify a rolling five year supply of deliverable housing land.

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

The proposed development is located within walking distance of the urban area and there is residential development to the south/south east. As such, the proposed development would not conflict with the surrounding land uses. The site is within walking distance of public transport and as such, is in a sustainable location. The site contains industrial buildings and an area of hardstanding and is previously developed land. Therefore, the proposed development would be acceptable in principle and would be in accordance with Policy H1/2 of the Bury Unitary Development Plan and the NPPF.

Design and layout - The proposed development would include detached dwellings, which would be a mix of two and two and a half storeys in height. The proposed dwellings would be constructed from red brick with a slate roof, which would be appropriate and would preserve the character of the Conservation Area. The use of headers, stone cills, bay windows, pike details, canopies, small dormers and chimneys would add visual interest to the elevations. As such, the proposed dwellings would not be a prominent feature in the locality.

All of the proposed dwellings would have a side or rear garden, which would provide a suitable level of private amenity space. There would be space within the rear gardens for bin storage and the proposed boundary treatments of timber fencing, railings and brick walls would be acceptable. As such, the proposed development would preserve the character of the conservation area and would not be a prominent feature in the streetscene. Therefore, the proposed development would be in accordance with Policies EN1/2, H2/1, H2/2, EN2/1 EN2/2 and OL1/2 of the Bury Unitary Development Plan.

Impact upon the Conservation Area - The application site is located within the Holcombe Conservation Area.

The national legislative framework for development affecting listed buildings and conservation areas is provided by the Planning (Listed Buildings and Conservation Areas) Act 1990. This sets out the duty on local planning authorities with regard to listed buildings and any buildings or land within a conservation area, when determining applications for planning permission. It is essential that these legal duties are considered, alongside the contents of the NPPF and other planning policies and guidance.

The Town and Country Planning (Listed Building and Conservation Area) Act 1990 imposes a duty under Section 72 on Local Planning Authorities to pay 'special attention to the desirability of preserving or enhancing the character or appearance of that area' (section 72(1))

Paragraph 131 of the NPPF states that when determining planning applications, Local Planning Authorities should take account of:

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

Paragraph 133 of the NPPF states that where a proposed development would lead to substantial harm or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm

or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

The disused works buildings are constructed from profiled metal sheeting and do not contribute to the historical or architectural importance of the Conservation area or its setting. The study site is located in the valley bottom and is enclosed by the steeply sloping valley sides. As such, there are no significant outward views into or from the conservation area and the application site. Given the above, the impact of the proposed development on the setting of the conservation area is negligible and would cause negligible levels of harm to its significance. As the existing buildings contribute little to the appearance of the Conservation area, it is considered that the demolition of these buildings would enhance the character of the Conservation Area.

There is a moderate potential for 19th and 20th century industrial structures, which may be of regional significance but there is a nil potential of evidence of prehistoric, Roman, Medieval periods as industrial development of the site is likely to have removed any archaeological evidence. There are no objections to the proposed development, subject to the inclusion of a condition relating to archaeology.

The proposed development would bring the site back into use and the design of the dwellings would respect the conservation area. The proposed materials and boundary treatments would be appropriate within the Conservation Area. Therefore, the proposed development would preserve the character of the Conservation Area and would be in accordance with Policies EN1/1, EN1/2, EN2/1 and EN2/2 of the Bury Unitary Development Plan and the NPPF.

Impact upon residential amenity - SPD6 provides guidance on aspect standards between residential properties and as such, would be relevant in this case. The aspect standards states that there should be a minimum of 20 metres between directly facing habitable windows and 13 metres between a habitable room window and a two storey blank wall.

There would be 21 metres and 28 metres between the proposed development and Redisher Croft and Holcombe Old Road respectively. These distances would exceed the aspect standards and would be acceptable.

The remaining relationships would comply with the relevant aspect standards. Therefore, the proposed development would not have an adverse impact upon the amenity of the neighbouring properties and would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

Trees - The trees surrounding the site are protected by Tree preservation Orders (TPO) and a arboricultural assessment was submitted with the application. 5 groups of trees would need to be removed to facilitate the development. All of these trees are classed as unsuitable for retention and are of low quality. The proposed development includes the planting of 99 trees within the development site. Given that the trees are of low quality and the number of trees being planted as part of the proposed landscaping works and the retention of the trees on the perimeter of the site, it is considered that the proposed development would preserve the character of the locality and conservation area. Therefore, the proposed development would be in accordance with Policies EN8/2, EN1/1, EN1/2 and EN1/3 of the Bury Unitary Development Plan.

Ecology - A phase 1 habitat survey and bat survey has been undertaken and submitted with application. The buildings and trees were assessed for bat roosting potential and the

majority of the buildings were assessed as having negligible bat roosting potential. However, one building was assessed as having negligible to low roosting potential and another as low to moderate risk. An emergence survey has been carried out and further comments will be reported in the Supplementary Report.

The proposed development includes the de-culverting of the Holcombe brook and associated landscaping. These works would be positive in terms of the North West river basin management plan, the water frameworks directive and would enhance the Holcombe Brook wildlife corridor. Notwithstanding the emergence bat survey, GM Ecology Unit has no objections, subject to the inclusion of conditions relating to method statement to protect the Holcombe Brook from spillages, Himalayan Balsam and landscaping plan. Therefore, the proposed development would not cause harm to a protected species (notwithstanding the bat survey) and would be in accordance with Policies EN6 and EN6/3 of the Bury Unitary Development Plan and the NPPF.

Flood risk/drainage - A revised Flood Risk Assessment has been received and is being assessed by the Environment Agency. The Drainage Section has no objections to the principle of the proposed development and further comments will be reported in the Supplementary Report.

Public right of way - There is an existing public right of way to the south east of the site, which would be unaffected by the proposed development. There is a bridleway (No. 26) which currently crosses the proposed access (Holcombe Old Road). The proposed development would generate less traffic than the previous use and the proposed access improvements would slow the speed of the traffic in the vicinity of the bridleway. The Public Rights of Way Officer has no objections to proposal. Therefore, the proposed development would be in accordance with Policy RT3/4 of the Bury Unitary Development Plan.

Highways issues - The existing access to the site is via Holcombe old Road, which was used by HGVs until the premises closed in 2003. The proposed development would utilise the same access and would generate less traffic than the previous use. The proposed development would provide improvements to the pedestrian access, whilst retaining the stone wall and would ensure forward visibility is retained. The Traffic Section has no objections, subject to the inclusion of conditions relating to access improvements, a construction management plan, measures to prevent mud from passing onto the highway, visibility splays, turning facilities and driveway lengths. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

Parking - SPD11 states that the maximum number of parking spaces is 3 spaces per 4 and 5 bed units. This equates to 66 parking spaces.

The proposed development would provide 52 parking spaces and 24 parking spaces in the form of integral or detached garages, which equates to 76 spaces. Whilst the proposed development would be over providing by 10 parking spaces, it is considered that given the location and the need to avoid on-street parking, that this is acceptable in this instance. Therefore, the proposed development would comply with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Planning obligations - A contribution for recreation provision would be required of £64,261.88 in accordance with Policy RT2/2 of the Bury Unitary Development Plan and SPD1. This would be secured through a Section 106 agreement.

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 Paragraphs 186-187 of the National Planning Policy Framework.

Recommendation: Minded to Approve

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered N257/P/LP01 #, N257/P/PL01 *, N257/P/HTALD/01, N257/P/HTALD/02, N257/P/HTAPP01, N257/P/HTAPP/02, N257/P/HTBRA/01, N257/P/HTBRA/02, N257/P/HTBRID/01, N257/P/HTBRID/02, N257/P/HTSEV/01, N257/P/HTSEV/02, N257/P/HTSTRA/01, N257/P/HTSTRA/02, N257/P/HTWILSA/01, N257/P/HTWILSA/02, N257/P/HTWIL/01, N257/P/HTWIL/02, F1-1, F1-2, F2-3, F3-4, J9A, 3963/300, 3963/301 A, M2672.01_B, MH.TO.23 - EXISTING DRAINAGE, MH.TO.23 - TOPOGRAPHICAL LAND SURVEY, BTC1026-TIP and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. Details/Samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.
4. No development shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
5. Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the

development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

6. Notwithstanding the details shown indicatively on approved plan reference PL01, no development shall commence unless and until full details of the following have been submitted to and approved in writing by the Local Planning Authority:
- Alterations at the interface between the unadopted site access and the adopted highway at Lumb Carr Road, including all necessary improvements to visibility and pedestrian facilities at this junction and the access to the adjacent public house;
 - Improvements to the existing carriageway and pedestrian facilities on the southerly side of the route between the adopted highway and the development site, including all appropriate remedial works at the junction with Bridleway No. 26, Ramsbottom;
 - Provision of the priority give-way arrangements proposed in the position indicated, including all necessary road markings and signage;
 - A scheme of traffic calming measures on the site access/unadopted estate road;
 - Provision of a street lighting scheme for the proposed private residential development to include all necessary improvements to lighting levels on the adopted highway at the junction of the site access with Lumb Carr Road and at the interface with Bridleway No. 26, Ramsbottom/Holcombe Old Road;
 - Swept path analysis of the proposed private estate roads to ensure a refuse collection vehicle can pass a private car and manoeuvre at the turning head.

The details subsequently approved shall be implemented in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason. No details have been provided and to ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to the following Policies of the Bury UNltary Dvelopment Plan:

Policy EN1/2 - Townscape and Built Design

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development.

7. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved in writing by the Local Planning Authority and shall confirm/provide the following:
- Access route for demolition/construction traffic from the highway network;
 - Hours of operation and number of vehicle movements;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
 - Parking on site or on land within the applicant's control of operatives' and demolition/construction vehicles together with storage on site of construction materials.

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

Reason. No details have been provided and to mitigate the impact of the demolition/construction traffic generated by the proposed development on the adjacent residential streets and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to the following Policies of the Bury UNltary Dvelopment Plan:

Policy EN1/2 - Townscape and Built Design

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development.

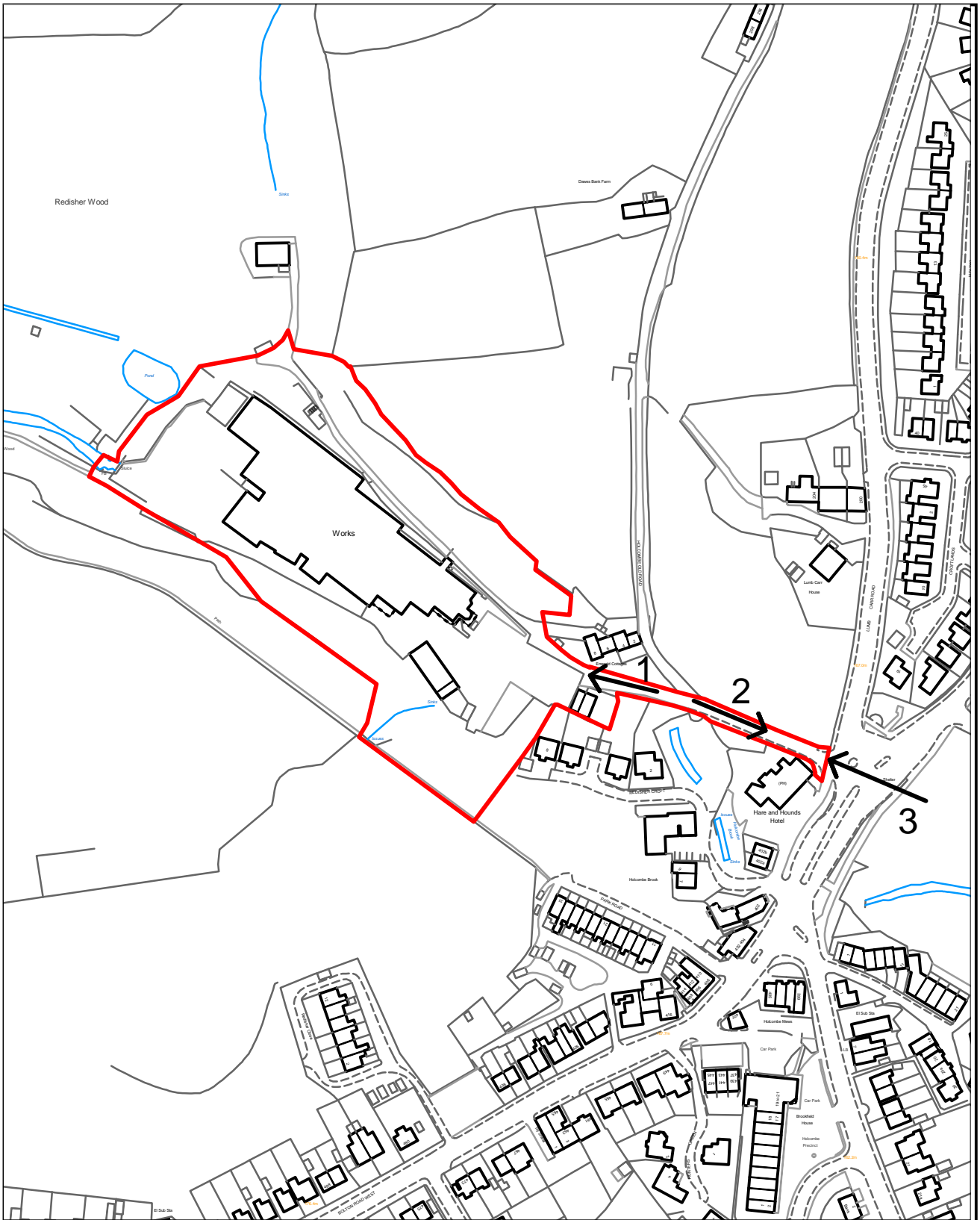
8. Before the development is commenced, details shall be submitted to and approved in writing by the Local Planning Authority to cover measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved details shall be implemented and maintained thereafter during the period of construction.
Reason. No details have been provided and to ensure that the adopted highways are kept free of deposited material from the ground works operations pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.
9. The visibility splays indicated on approved plan reference PL01 shall be implemented before the development is first occupied and subsequently maintained free of obstruction above the height of 0.6metres.
Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:
Policy EN1/2 - Townscape and Built Design
Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development.
10. The turning facilities on approved plan reference PL01 shall be provided before the development is first occupied and shall subsequently be maintained free of obstruction at all times.
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:
Policy EN1/2 - Townscape and Built Design
Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development.
11. A minimum hardstanding of 5.5m measured between the footway and any proposed garage doors shall be provided and thereafter maintained.
Reason. To enable a vehicle to stand clear of the highway whilst the garage doors are opened and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:
Policy EN1/2 - Townscape and Built Design
Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development.
12. All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
13. No trees, unless indicated otherwise on approved plan - N257/P/PL01 * - shall be felled, lopped or topped before or during the construction period without the previous written consent of the Local Planning Authority.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
14. Notwithstanding the plans submitted, a landscaping scheme, including the removal

of all hornbeam and all wild cherry and replacement with bird cherry (*Prunus padus*) and guelder rose (*Viburnum opulus*) shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. It shall be implemented not later than 12 months from the date the building(s) is first occupied; 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 to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

15. No development shall commence until full details of a scheme for the eradication and/or control of Himalayan Balsam (*Impatiens Glandulifera*) is submitted to and approved in writing by the Local Planning Authority. The approved management plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority.
Reason. The scheme does not provide full details of the actual extent of Himalayan Balsam in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
16. No development, site clearance or earth moving shall take place or material or machinery brought on site until a method statement to protect the Holcombe Brook from accidental spillages, dust and debris has been submitted to and approved in writing by the Local Planning Authority. Only the approved measures shall be implemented in full prior to the commencement of the development and shall be maintained for the duration of the construction period in accordance with the approved details.
Reason. In order to ensure that no harm is caused to a feature of ecological value pursuant to Policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.
17. No development, building work or demolition shall take place unless and until a desk study, scoping report for a watching brief and a program of archaeological works have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved scoping report unless otherwise agreed in writing by the Local Planning Authority.
Reason. To make a record of buildings and features of archaeological interest pursuant to policies EN3/1 – Impact of Development on Archaeological Sites, EN3/2 – Development Affecting Archaeological Sites and EN3/3 – Ancient Monuments of the Bury Unitary Development Plan.
18. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the dwellings hereby approved being brought into use.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 59715

**ADDRESS: Redisher Works
Holcombe Old Road**

Planning, Environmental and Regulatory Services

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Bury
COUNCIL



SCALE: 1:2000 **DATE:** 16/06/2016

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Bury
COUNCIL

59715

Photo 1



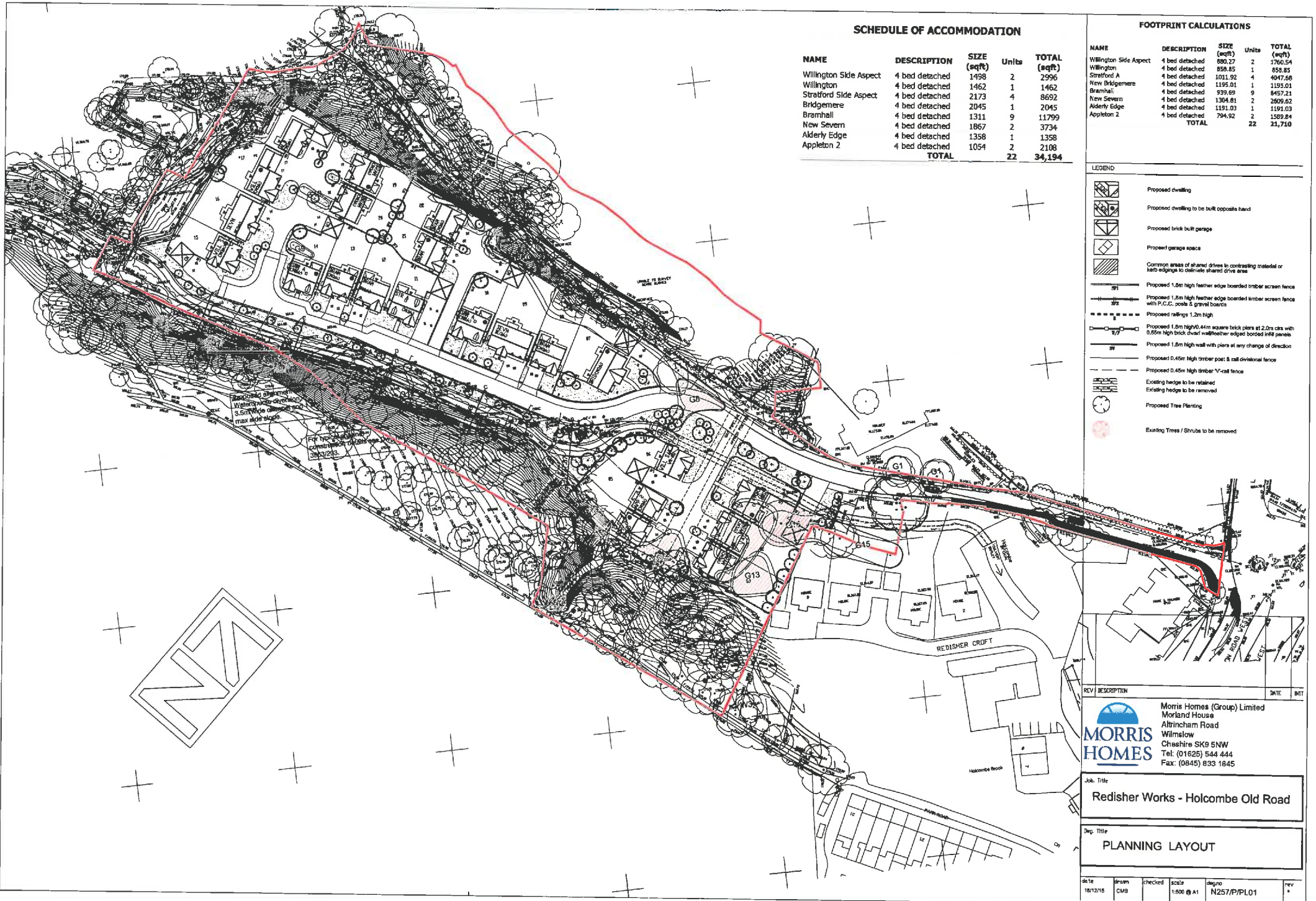
Photo 2



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Photo 3





SCHEDULE OF ACCOMMODATION

NAME	DESCRIPTION	SIZE (sqft)	Units	TOTAL (sqft)
Willington Side Aspect	4 bed detached	1498	2	2996
Willington	4 bed detached	1462	1	1462
Stratford Side Aspect	4 bed detached	2173	4	8692
Bridgemere	4 bed detached	2045	1	2045
Bramhall	4 bed detached	1311	9	11799
New Severn	4 bed detached	1867	2	3734
Alderly Edge	4 bed detached	1358	1	1358
Appleton 2	4 bed detached	1054	2	2108
TOTAL			22	34,194

FOOTPRINT CALCULATIONS

NAME	DESCRIPTION	SIZE (sqft)	Units	TOTAL (sqft)
Willington Side Aspect	4 bed detached	890.27	2	1760.54
Willington	4 bed detached	858.85	1	858.85
Stratford A	4 bed detached	1011.92	4	4047.68
New Bridgemere	4 bed detached	1195.01	1	1195.01
Bramhall	4 bed detached	939.69	9	8457.21
New Severn	4 bed detached	1304.81	2	2609.62
Alderly Edge	4 bed detached	1151.03	1	1151.03
Appleton 2	4 bed detached	794.92	2	1589.84
TOTAL			22	21,710

LEGEND

- Proposed dwelling
- Proposed dwelling to be built opposite hand
- Proposed brick built garage
- Proposed garage space
- Common areas of shared drives to contrasting material or kerb edgings to delineate shared drive area
- Proposed 1.8m high feather edge boarded timber screen fence
- Proposed 1.8m high feather edge boarded timber screen fence with 19.C.C. posts & gravel boards
- Proposed railings 1.2m high
- Proposed 1.8m high 0.44m square brick piers at 2.0m c/c with 0.85m high brick chisel wall/feather edged boarded infill panels
- Proposed 1.8m high wall with piers at any change of direction
- Proposed 0.45m high timber post & rail divisional fence
- Proposed 0.45m high timber V-rail fence
- Existing hedge to be retained
- Existing hedge to be removed
- Proposed Tree Planting
- Existing Trees / Shrubs to be removed

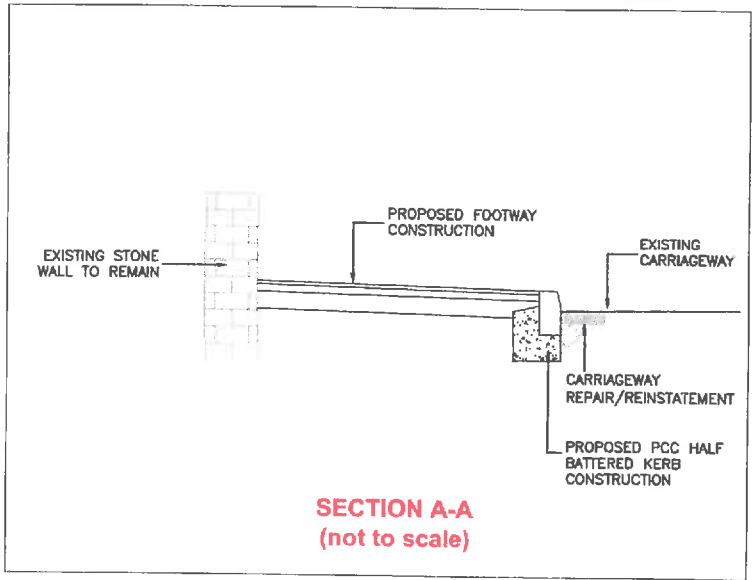
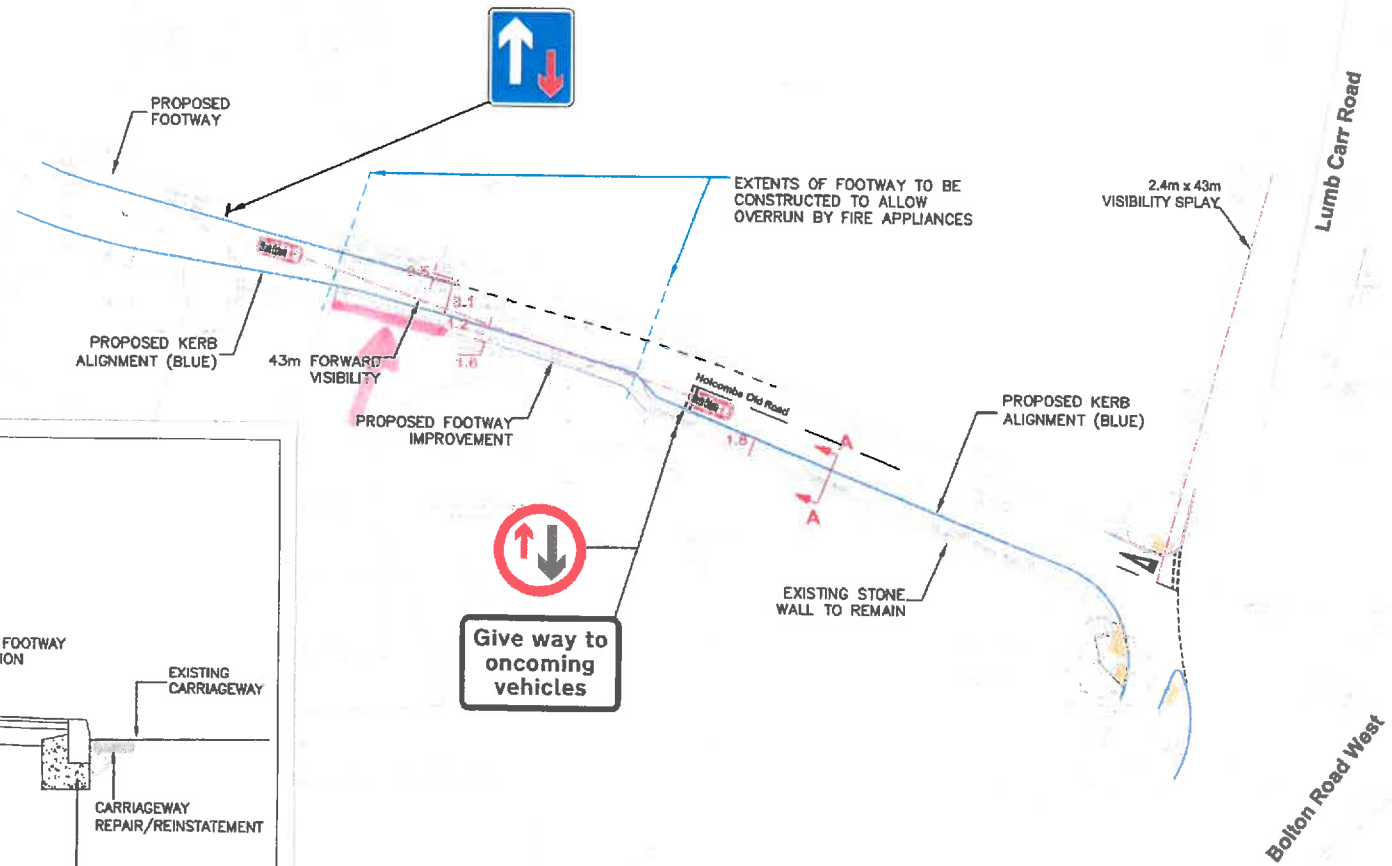
REV	DESCRIPTION	DATE	BY

Morris Homes (Group) Limited
 Morland House
 Altrincham Road
 Wilmslow
 Cheshire SK9 5NW
 Tel: (01625) 544 444
 Fax: (0845) 833 1845

Job Title
Redisher Works - Holcombe Old Road

Dep. Title
PLANNING LAYOUT

date	drawn	checked	scale	design	rev
18/12/15	CM3		1:500 @ A1	N257/P/PL01	1



Project Title
**REDISHER WORKS,
BURY**

Drawing Title
**PROPOSED ACCESS
IMPROVEMENTS**

Scale
1:500 @ A3

Date
27.01.2016

Approved/
Unapproved
-

By
BA

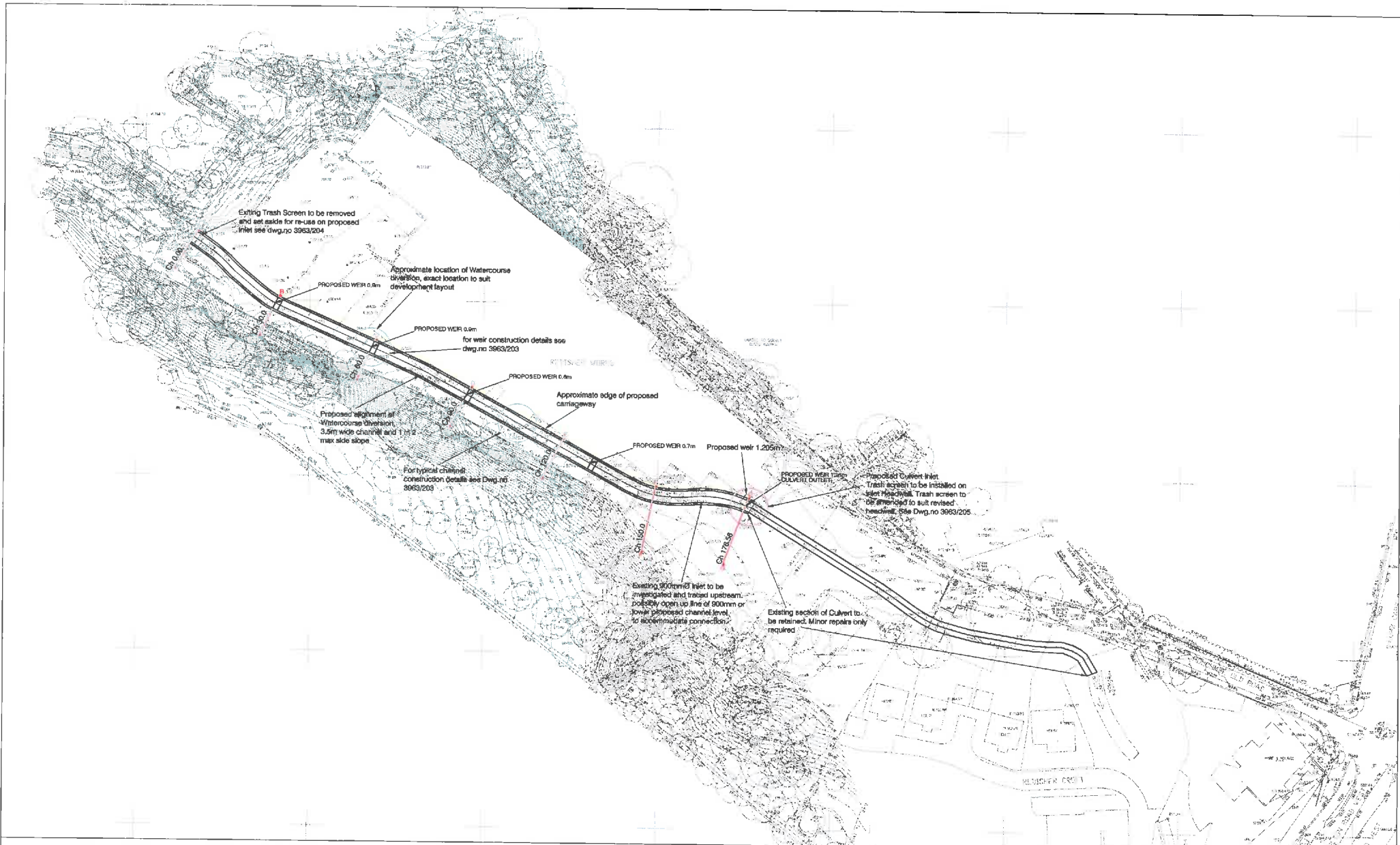
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PT

Status
PLANNING

Rev	Description	Date	By
A	-AMENDMENTS MADE TO GENERAL ARRANGEMENT, VISIBILITY UPDATED	01.02.16	BA
-	-	-	-
-	-	-	-
-	-	-	-

Drawing No.
SCP/15395/F01

Revision
A



Existing Trash Screen to be removed and set aside for re-use on proposed Inlet see dwg.no 3963/204

Approximate location of Watercourse diversion, exact location to suit development layout

PROPOSED WEIR 0.6m

PROPOSED WEIR 0.6m
for weir construction details see dwg.no 3963/203

PROPOSED WEIR 0.6m

Approximate edge of proposed carriageway

Proposed alignment of Watercourse diversion, 3.5m wide channel and 1:1.5 max side slope

For typical channel construction details see Dwg.no 3963/203

PROPOSED WEIR 0.7m Proposed weir 1.205m

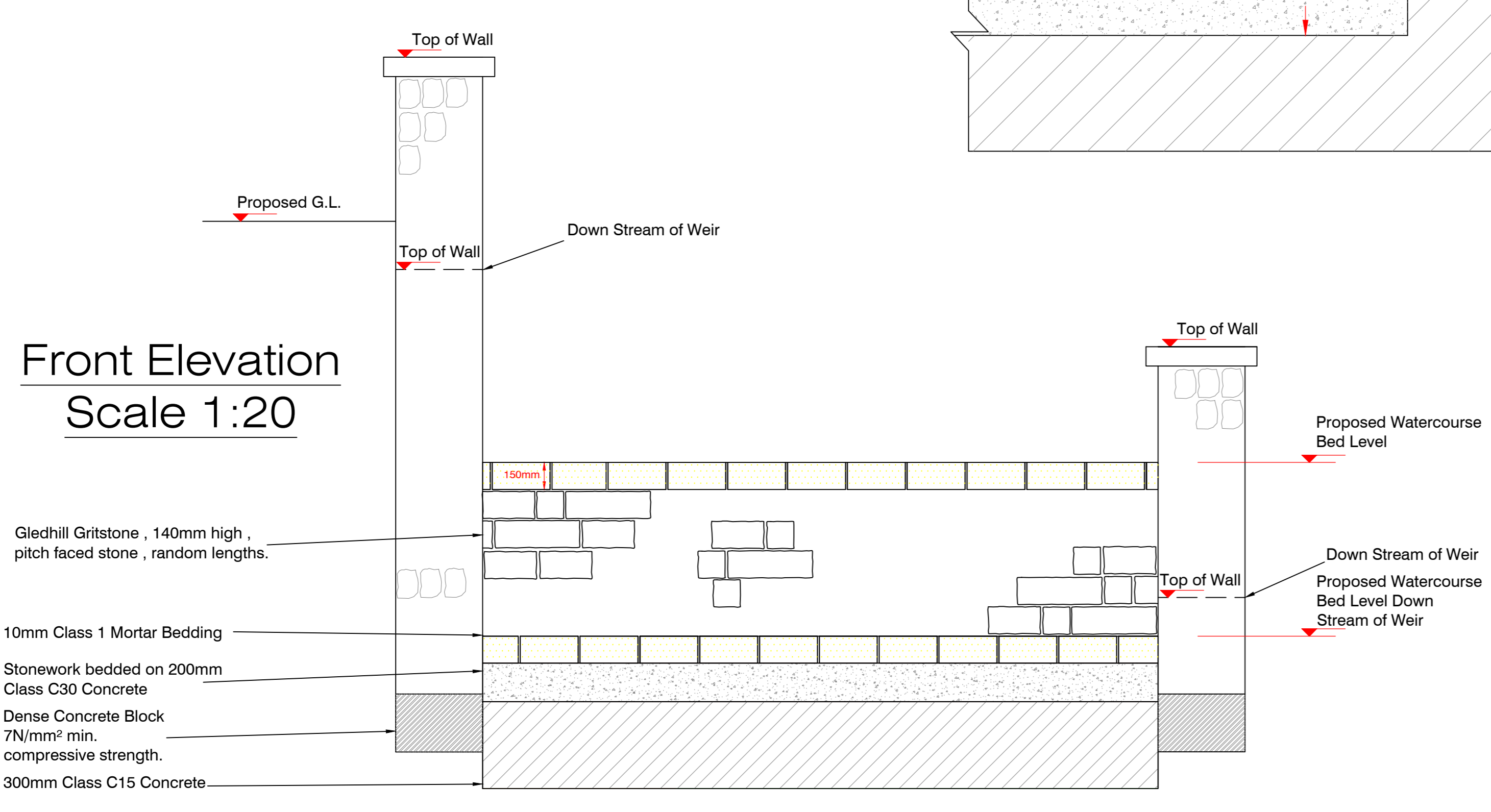
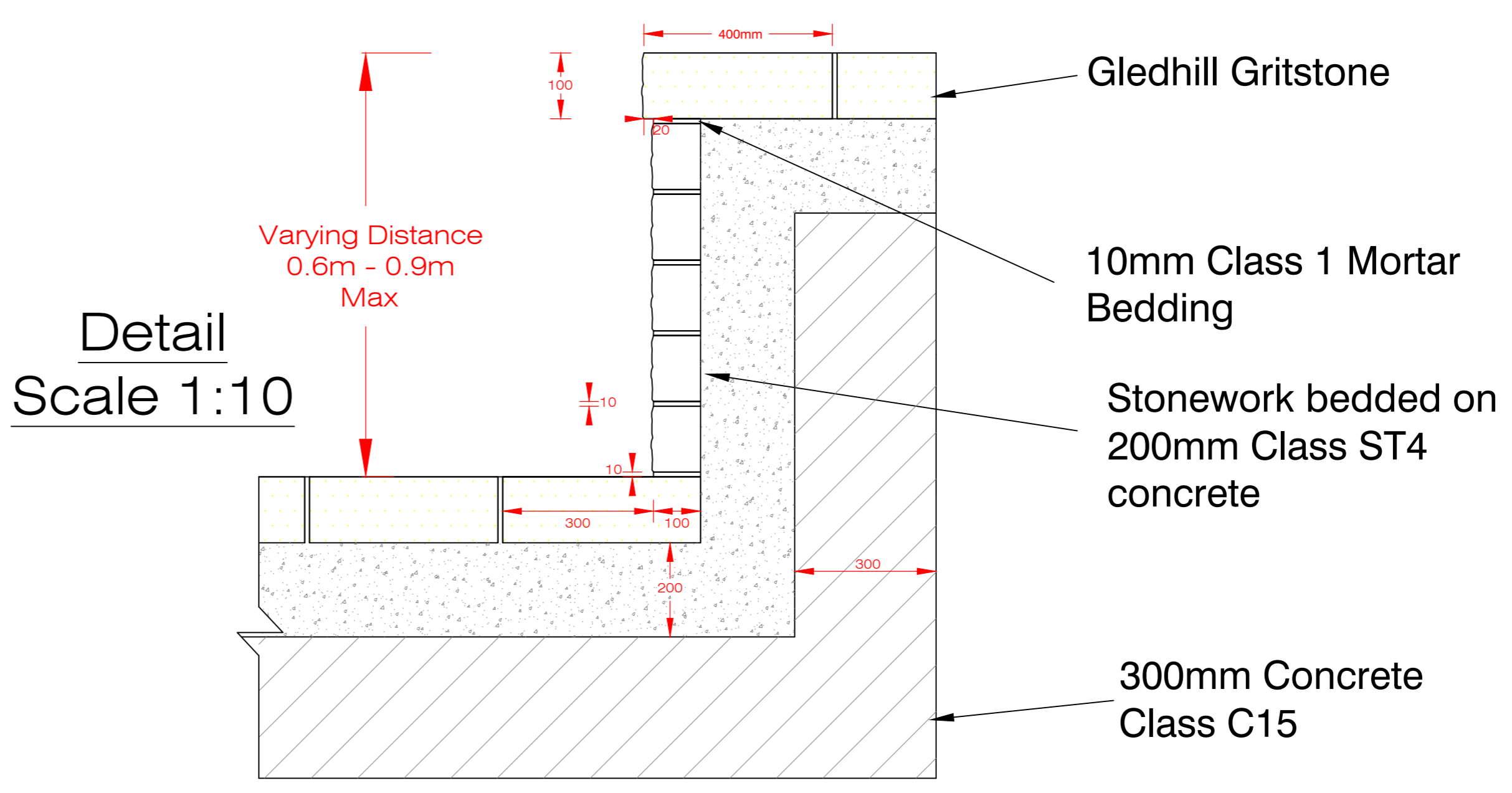
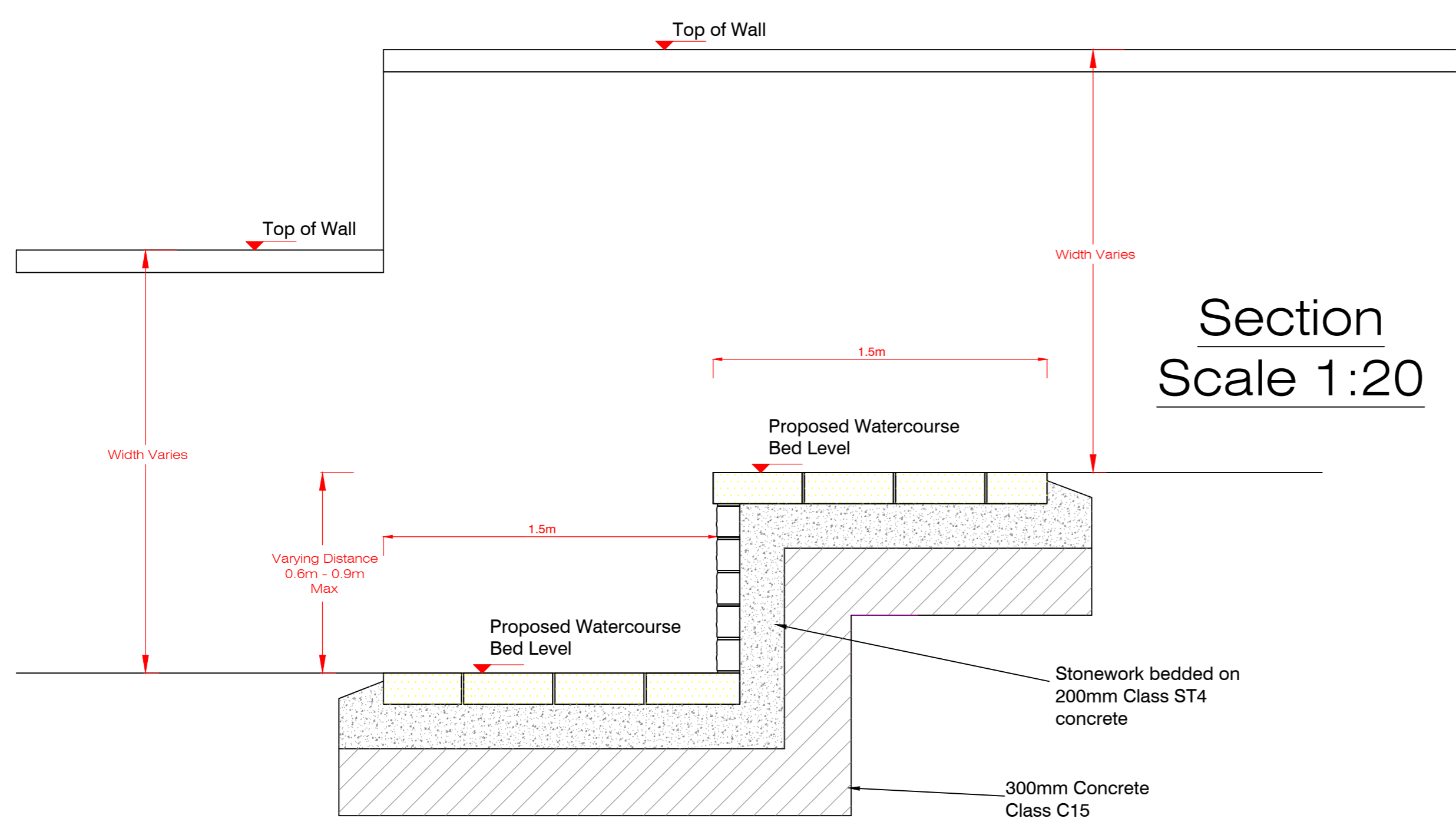
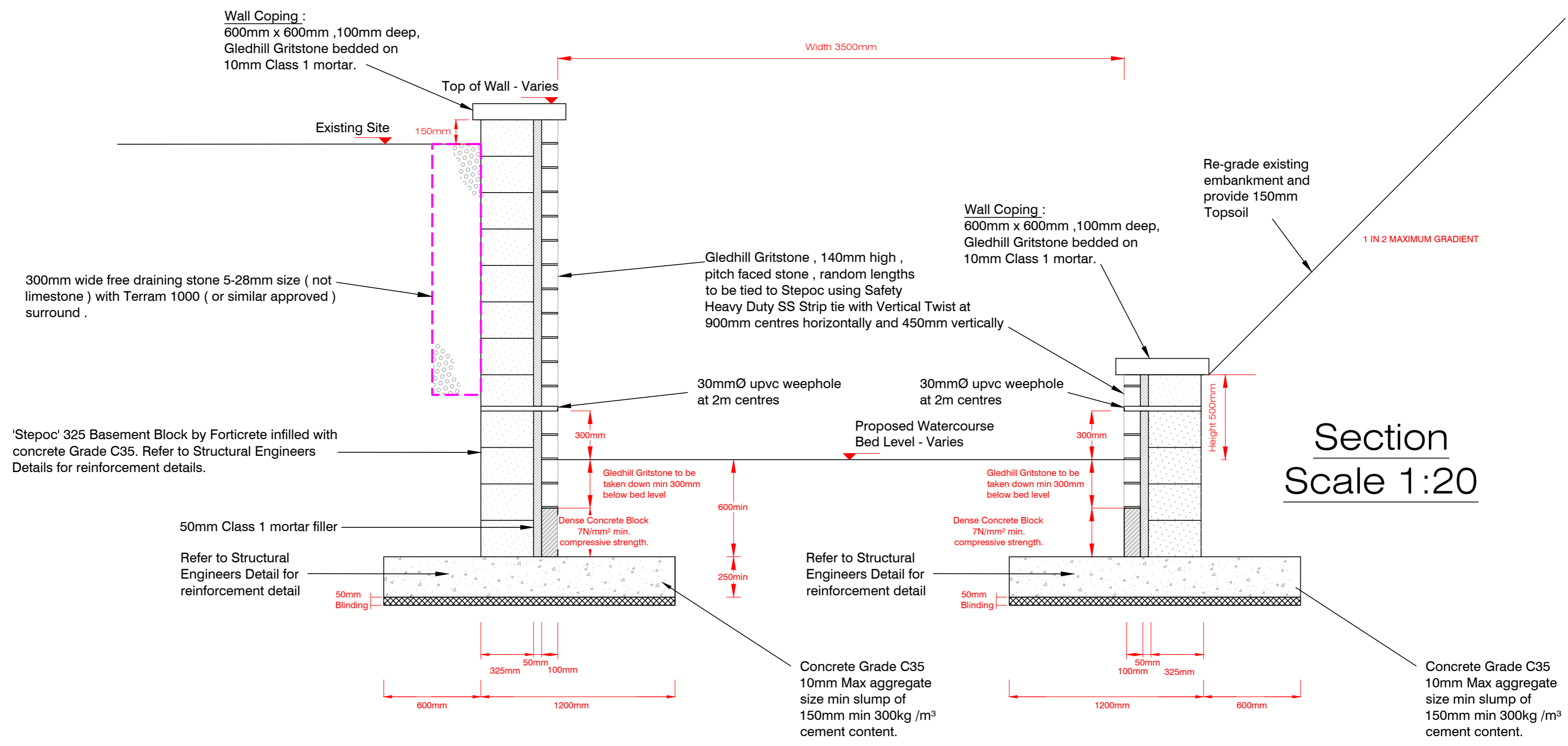
PROPOSED WEIR 1.205m CULVERT INLET

Proposed Culvert Inlet Trash screen to be installed on inlet headwall. Trash screen to be amended to suit revised headwall. See Dwg.no 3963/205

Existing 900mm inlet to be investigated and traced upstream, possibly open up line of 900mm or lower proposed channel level, to accommodate connection.

Existing section of Culvert to be retained. Minor repairs only required

 Date: 2008 Scale: 1:500 Author: [Name] Date: 2008 Scale: 1:500 User: [Name]	Project: Redisher Works Holcombe Brook	IronsideFarrar Engineers & Architects
	Site: Morris Homes	Proposed Watercourse Diversion Plan
Drawing No.: 3963/200	Drawing Title: Redisher Works Holcombe Brook Proposed Watercourse Diversion Plan	Drawing No.: 3963/200



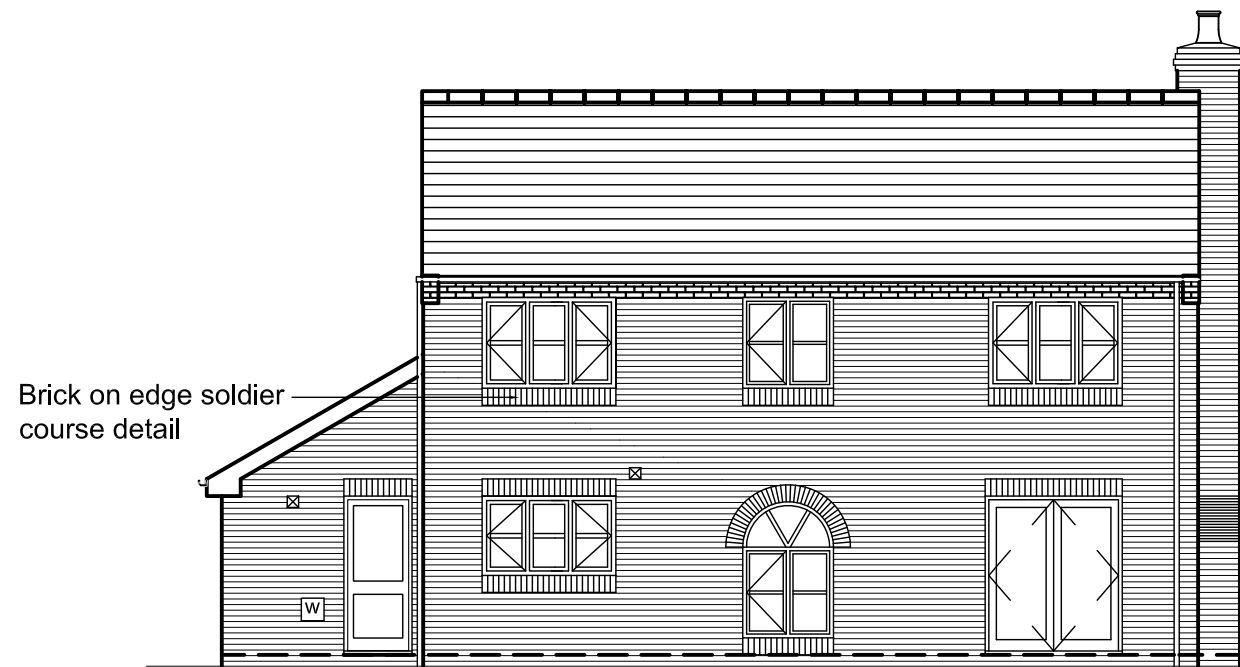
North Point	Project	Redisher Works Holcombe Brook	IronsideFarrar Environmental Planners Civil Engineers Landscapes Architects Graphic Design 3 Worsley Court MANCHESTER M28 3NJ Tel. 0161 703 8801 Fax. 0161 703 8279 manchester@ironsidefarrar.com EDINBURGH BELLSHILL
Quality Ass.	Client	Morris Homes	
UKAS 005 Quality Assurance ISO 9001:2008 SIS Certificate GB02/54539	Title	Proposed Water Course Diversion Typical Details	Revision
Original Size	Drawn	Checked By	Drawing No.
A1	NB	SRG	3963/203
Ordnance Survey ©Crown Copyright. All rights reserved. Licence No. AL100017966	Date	Scale	Revision
May 15	As Shown		



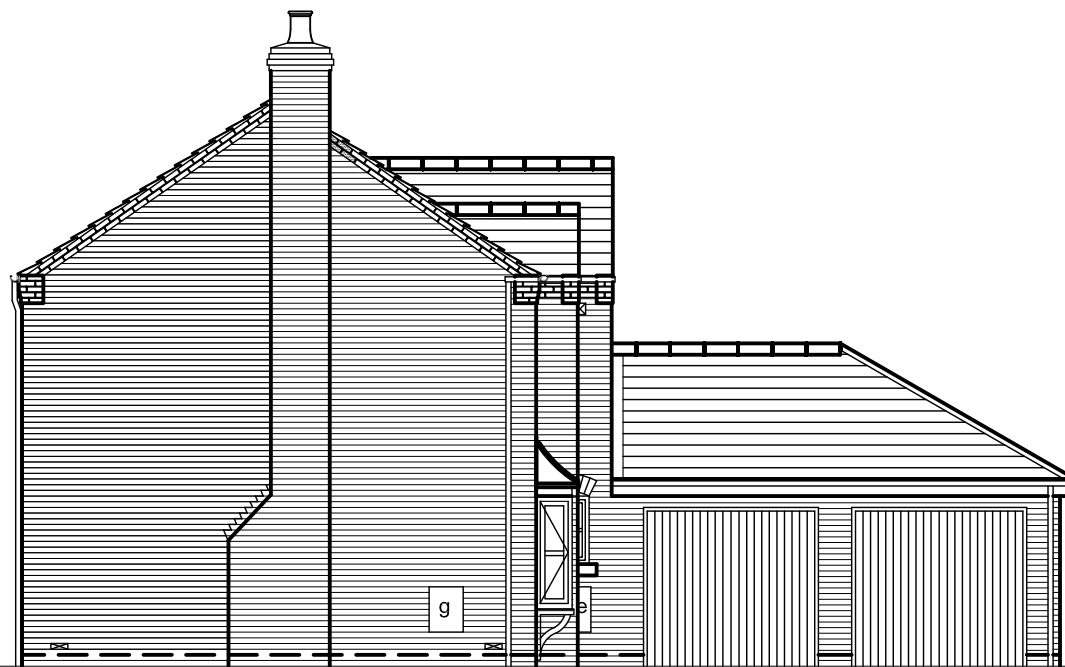
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

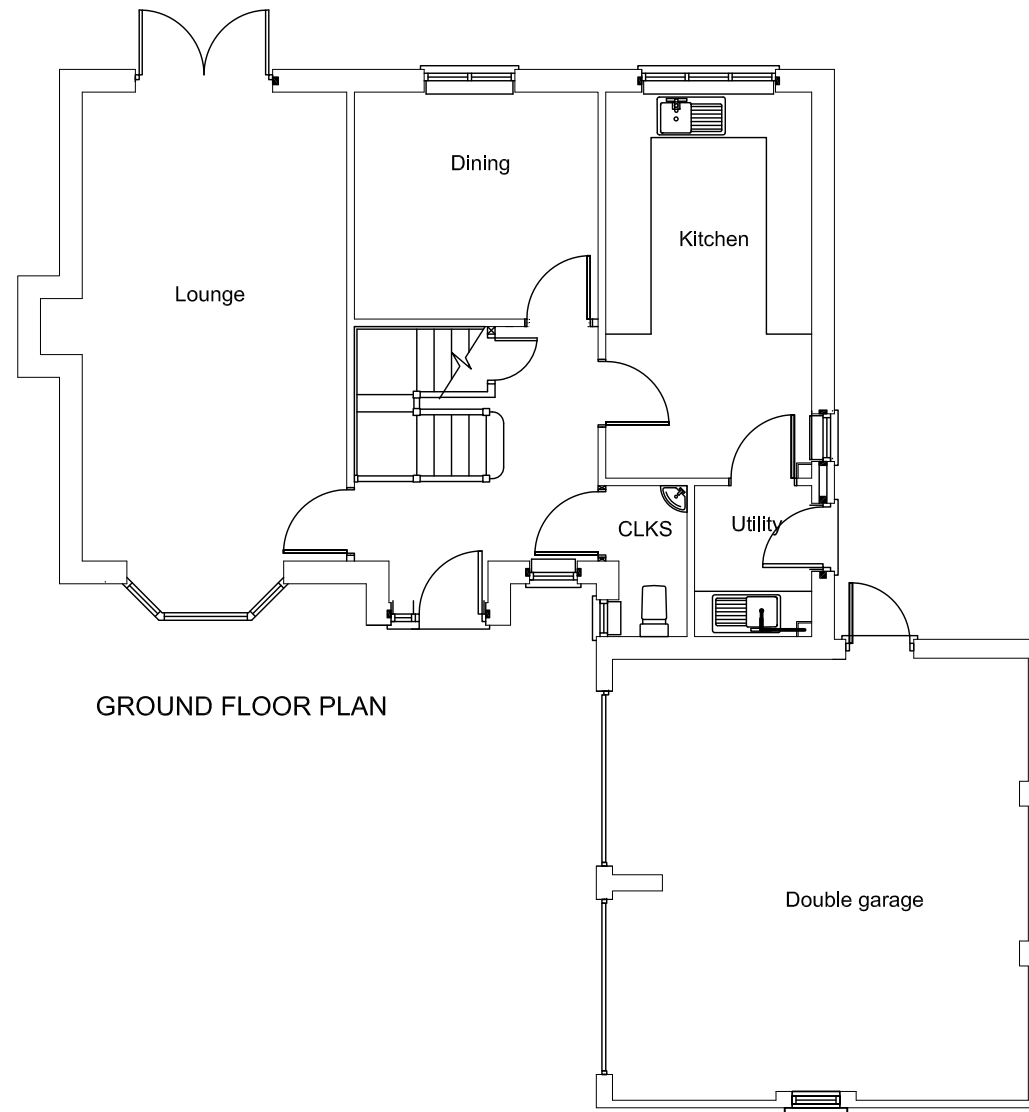
REV	DESCRIPTION	DATE	INIT


 Morris Homes (Group) Limited
 Morland House
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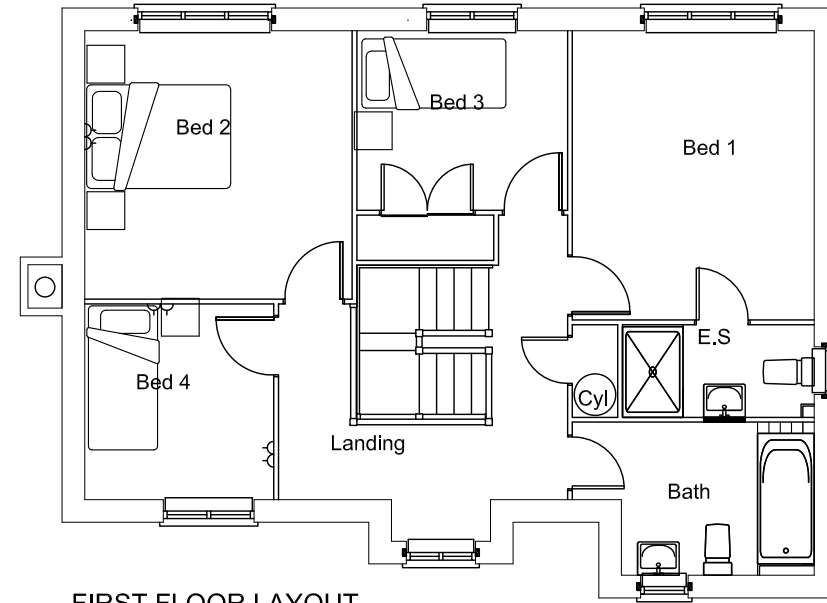
Job Title
 REDISHER WORKS, HOLCOMBE OLD ROAD

Dwg. Title
 ALDERLEY EDGE HOUSE TYPE
 ELEVATIONS

date	drawn	checked	scale	dwg.no	rev
11/09/15	SJM		1:100 @ A3	N257/P/HTALD/01	-



GROUND FLOOR PLAN



FIRST FLOOR LAYOUT

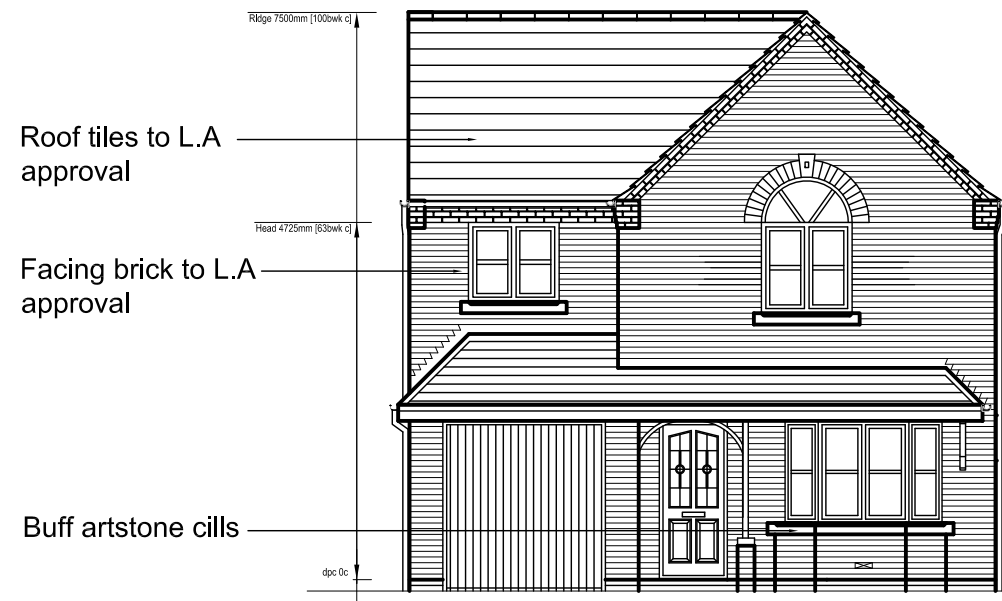
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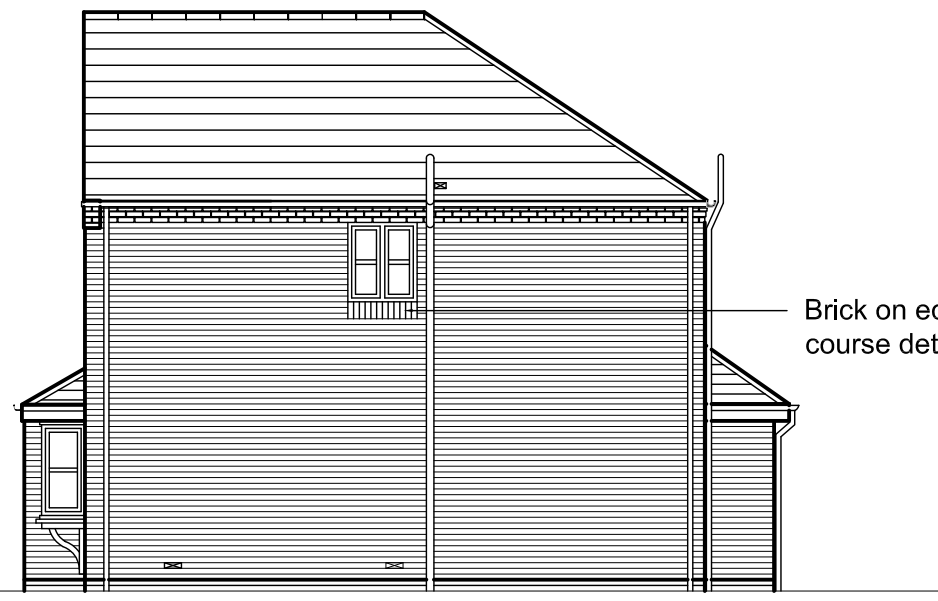
Job Title
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Dwg. Title
 ALDERLEY EDGE HOUSE TYPE
 FLOOR PLANS

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11/09/15	SJM		1:100 @ A3	N257/P/HTALD/02	-



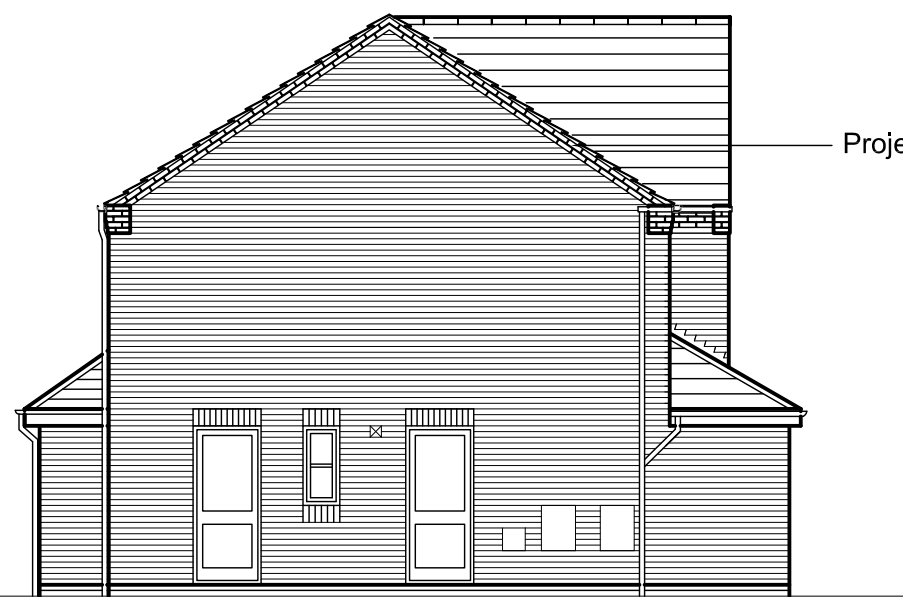
Front Elevation



Side elevation



Rear elevation



Side elevation

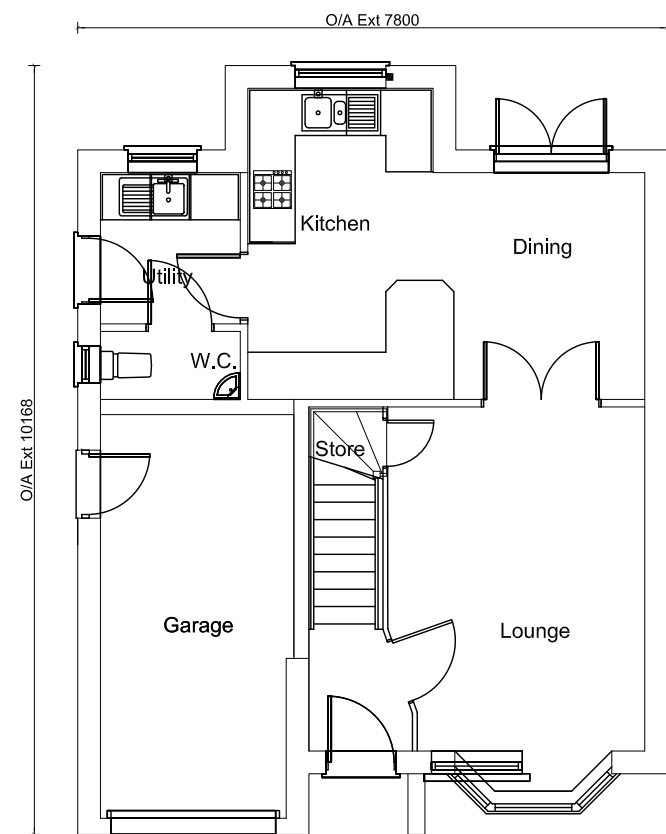
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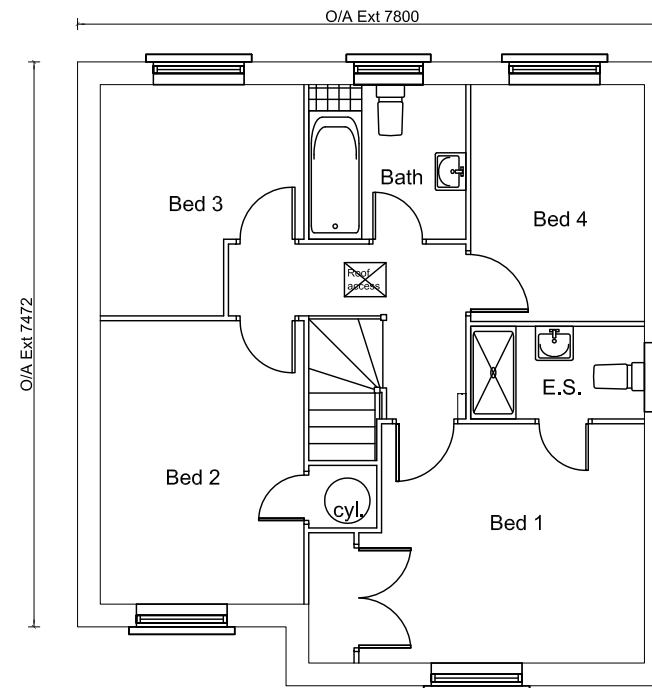
Job Title
REDISHER WORKS, HOLCOMBE OLD ROAD

Dwg. Title
APPLETON 2 HOUSE TYPE ELEVATIONS

date	drawn	checked	scale	dwg.no	rev
11/11/15	SJM		1:100 @ A3	N257/P/HTAPP/01	-



GROUND FLOOR PLAN



FIRST FLOOR LAYOUT

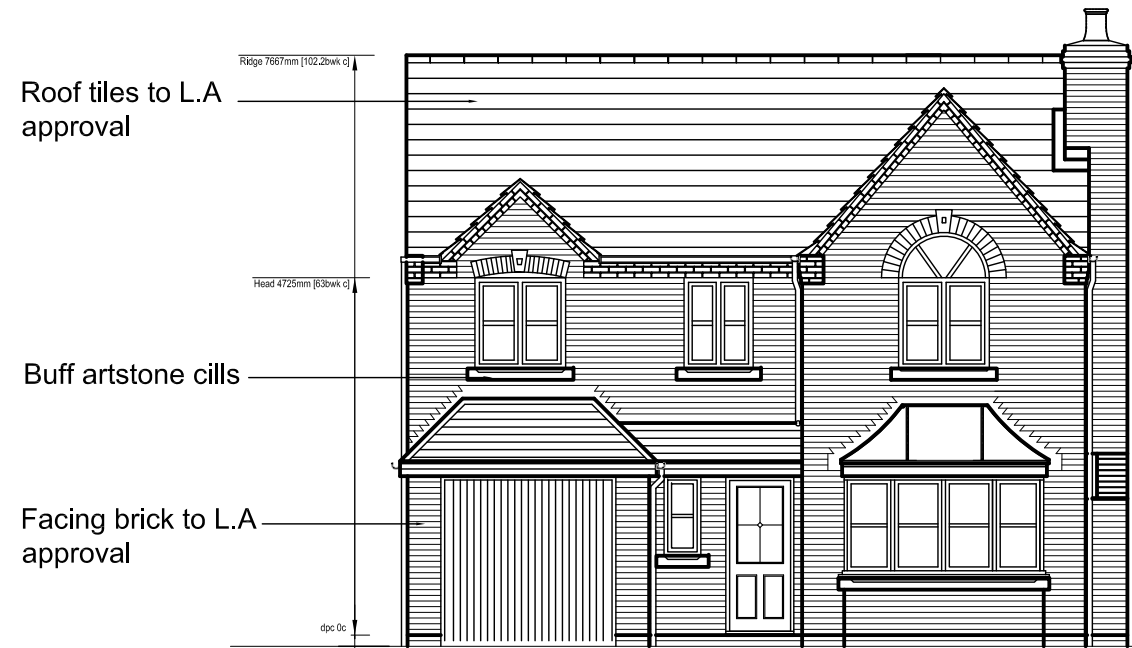
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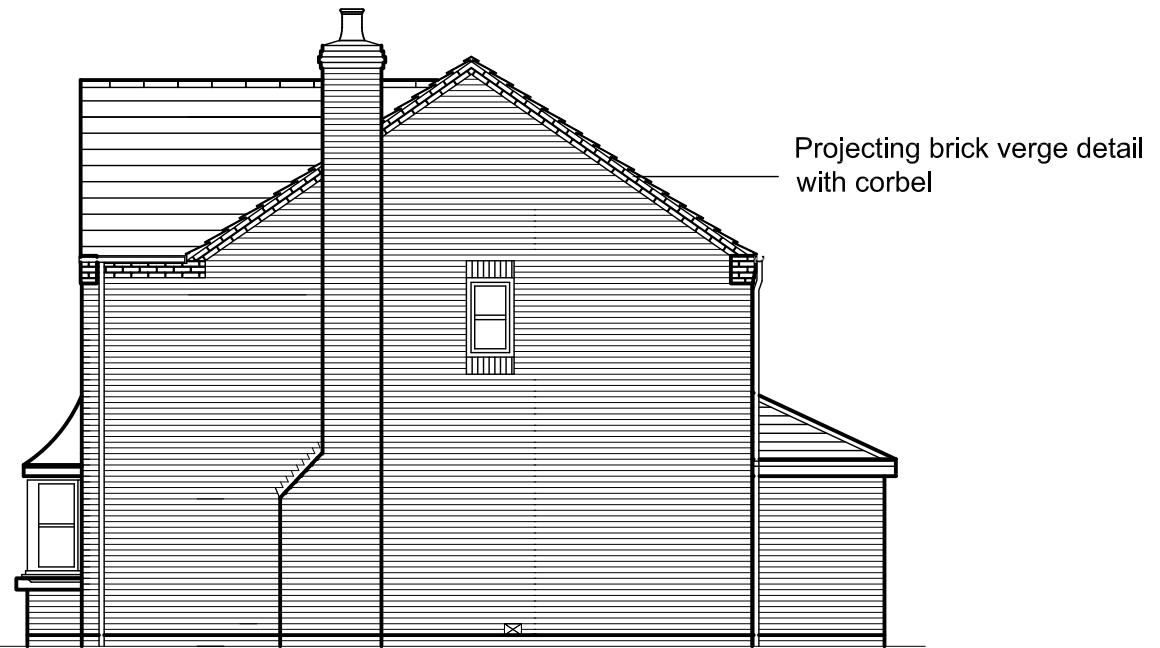
Job Title
REDISHER WORKS, HOLCOMBE OLD ROAD

Dwg. Title
**APPLETON 2 HOUSE TYPE
 FLOOR PLANS**

date	drawn	checked	scale	dwg.no	rev
11/11/15	SJM		1:100 @ A3	N257/P/HTAPP/02	-



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

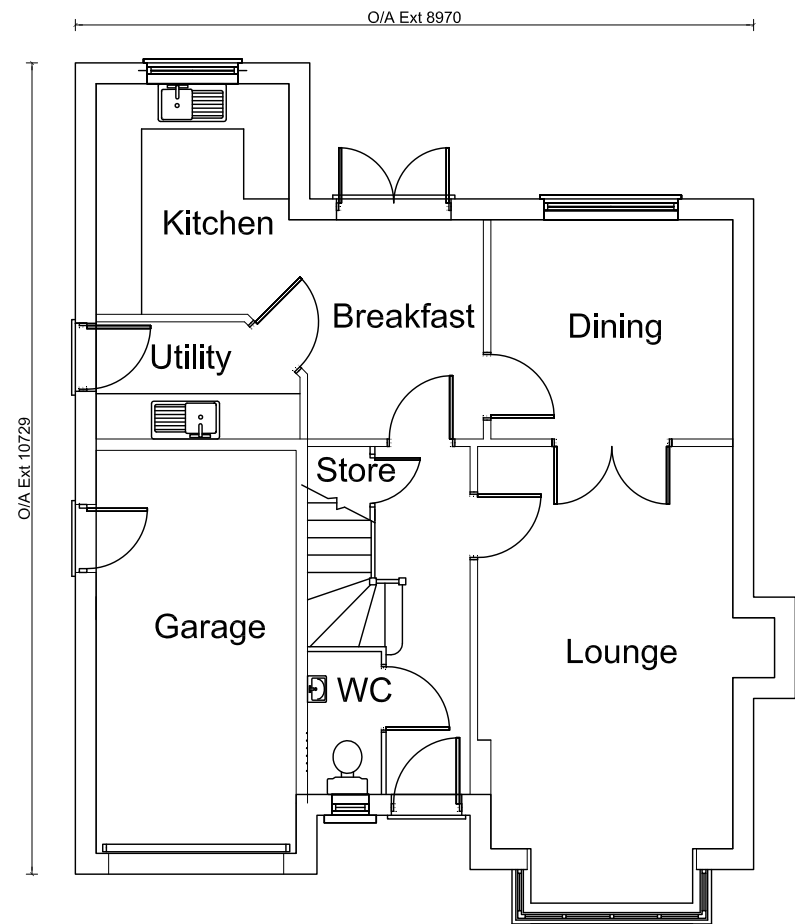
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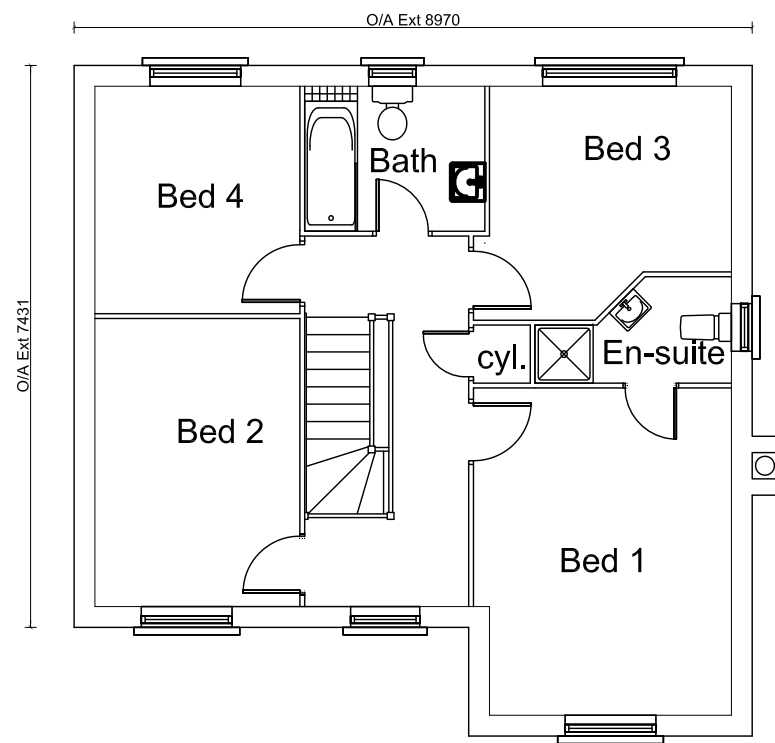
Job Title
 REDISHER WORKS, HOLCOMBE OLD ROAD

Dwg. Title
 BRAMHALL HOUSE TYPE
 ELEVATIONS

date	drawn	checked	scale	dwg.no	rev
11/11/15	SJM		1:100 @ A3	N257/P/HTBRA/01	-



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

REV	DESCRIPTION	DATE	INIT


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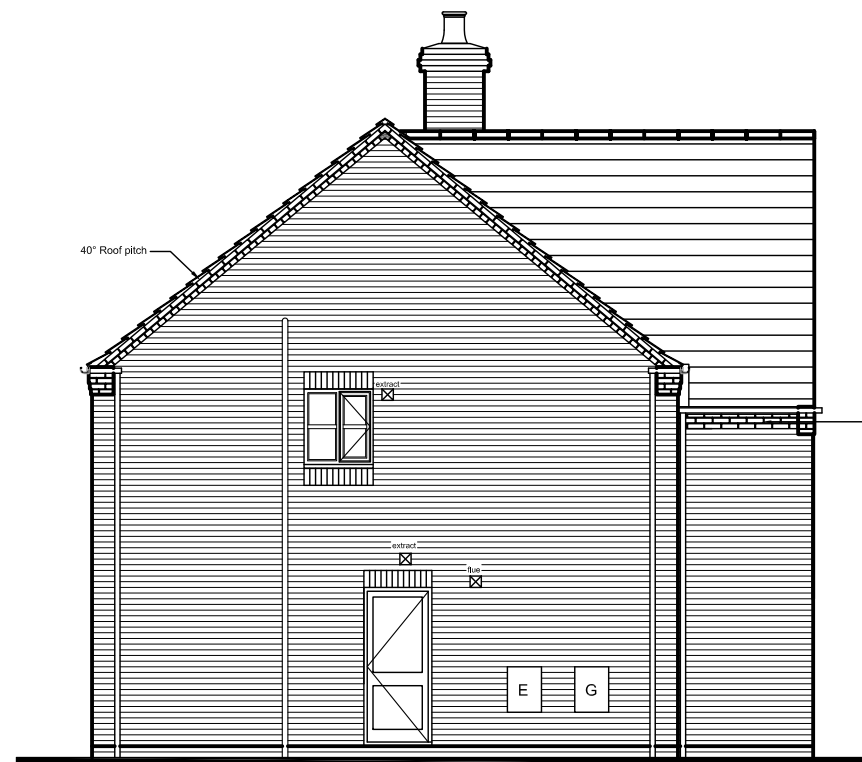
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REDISHER WORKS, HOLCOMBE OLD ROAD

Dwg. Title
BRAMHALL HOUSE TYPE FLOOR PLANS

date	drawn	checked	scale	dwg.no	rev
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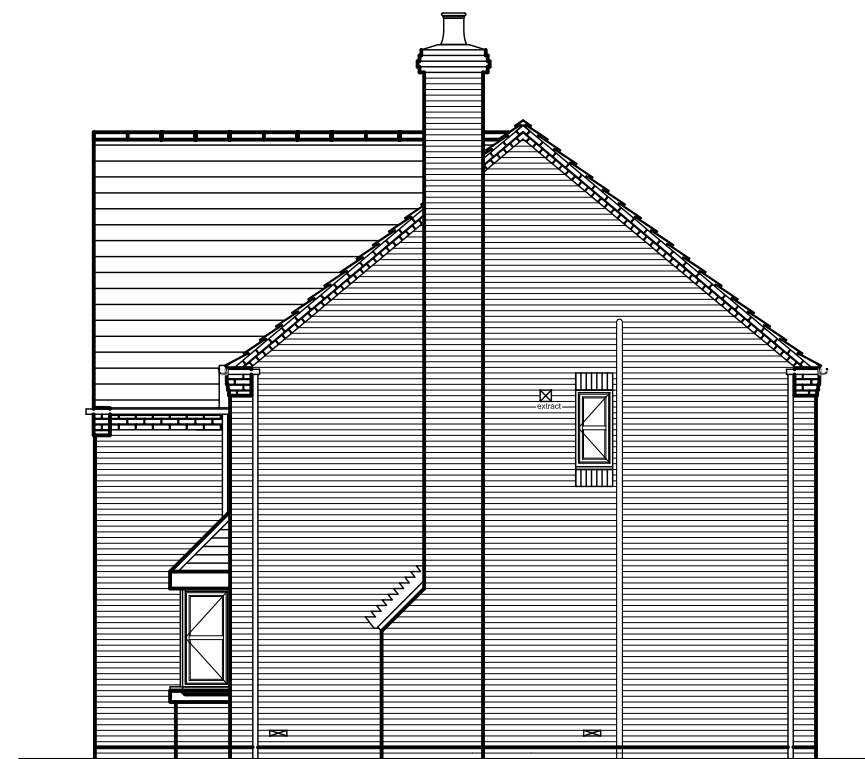
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

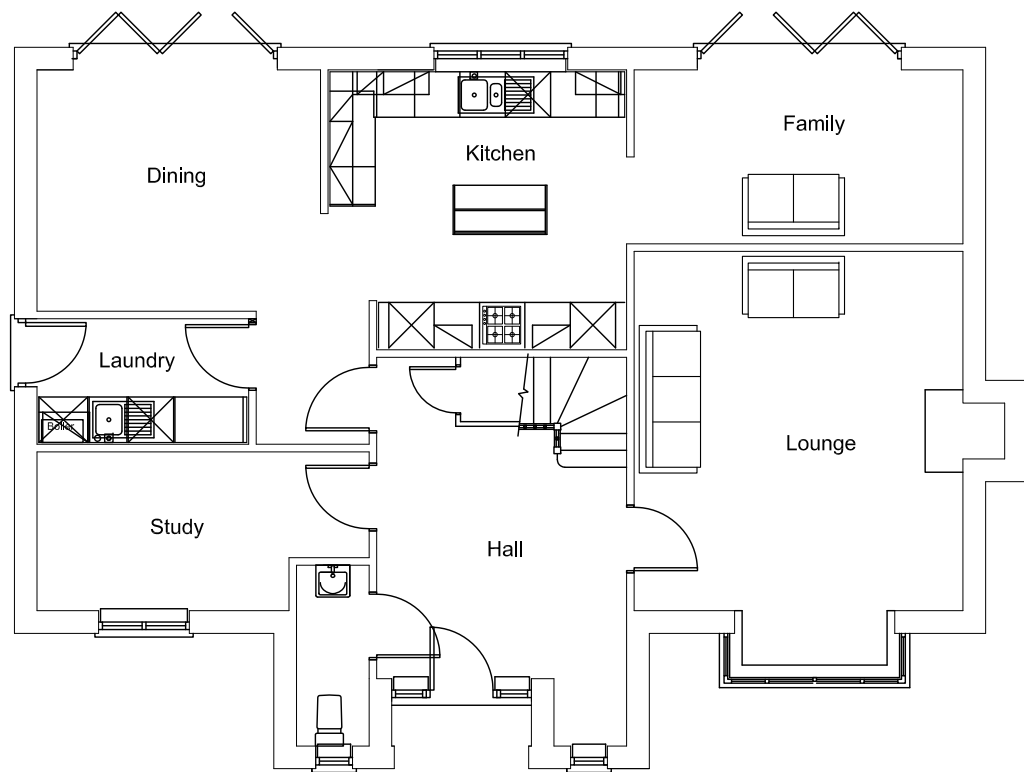
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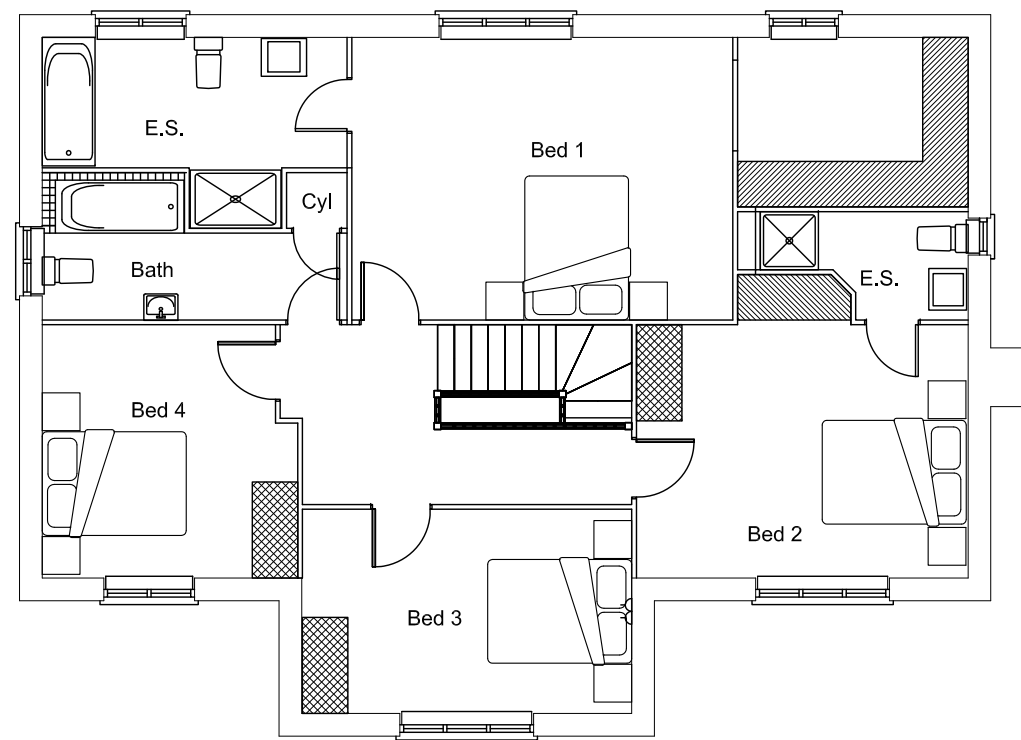
Job Title
 REDISHER WORKS, HOLCOMBE OLD ROAD

Dwg. Title
 BRIDGEMERE HOUSE TYPE
 ELEVATIONS

date	drawn	checked	scale	dwg.no	rev
02/02/16	CMB		1:100 @ A3	N257/P/HTBRID/01	-



GROUND FLOOR PLAN



FIRST FLOOR LAYOUT

REV	DESCRIPTION	DATE	INIT


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Job Title
REDISHER WORKS, HOLCOMBE OLD ROAD

Dwg. Title
BRIDGEMERE HOUSE TYPE FLOOR PLANS

date	drawn	checked	scale	dwg.no	rev
02/02/16	CMB		1:100 @ A3	N257/P/HTBRID/02	-

Roof tiles to L.A approval

Buff artstone cills

Facing brick to L.A approval



FRONT ELEVATION



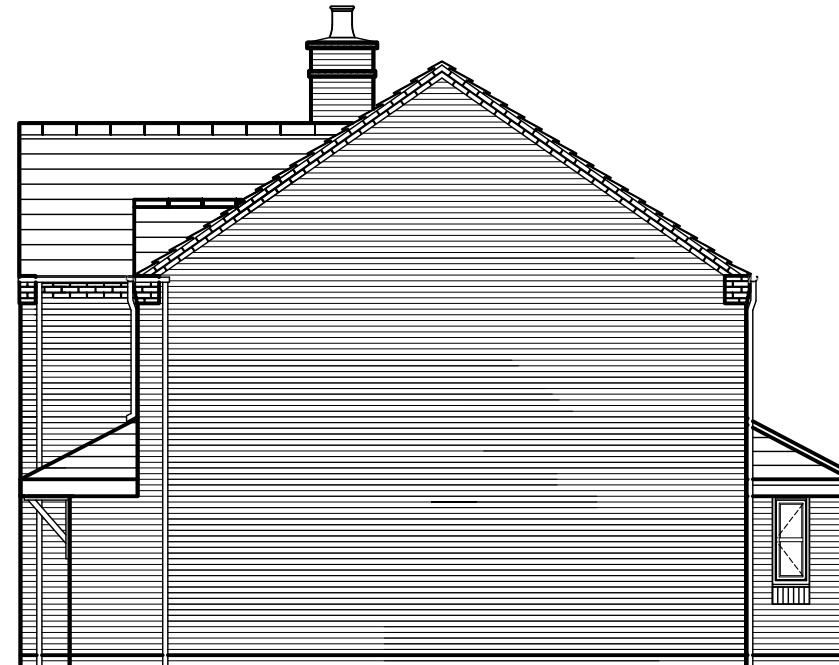
Projecting brick verge detail

SIDE ELEVATION

Brick on edge soldier course detail



REAR ELEVATION



SIDE ELEVATION

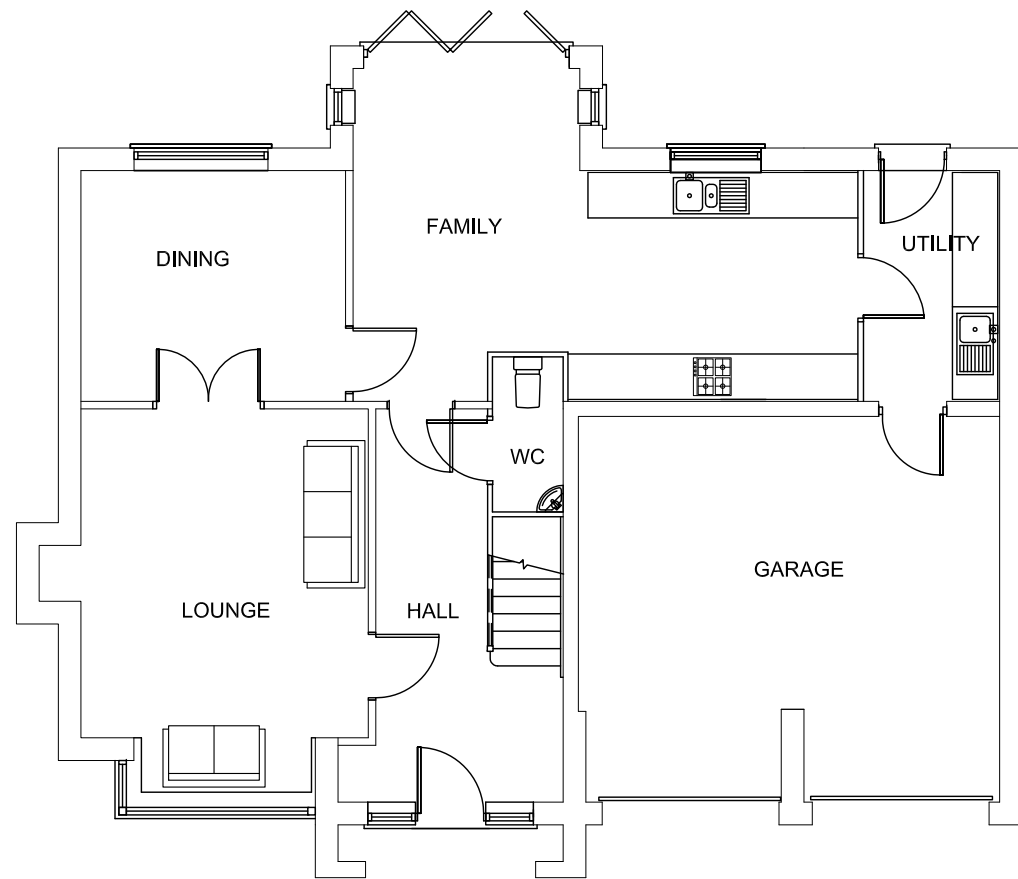
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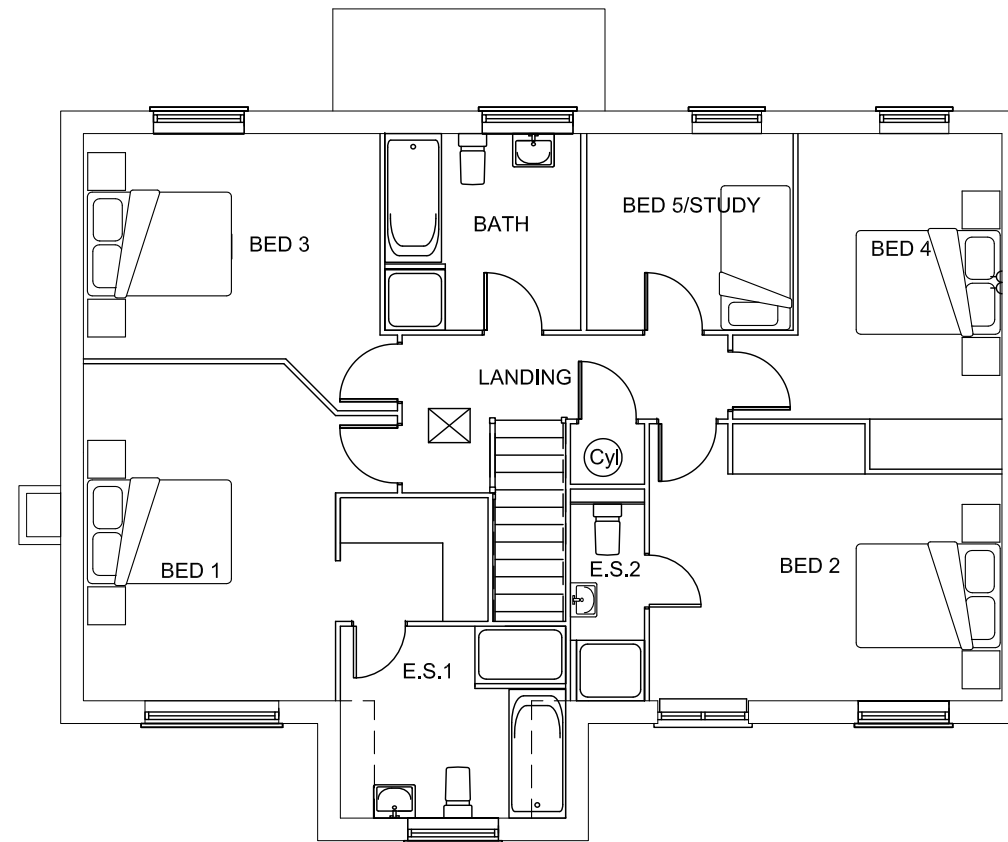
Job Title
REDISHER WORKS, HOLCOMBE OLD ROAD

Dwg. Title
SEVERN HOUSE TYPE ELEVATIONS

date	drawn	checked	scale	dwg.no	rev
02/02/16	CMB		1:100 @ A3	N257/P/HTSEV/01	-



GROUND FLOOR PLAN



FIRST FLOOR LAYOUT

REV	DESCRIPTION	DATE	INIT


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Job Title
REDISHER WORKS, HOLCOMBE OLD ROAD

Dwg. Title
SEVERN HOUSE TYPE FLOOR PLANS

date	drawn	checked	scale	dwg.no	rev
02/02/16	CMB		1:100 @ A3	N257/P/HTSEV/02	-



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

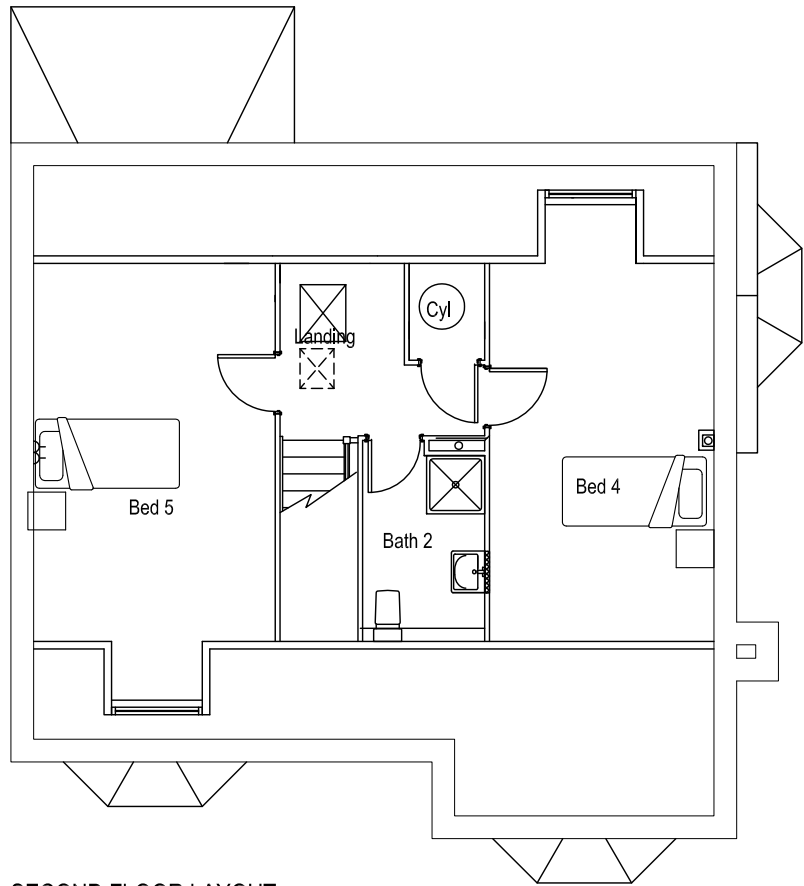
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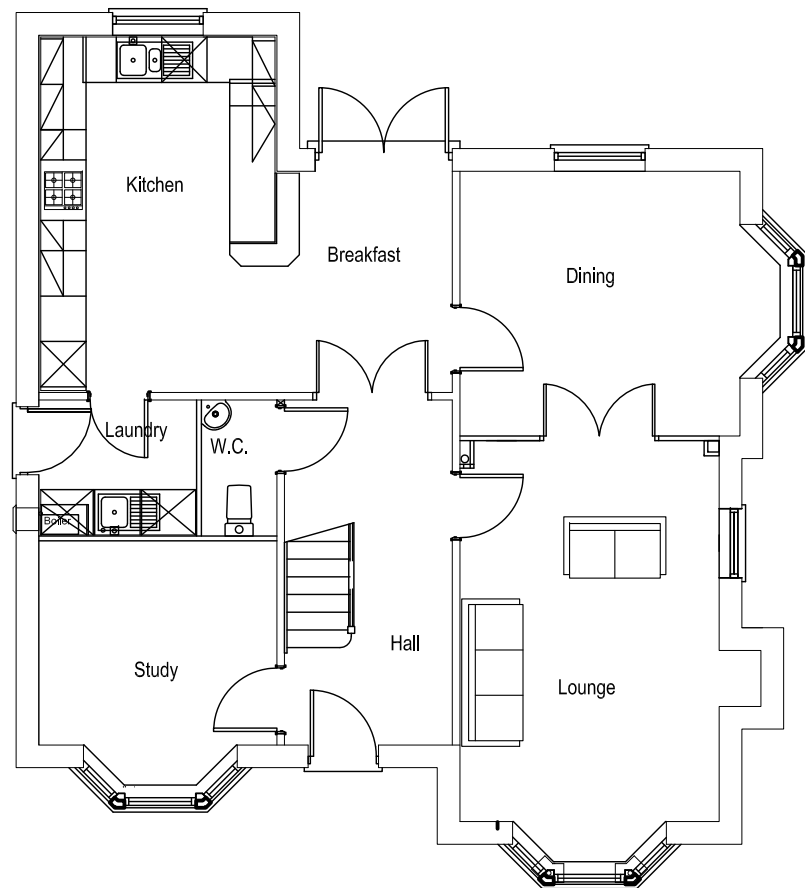
Job, Title
 REDISHER WORKS, HOLCOMBE OLD ROAD

Dwg. Title
 STRATFORD A HOUSE TYPE
 ELEVATIONS

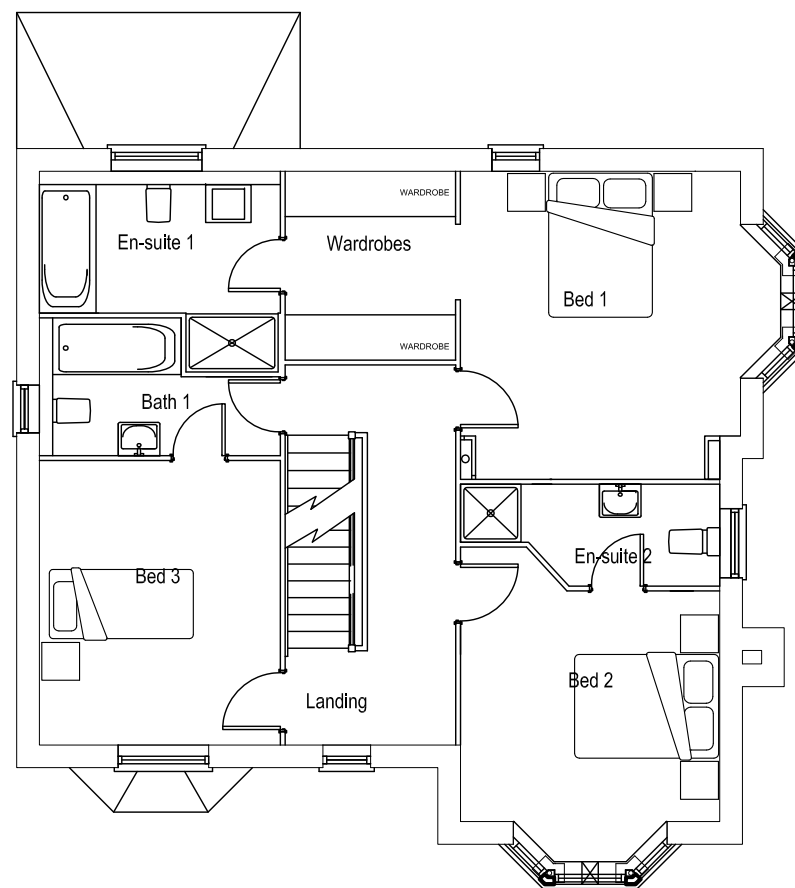
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12/03/15	SJM		1:100 @ A3	N257/P/HTSTRA/01	-




SECOND FLOOR LAYOUT



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

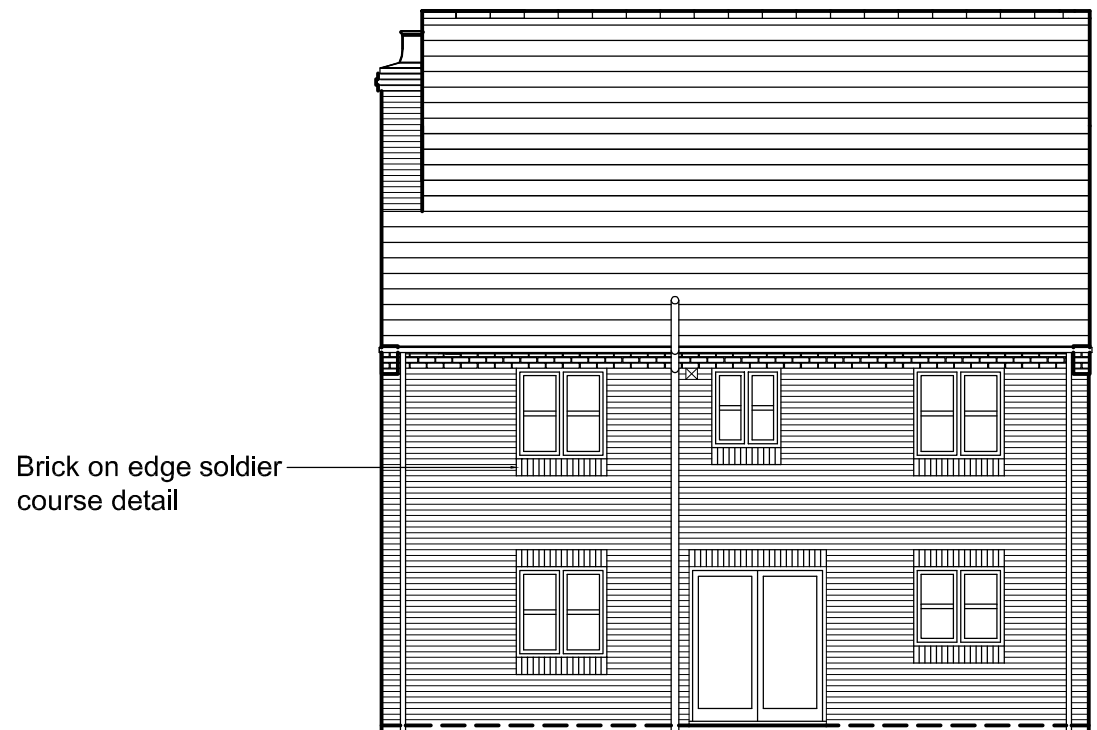
REV	DESCRIPTION	DATE	INIT
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Job Title			
REDISHER WORKS, HOLCOMBE OLD ROAD			
Dwg. Title			
STRATFORD A HOUSE TYPE FLOOR PLANS			
date	drawn	checked	scale
12/03/15	SJM		1:100 @ A3
			dwg.no
			N257/P/HTSTRA/02
			rev
			-



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

REV	DESCRIPTION	DATE	INT


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Job Title
REDISHER WORKS, HOLCOMBE OLD ROAD

Dwg. Title
WILLINGTON SIDE ASPECT HOUSE TYPE ELEVATIONS

date	drawn	checked	scale	dwg.no	rev
11/11/15	SJM		1:100 @ A3	N257/P/HTWLSA/01	-

Roof tiles to L.A approval

Buff artstone cills

Facing brick to L.A approval



FRONT ELEVATION

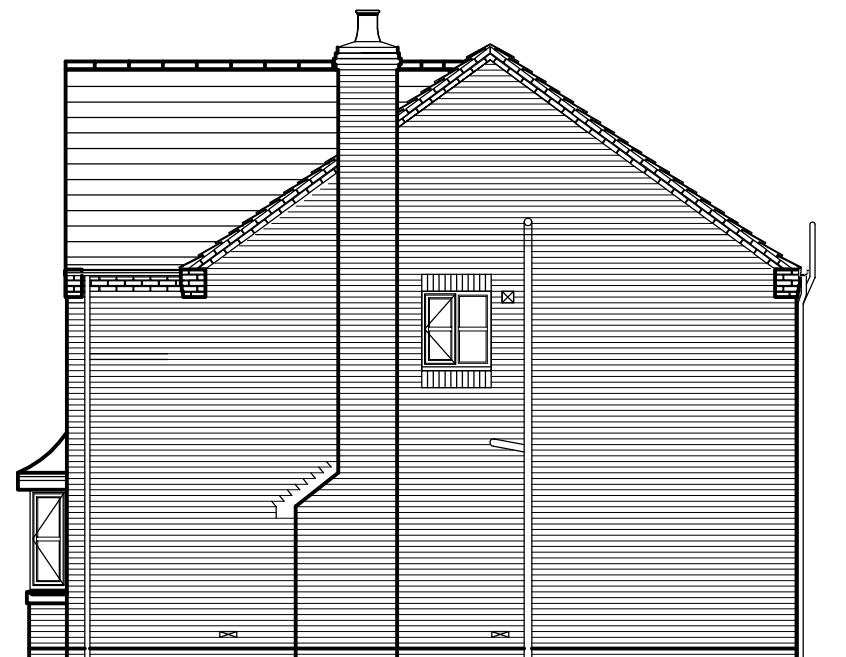


SIDE ELEVATION

Brick on edge soldier course detail



REAR ELEVATION



SIDE ELEVATION

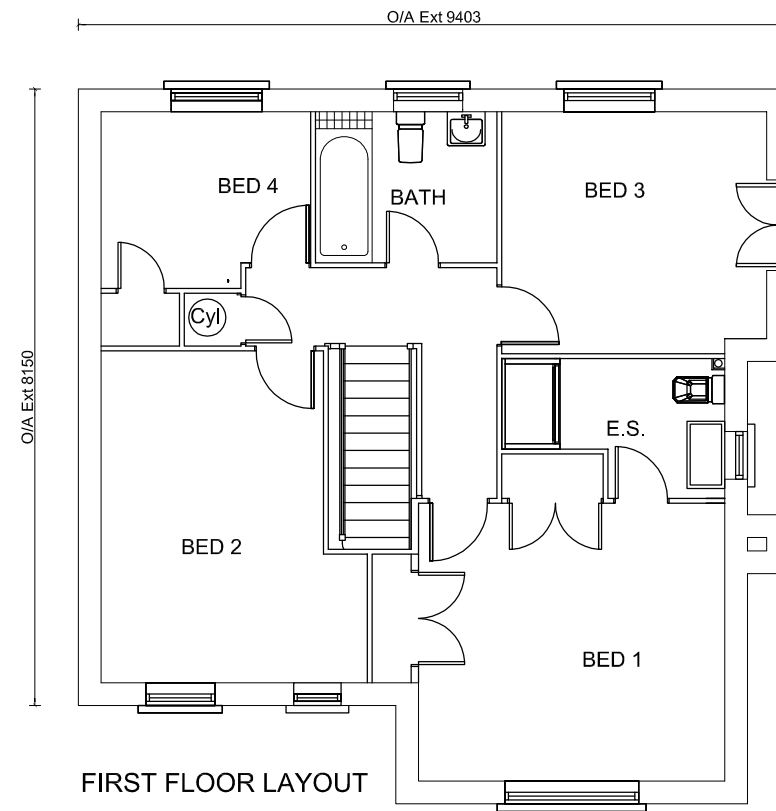
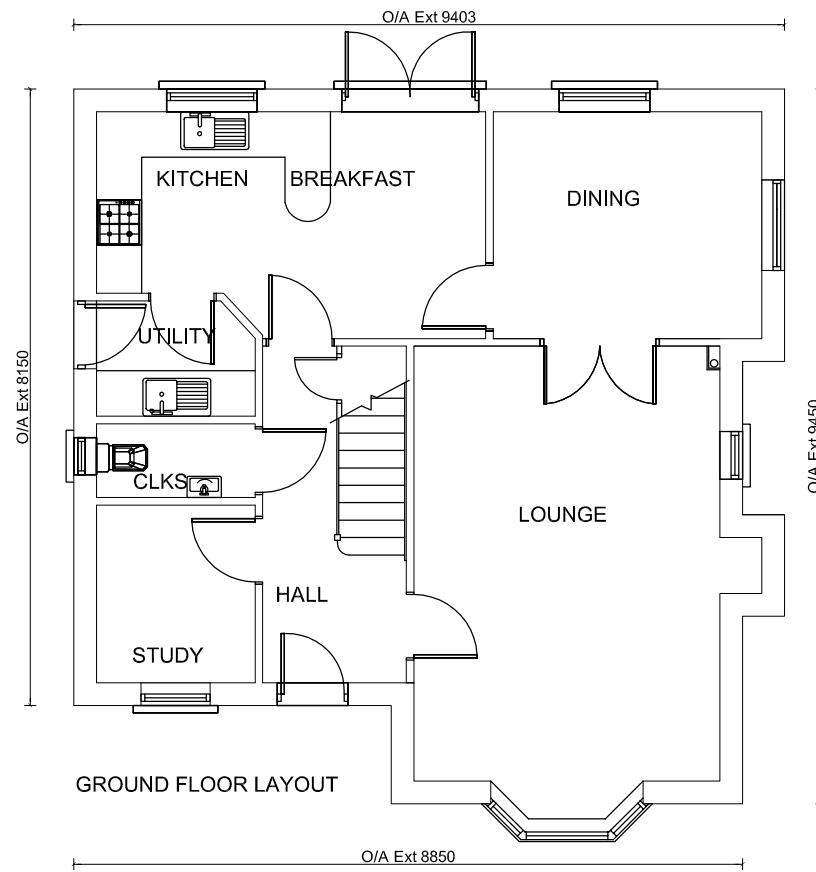
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Job Title
 REDISHER WORKS, HOLCOMBE OLD ROAD

Dwg. Title
 WILLINGTON HOUSE TYPE
 ELEVATIONS

date	drawn	checked	scale	dwg.no	rev
11/09/15	SJM		1:100 @ A3	N257/P/HTWIL/01	-



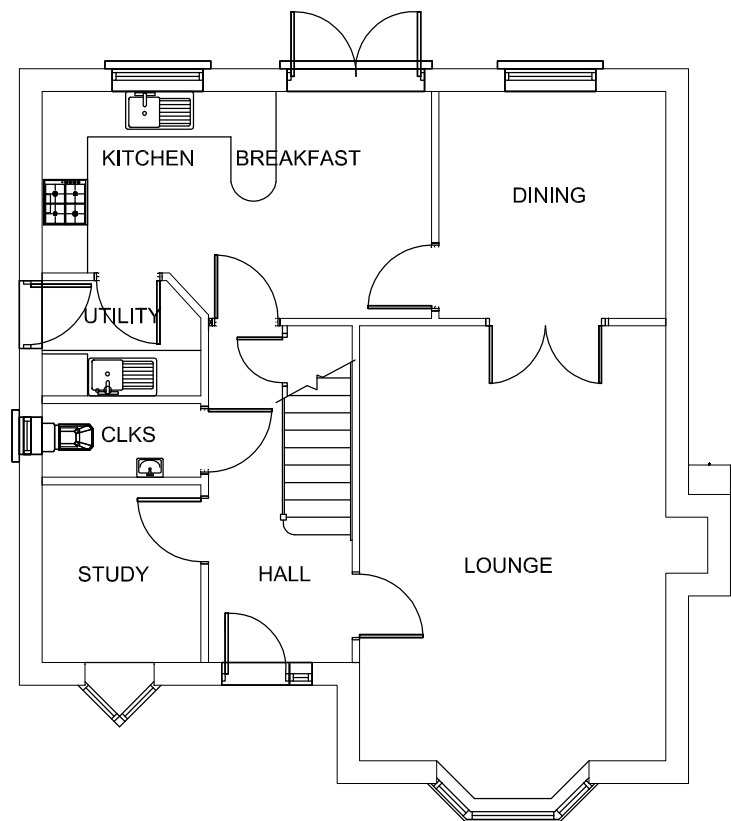
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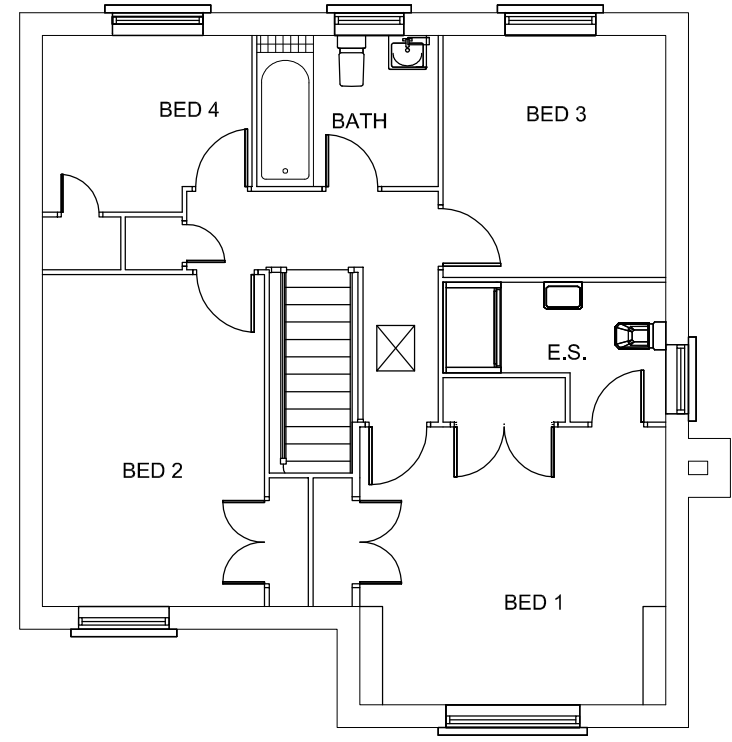
Job Title
REDISHER WORKS, HOLCOMBE OLD ROAD

Dwg. Title
**WILLINGTON SIDE ASPECT HOUSE TYPE
 FLOOR PLANS**

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

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Dwg. Title
**WILLINGTON HOUSE TYPE
 FLOOR PLANS**

date	drawn	checked	scale	dwg.no	rev
11/09/15	SJM		1:100 @ A3	N257/P/HTWIL/02	-

Ward: Bury East

Item 04

Applicant: J and D Jenkinson Ltd

Location: Garage site off Hewart Drive, Bury, BL9 7NF

Proposal: Erection of 3 no. dwellings with associated parking and access

Application Ref: 59971/Full

Target Date: 29/06/2016

Recommendation: Approve with Conditions

Description

The application relates to the site of a former garage colony in a backland area measuring approximately 0.08ha (approx 31m by 22m). The site is currently vacant, the garages having been demolished.

The site is bounded on four side by residential properties fronting Hewart Drive (west), Topping Fold Road (North-east) and Duxbury Drive (South and east). It is accessed from Hewart Drive in the south-west corner. The land, which is relatively flat, comprises part rough grass/scrub with some small self seeded shrubs/small trees at points around the boundary. No.11 Duxbury Drive has a vehicular access from the rear onto the site.

The originally submitted scheme for a row of four houses was not considered to be particularly appropriate in scale or layout. The revised scheme now proposes to erect a block of three, 3-bed terraced houses. Including additional accommodation in the roofspace. The houses would be three storey with a maximum height of just less than 9m. The properties would be positioned centrally on the site, facing south-west and leaving space on either side measuring 3m and 6m . The houses would be constructed in red brick and tile. Each unit would have a small front garden with a parking space. Two visitor spaces would be provided to the on the west side of the site.

The proposed access point would be as existing but resurfaced and a new footpath formed on the north side which runs into the site to access the rear gardens of the properties. Bins would be kept at each property and collected from Hewart Drive on collection day.

Relevant Planning History

01567/E - Proposed residential development of private vehicular colony garage site - Enquiry completed 27/10/2014.

Publicity

The following neighbours were notified by letters dated 06/05/16 (initial) and 24/05/16 (revised plans). Nos.13 - 25(odd) and 26 - 34(even) Hewart Drive, 5 - 19(odd) Duxbury Drive, 78 - 92(even) Topping Fold Road.

Representations received from residents at 21 and 25 Hewart Drive. Objections are summarised:

- Impinge on views.
- Increase crime.
- Access road isn't wide enough.
- Disruption to local wildlife.
- Site is too small to accommodate development (4 houses)
- We oppose any kind of housing on off Hewart Drive
- Increase in overlooking

- concerns about bin store
- All those neighbours making representations have been notified of the Planning Control Committee.

Consultations

Traffic Section - No objection subject to conditions

Drainage Section - No objection subject to conditions..

Environmental Health - No objection subject to conditions.

Waste Management - No objection.

United Utilities - No objection.

Unitary Development Plan and Policies

H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/5	Crime Prevention
EN5/1	New Development and Flood Risk
EN7/5	Waste Water Management
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
SPD3	DC Policy Guidance Note 3: Planning Out Crime
H1/2	Further Housing Development
NPPF	National Planning Policy Framework
EN1/2	Townscape and Built Design
SPD16	Design and Layout of New Development in Bury
EN8/2	Woodland and Tree Planting

Issues and Analysis

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

National Policy -The NPPF indicates that there should be a presumption in favour of sustainable development and focus on housing delivery.

Principle - Following revocation of the North West Regional Strategy on 20th May 2013, there is no statutory housing target for Bury. Work has commenced on the Greater Manchester Spatial framework and this will bring forward a new statutory housing target for the Borough. This will subsequently be incorporated into Bury's future Local Plan.

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

UDP Policy H1/2 - Further Housing Development relates to sites not identified specifically within the UDP. It states that sites should be within an urban area with available infrastructure and be suitable in terms of amenity and surrounding residential land uses. The site is within the urban area with available infrastructure, the area is a vacant backland site that does not have high amenity value and would only become more of a problem over time. It is considered that the principle of residential development on the site is acceptable subject to other development plan policies.

Layout - The layout of the application will need to be considered against the criteria listed in Policies H2/1 - Form of New Residential Development and H2/2 -Layout of New Residential Development as well as guidance provided in SPD16 - Design and Layout of New Development.

Policy H2/1 The Form of New Residential Development sets out factors to be assessed, including

- height and roof style,
- impact on residential amenity,
- density and character of the locality,
- position in relation to neighbours and materials to be used.

Policy H2/2 The layout of New Residential Development relates to layout and states that proposal should take account of;

- car parking and access,
- density,
- space between dwellings,
- landscaping,

Policy EN1/2 relates to general design of a new build on the streetscene and states that proposals should not have an adverse impact on the character of the townscape.

Visual amenity - The proposed houses are relatively traditional in appearance and would be generally in keeping with the character of the surrounding residential estate in terms of design and massing.

The proposed houses sit relatively comfortably within the site with sufficient open space around them and there is adequate access and parking and sufficient private amenity space. The layout and access details submitted would be acceptable and conform with the requirements of policies H2/1 and H2/2 where relevant.

Residential Amenity - The surrounding neighbours on Hewart Drive, Duxbury Drive and Topping Fold Road are a sufficient distance away as not to be seriously affected by the new development. The front corner of the side/west gable of the new building would be a minimum 12m from the corner of the properties 21 and 23 Hewart Drive. The distance increases to 14m as the buildings footprint lies at an angle to the neighbours on this side. A similar relationship exists to properties at the rear, along Topping Fold Road. Here the separation would be a minimum 19m, extending to 26m. These separation distances are considered to be acceptable in relation to habitable room windows in that a sufficient level of residential amenity and privacy would be secured and this would comply with adopted policy and guidance.

On the other/east side, the gable is set back 3m off the rear boundary with No.13 Duxbury Drive. Given the position of the property in relation to the house and garden of No.13 and the fact that there are no windows in the gable, there are no overlooking or other residential amenity issues arising. The proposal is acceptable and complies with UDP Policies H2/1 and H2/2 in relation to residential amenity.

Permitted Development Rights - Given the fact that the site is a small backland area and individual house plots are not large, it is considered appropriate to attach a condition removing household permitted development rights in order to retain control of development on the site.

Crime - The development of the site for residential purposes is considered an acceptable use and one which allows a derelict site to be brought back into effective use. It would prevent the area becoming a magnet for flytipping and other anti-social activities. As such the proposal is acceptable and complies with UDP Policy EN1/5 and guidance in relation to crime.

Access and Car Parking - Each residential unit would have one off-road parking space and with two communal visitor spaces, parking provision is considered to be acceptable and compliant with UDP Policies H2/2 and HT2/4 in relation to parking. The Traffic Section has no objection to the proposal subject to conditions.

Trees - There are no significant trees or shrubs on the site that would require protection or retention. There are a couple of trees (not TPO) on adjacent land whose canopies overhang the site. These trees should not be seriously affected by the development although a condition will be attached to the decision notice requiring tree protection measures during construction.

Servicing - As the access road would not be adopted, refuse would be collected from the site's junction with Hewart Drive on collection day.

Public Representations - Those planning issues raised by surrounding residents have been addressed in the above report.

Statement in accordance with Article 31 Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2012

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 Paragraphs 186-187 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered Location Plan 00, 6752/A, .01B, .02B
The development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. Details of the materials to be used in the external elevations, boundary treatment and areas of hardstanding, (manufacturer, type/colour and size), shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
4. No development shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be

submitted to, and approved in writing by the Local Planning Authority;

- Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

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

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

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

Reason. To alleviate any possible risk associated with the production of landfill gas and ground gas in accordance with the recommendations of the Environment Agency and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

7. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason. To prevent the pollution of controlled waters from potential contamination on site pursuant to UDP Policy EN7 Pollution Control.

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

- Access route for construction traffic from the highway network;
- Hours of operation and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
- Parking on site of operatives' and construction vehicles together with storage on site of construction materials.

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.

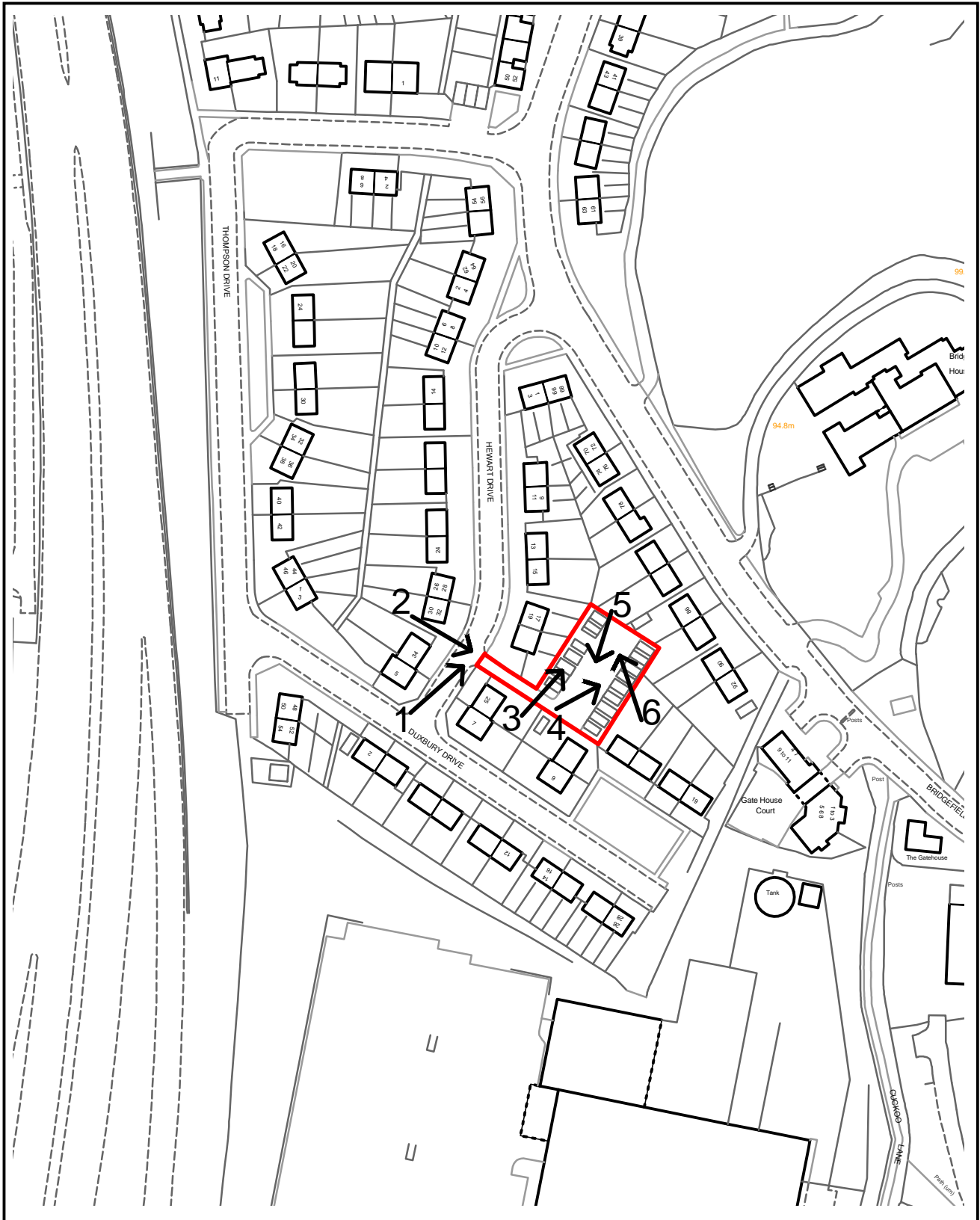
Reason. In the interests of road safety and ensure adequate construction facilities

are provided pursuant to UDP Policy H4 New Development.

9. Before the development is commenced, details shall be submitted to and approved by the Local Planning Authority to cover measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved details shall be implemented and maintained thereafter during the period of construction.
Reason. To ensure that the adopted highways are kept free of deposited material from the ground works operations pursuant to UDP Policy H2/2 The Layout of New Residential Development.
10. The pedestrian and vehicular access improvements indicated on approved plan reference 01 Revision B shall be implemented to the written satisfaction of the Local Planning Authority before the development is first occupied.
Reason. To ensure good highway design in the interests of highway safety pursuant to UDP Policies H2/2 The Layout of New Residential Development and HT4 New Development.
11. The car parking and turning facility indicated on approved plan reference 01 Rev B shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.
Reason. To ensure appropriate car parking and turning provision pursuant to UDP Policy Ht2/4 Car Parking and New Development.
12. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.
Reason. In the interests of residential and visual amenity pursuant to UDP Housing Policies H2/1 and H2/2.
13. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off rate generated up to and including the 100 years critical storm will be reduced by 30% for the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
Reason. To reduce the increased risk of flooding, both on and off site pursuant to UDP Policy EN5/1 New Development and Flood Risk.
14. Tree protection measures shall be installed along the south east boundary in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 59971

ADDRESS: Garage site of Hewart Drive
Bury

Planning, Environmental and Regulatory Services

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



59971

Photo 1



Photo 2



59971

Photo 3



Photo 4



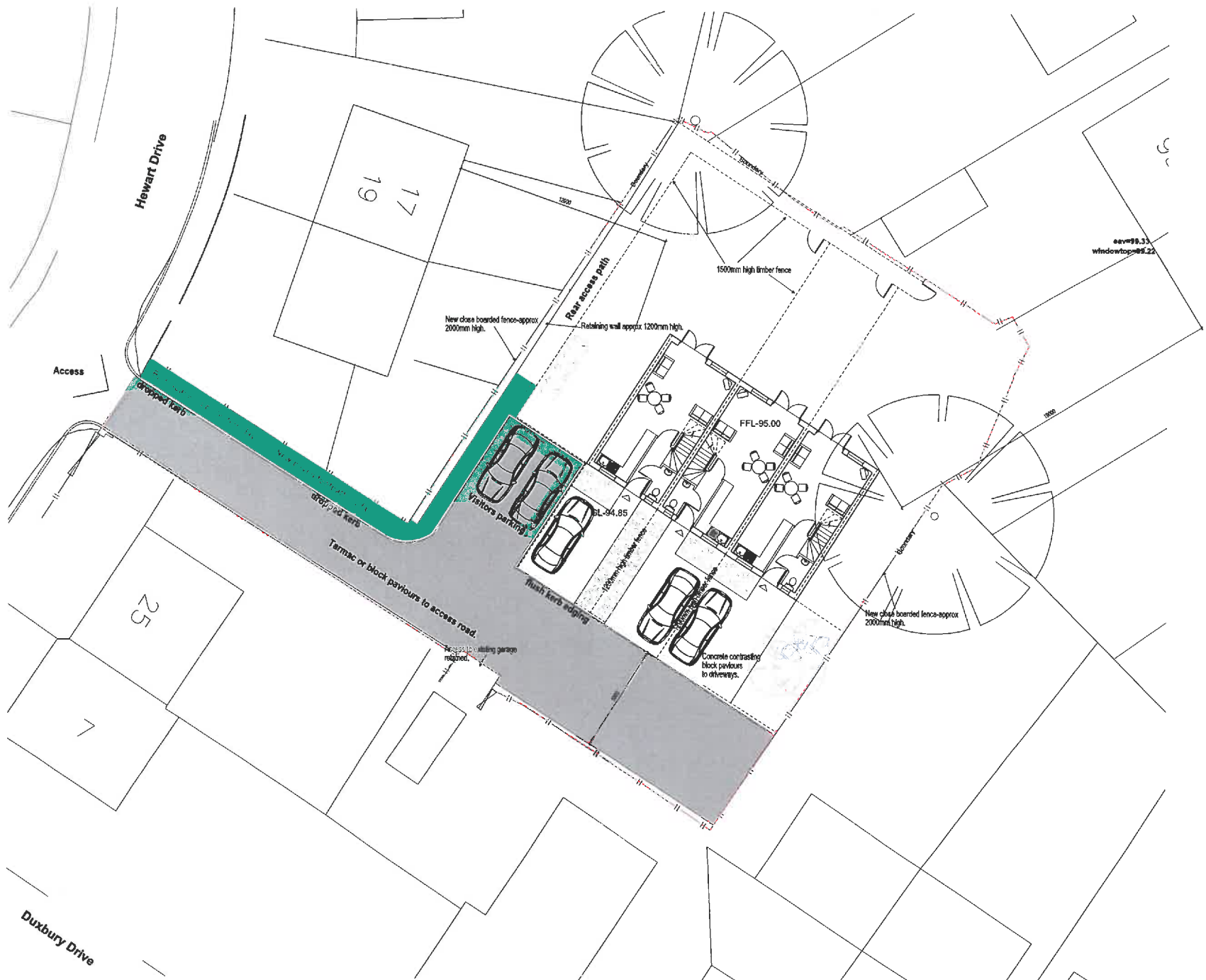
59971

Photo 5



Photo 6





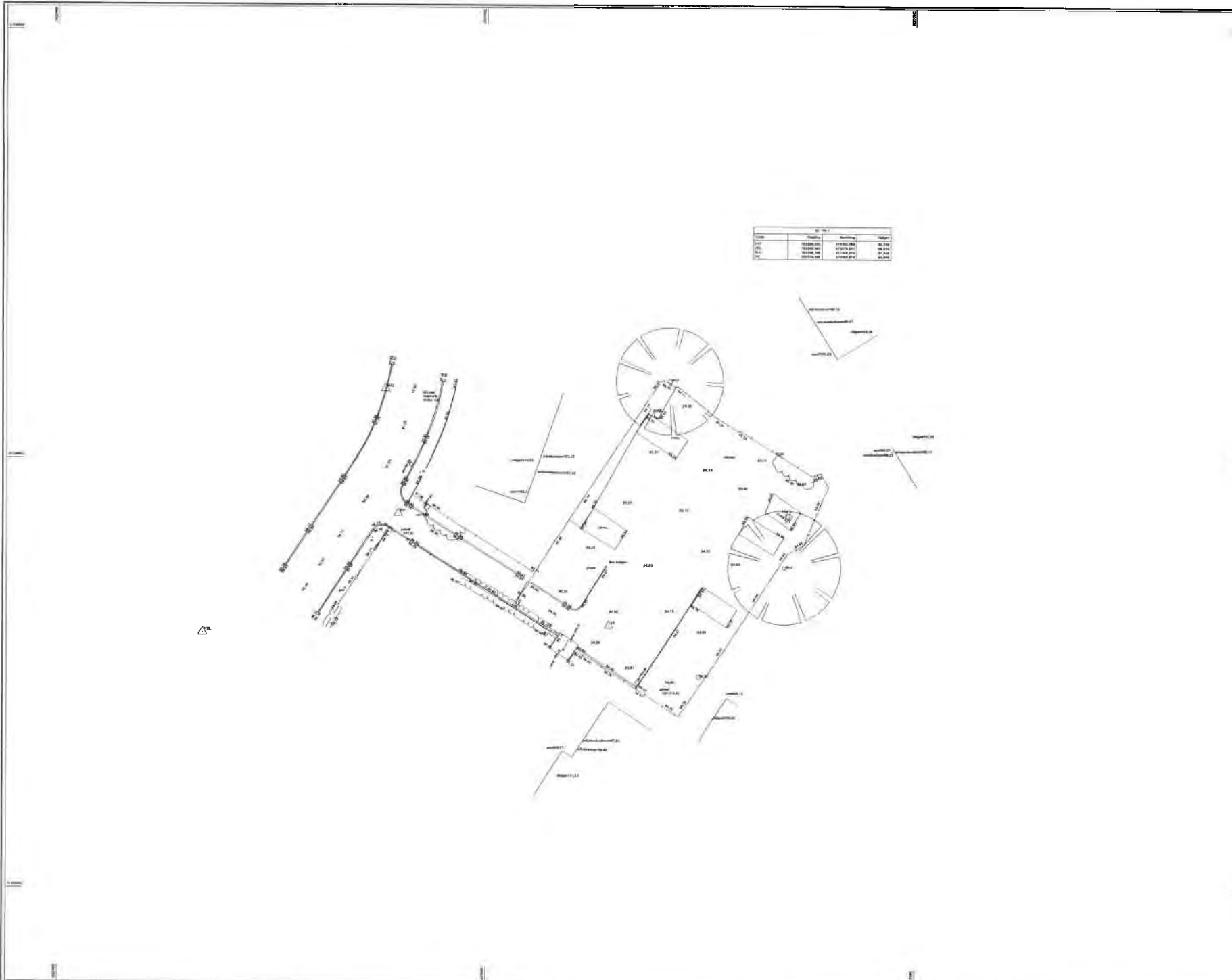
GENERAL NOTES
 This drawing to be used for local authority submission only.
 The client is to seek approval from the local authority if applicable and all parties who may have an interest in the land. Unless indicated it is assumed no easements, restrictive covenants etc. exist on the land.
 All levels subject to confirmation via site checks and/or topographical survey.

SITE AREA - 0.08HA

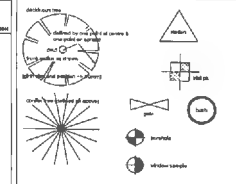
Please also refer to the topographical survey from Site Surveying Services drawing SSS-6752 and drawing 16.03 02 for plans, section and elevations.

DRAWING AND PLANNING SERVICES LTD 27 DARBURN CLIFFS, BRISTOL, LANGFORDS, BRISTOL, AVON, GL1 2JH, ENGLAND TEL: 01275 370000 FAX: 01275 370001 EMAIL: info@techd.co.uk		DRAWING NO. 16.03	DATE 16.03.16	SCALE 1:100 @ A1
Project Proposed new dwellings on land at Hewart Drive, Fairfield, BL97NF, For J&D Jenkinson Ltd.				
Title/Status Planning				
Drawing content Proposed site plan -				
Scale: 1:100 @ A1 Date: 16.03.16 Job No: 16.03 Drawing No: .01 Size: B				

TECH:D LTD

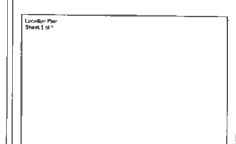


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102	1000000000	1000000000	sq. ft.
103	1000000000	1000000000	sq. ft.
104	1000000000	1000000000	sq. ft.
105	1000000000	1000000000	sq. ft.



1. This plan is a preliminary plan and is subject to change without notice.
 2. All dimensions are in feet and inches.
 3. The site is bounded by the following:
 - North: [Boundary description]
 - South: [Boundary description]
 - East: [Boundary description]
 - West: [Boundary description]

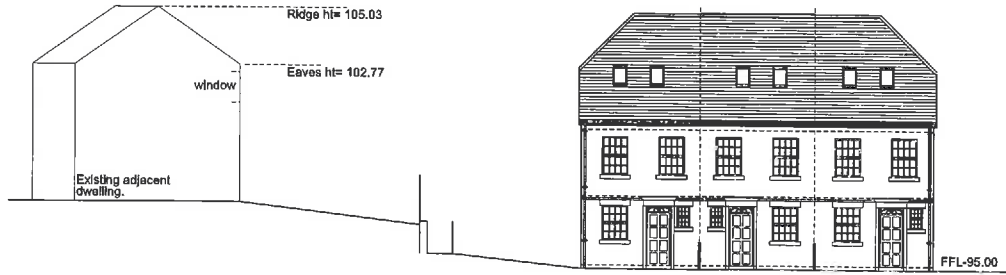
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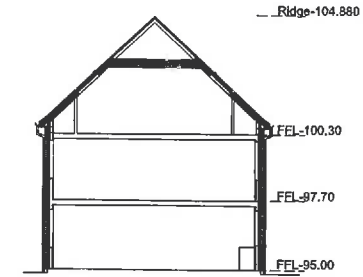
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 2. All dimensions are in feet and inches.
 3. The site is bounded by the following:
 - North: [Boundary description]
 - South: [Boundary description]
 - East: [Boundary description]
 - West: [Boundary description]

Please refer to Design and Access statement for description of proposed materials.

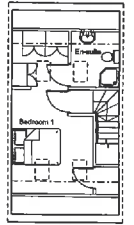
GENERAL NOTES
 1. This drawing is to be used for local authority submission only.
 2. The client is to seek approval from the local freeholder if applicable and all parties who may have an interest in the land (as indicated) is to be consulted for statements, restrictive covenants etc. noted on the land.



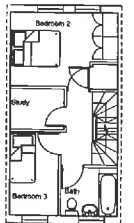
PROPOSED FRONT ELEVATION



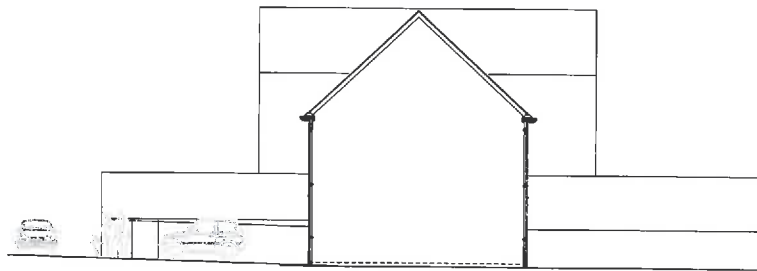
SECTION THROUGH DWELLING



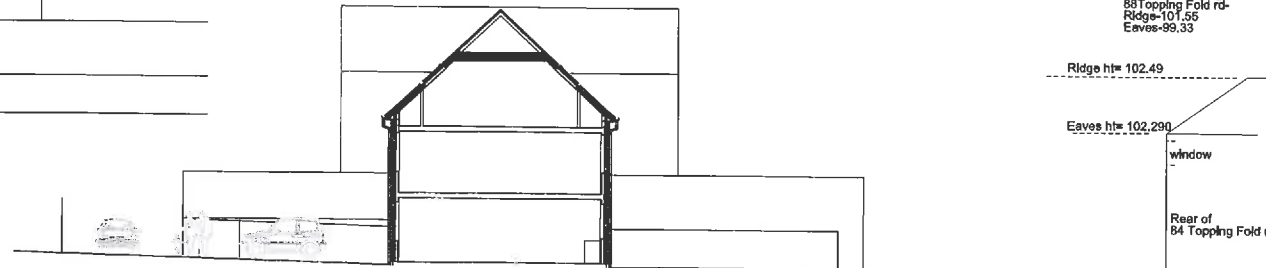
2ND FLOOR PLAN



1ST FLOOR PLAN

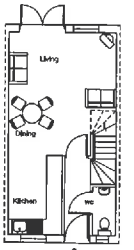


PROPOSED SIDE ELEVATION



SITE SECTION SW - NE

Corresponding figures for 88 Topping Fold rd:
 Ridge=101.55
 Eaves=99.33



GROUND FLOOR PLAN

FLOOR PLANS - 3 Bed



PROPOSED REAR ELEVATION .

Please also refer to the topographical survey from Site Surveying Services drawing SSS-6752 and drawing 16.03 01 for site plan.

Project		Proposed new dwellings on land at Hewart Drive, Fairfield, BL9 7NF.	
Client		For J&D Jenkinson Ltd.	
Drawing content		Proposed floor plans, elevations and section.	
Scale	Date	Job No.	Drawing No.
1:100	31.03.16	16.03	02
@ A1			

TECH:D LTD

Ward: Bury West - Elton

Item 05

Applicant: Abbeyfield Bury Society Ltd

Location: 60-78 Tottington Road, Bury, BL8 1LL

Proposal: Addition of 11 no. apartments to existing assisted living scheme including means of access and relocation of car park

Application Ref: 60002/Full

Target Date: 13/07/2016

Recommendation: Approve with Conditions

A site visit has been requested by the Development Manager.

Description

The site contains an existing building which is in use as a sheltered accommodation/care home. The building is a mix of single and two storeys and is located on the south eastern part of the site. The building is constructed from red brick with a tile roof. The site is accessed from Cottam Street, which is part adopted and the northern half of the street is unadopted. The adopted section of the street is cobbled and includes a footpath and the unadopted section is unmade. The car park is located adjacent to the building.

There is residential development to the southeast, south west and north west of the site. There is a watercourse to the north with residential properties beyond.

The proposed development involves the erection of a two storey extension to the north west of the existing building to contain 11 apartments for use by the over 55s. The proposed development would be constructed from red brick with a tile roof. The car park would be relocated to the northern part of the site.

Relevant Planning History

34424 - Extension at rear and external alterations at Abbeyfield (Farraday House), 78 Tottington Road, Bury. Approved with conditions - 6 August 1998

36056 - Two storey extension at rear with single storey link building; alterations to existing elevations at Abbeyfield (Farraday House), 78 Tottington Road, Bury. Approved with conditions - 17 January 2000

37722 - Single storey extension to provide administration area at Abbeyfield, Tottington Road, Bury. Approved with conditions - 5 June 2001.

59329 - Addition of 11 no. apartments to existing assisted living scheme at 60 - 78 Tottington Road, Bury. Withdrawn - 13 April 2016

Publicity

The neighbouring properties were notified by means of a letter on 19 April 2016 and a press notice was published in the Bury Times on 21 April 2016. Site notices were posted on 19 April 2016.

1 letter has been received from the occupiers of 80 Tottington Road, which has raised the following issues:

- All of the original comments from the previous application are still relevant.
- Concerned about the height of the new structure. The proposed structure will take considerable light from the back garden and from the gable end bathroom window.

- The proposed development will overlook the rear garden and residents will be bale to see over the fence into the private space. In addition, the garden will be overshadowed by the proposed extension.
- Concerns about parking. Currently there is a car park for 5 vehicles. Only 2 cars park there and the remaining staff and visitors park on the side street (next to the houses). The street is congested during weekends already. How will this be managed by Abbeyfield?
- It is not clear who is responsible for the road and the lower section of Cottam Street is not owned by anyone according to land register records. Who will be responsible for the access leading to the car park?
- The access is close to the public right of way which is used mid-week and at weekends, which may be dangerous.
- Not against Abbeyfield expanding their business, but am concerned about the issues listed above.

The objector has been notified of the Planning Control Committee meeting.

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to access alterations, construction traffic management plan, car parking and measures to prevent mud from passing onto the highway.

Drainage Section - No objections in principle and further comments will be reported in the Supplementary Report.

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

Public Rights of Way Officer - No objections.

Waste Management - No objections.

GM Ecology Unit - No objections, subject to the inclusion of a condition relating to bats

Canal & River Trust - No objections.

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

The Coal Authority - No objections, subject to the inclusion of an informative in relation to coal mining.

Unitary Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H4/2	Special Needs Housing
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/5	Waste Water Management
RT2/2	Recreation Provision in New Housing Development
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
CF1/1	Location of New Community Facilities
CF3/1	Residential Care Homes and Nursing Homes
SPD1	Open Space, Sport and Recreation Provision
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning

considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Principle - Policy CF1/1 states that proposals for new and improved community facilities will be considered with regard to the impact upon residential amenity and the local environment; traffic generation and car parking; the scale and size of the development; accessibility by public and private transport; the needs and requirements of the disabled.

Policy CF3 states that the Council will, where appropriate, consider favourably proposals for the provision of new, and the improvement of existing social services facilities for children, young people, elderly people, people with mental and/or physical handicaps and illnesses, and other groups with special needs.

The proposed development would provide a two storey extension to the existing care home to provide an addition 11 apartments and ancillary accommodation. The site would be accessible by public and private transport and the issues of residential amenity, traffic generation, the scale and size of the development and the needs and requirements of the disabled will be discussed below. Therefore, the proposed development would be acceptable in principle and would be in accordance with Policies CF1/1, CF3 and CF3/1 of the Bury Unitary Development Plan.

Recreation provision - Policy RT2/2 states that developers of new housing for 10 or more dwellings will be expected to provide for the recreational needs of the prospective residents, by providing and laying out recreational open space within the development. For larger developments (50 or more), such provision should be provided on site, where possible in a single plot. The Council's SPD1 states that, for C2 schemes, on-site amenity land or communal space will be required as part of the development, such as through landscaping or the provision of benches.

The proposed development includes an area of amenity space within the central courtyard, which would be landscaped and suitable for use by the residents of this assisted living scheme. There would be paths within the landscaped area, which would connect to the proposed building and to the access road via the car park. The proposed site plan indicates that there would be a patio area near the communal lounge and a condition requiring additional landscaping would be included. Therefore, the proposed development would comply with Policy RT2/2 of the adopted Unitary Development Plan and SPD1.

Design and layout - The proposed extension would complement the existing building, which is of a traditional design with regularly spaced openings and a pitched roof. The proposed extension would be the same height as the existing two storey elements of the building and as such, the scale of the building in terms of height would be acceptable. The provision of headers, cills and the corner feature would add visual interest to the building.

The proposed development would create a courtyard area internally, which would be utilised as amenity space by the existing and proposed residents. A 1.8 metre boundary fence would be erected on the boundary between the proposed amenity space and the car park. Therefore, the proposed development would not be a prominent feature in the streetscene and would be in accordance with Policies CF1/1, H2/1 and H2/2 of the Bury Unitary Development Plan.

Impact upon residential amenity - SPD6 provides guidance on aspect standards between residential properties and as such, would be relevant in this case.

There would be 22 metres between proposed extension and properties on Tottington Road (Nos 85 - 103), which would comply with the aspect standards.

Agent provided plans which indicate that the window in the gable elevation of 1 Bank Place relate to a lobby and landing and are not habitable room windows. There would be 14.3 metres between the proposed building and the gable elevation, which would be acceptable and would comply with the aspect standards in SPD6. In addition, the agent has included an oriel window to apartment 9, which would reduce any overlooking or loss of privacy.

There would be 13 metres between the proposed extension and the gable elevation of No. 80 Tottington Road. The opening within the gable elevation of No. 80 Tottington Road is a bathroom and as such, is not a habitable room window. As such, the proposed development would comply with the aspect standards.

The proposed development would create a courtyard development and there would be habitable room windows opposite with a separation distance of 12 metres. The proposed site plan confirms that the windows within the proposed extension would be fitted with perforated one way film to prevent overlooking, which would be secured by a condition.

Therefore, the proposed development would not have an adverse impact upon the amenity of the neighbouring properties.

Highways issues - The proposed development is currently accessed from Cottam Street, which is adopted until the junction of Back Tottington Road North and there is adequate levels of visibility. The proposed development would continue to be accessed from this street and the car park would be relocated to the northern end of the site. The proposed site plan includes the provision of a new footpath to connect to the proposed car park and the re-surfacing of Cottam Street. The Traffic Section has no objection, subject to the inclusion of conditions relating to access alterations, construction traffic management plan, car parking and measures to prevent mud from passing onto the highway. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

Parking - SPD11 states that the maximum parking standards are 1 space per 4 beds, which equates to 3 spaces.

The existing parking provision is 4 spaces, which would be relocated and 9 spaces provided. The proposed development would provide an overprovision of car parking. However, taking into account the existing rooms at the home as well as the proposed development, there would be 26 bedrooms, which equates to a maximum number of parking spaces of 6.5.

The proposed development would exceed the maximum number of parking spaces. Given the concerns from the local resident with regard to parking, it is considered that the level of parking proposed would be acceptable in this instance. Therefore, the proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Access - The proposed development would incorporate a lift and the corridors and doors would be wide enough to facilitate wheelchair use. A disabled toilet and bathroom would be provided on each floor. Therefore, the proposed development would be accessible for all and would be in accordance with Policy HT5/1 of the Bury Unitary Development Plan.

Response to objectors

The issues relating to design, loss of light, privacy, overlooking and parking have been addressed in the main report. The issue of future maintenance to the unadopted section of Cottam Street is not a material planning consideration and cannot be taken into consideration.

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 Paragraphs 186-187 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered 557/FHA/LP A, 557/FHA/PL1, 557/FHA/PL2, 557/FHA/PL3 B, 557/FHA/PL4 A, 557/FHA/PL5 C, 557/FHA/PL6 G, 557/FHA/PL6a A, 557/FHA/PL7 B, 557/FHA/PL8, 557/FHA/AT1 B, 557/FHA/AT2 B, 557/FHA/AT3 B, 557/FHA/AT4 B, 557/FHA/AT5 B and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. No development, other than demolition, shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
4. Following the provisions of Condition 3 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
5. Following the provisions of Condition 3 of this planning permission, where ground gas remediation / protection measures are required, the approved Remediation Strategy must be carried out to the written satisfaction of the Local Planning Authority within approved timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the

development being brought into use.

Reason. To alleviate any possible risk associated with the production of landfill gas and ground gas in accordance with the recommendations of the Environment Agency and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

6. No development shall commence, other than demolition, until details/samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority. Only the approved materials/bricks shall be used for the construction of the development.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.

7. The development hereby approved shall be carried out in accordance with paragraphs 4.2.1 and 4.2.2 of the Bat survey - emergence and activity survey report, dated 9 June 2016. The mitigation measures shall be implemented in full prior to first occupation of the extension hereby approved.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

8. No development, other than demolition works, shall commence unless or until details of a scheme for the disposal of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The proposed scheme 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 the proposed maintenance arrangements must be provided. Only the approved scheme shall be implemented prior to occupation of the dwellings hereby approved.

Reason. No details of the drainage have been submitted and to ensure a satisfactory means of drainage pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan.

9. Before the first occupation of the extension hereby permitted the windows on the north eastern elevation shall be fitted with a perforated one way film and shall be permanently retained in that condition thereafter.

Reason. To protect the privacy of adjoining occupiers and to accord with Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.

10. Before the development is commenced, details shall be submitted to and approved by the Local Planning Authority to cover measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved details shall be implemented and maintained thereafter during the period of construction.

Reason. To ensure that the adopted highways are kept free of deposited material from the ground works operations pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

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

- Access route for construction traffic from the highway network;
- Hours of operation and number of vehicle movements;

- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
- Parking on site or on land within the applicant's control of operatives' and construction vehicles together with storage on site of construction materials.

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. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highway and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy EN1/2 - Townscape and Built Design

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development.

12. Notwithstanding the details indicated on approved plan reference 557/FHA/PL6 Revision G, no development, other than demolition, shall commence unless and until full details of the proposed access alterations and pedestrian improvements on Cottam Street, incorporating the reinstatement of the redundant car park access to adjacent footway levels and revised footway width/alignment between the former and new car park accesses, have been submitted to and approved in writing by the Local Planning Authority. The details subsequently approved shall be implemented to an agreed specification before the development is first brought into use.

Reason. To ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy EN1/2 - Townscape and Built Design

Policy H2/1 - The Form of New Residential Development

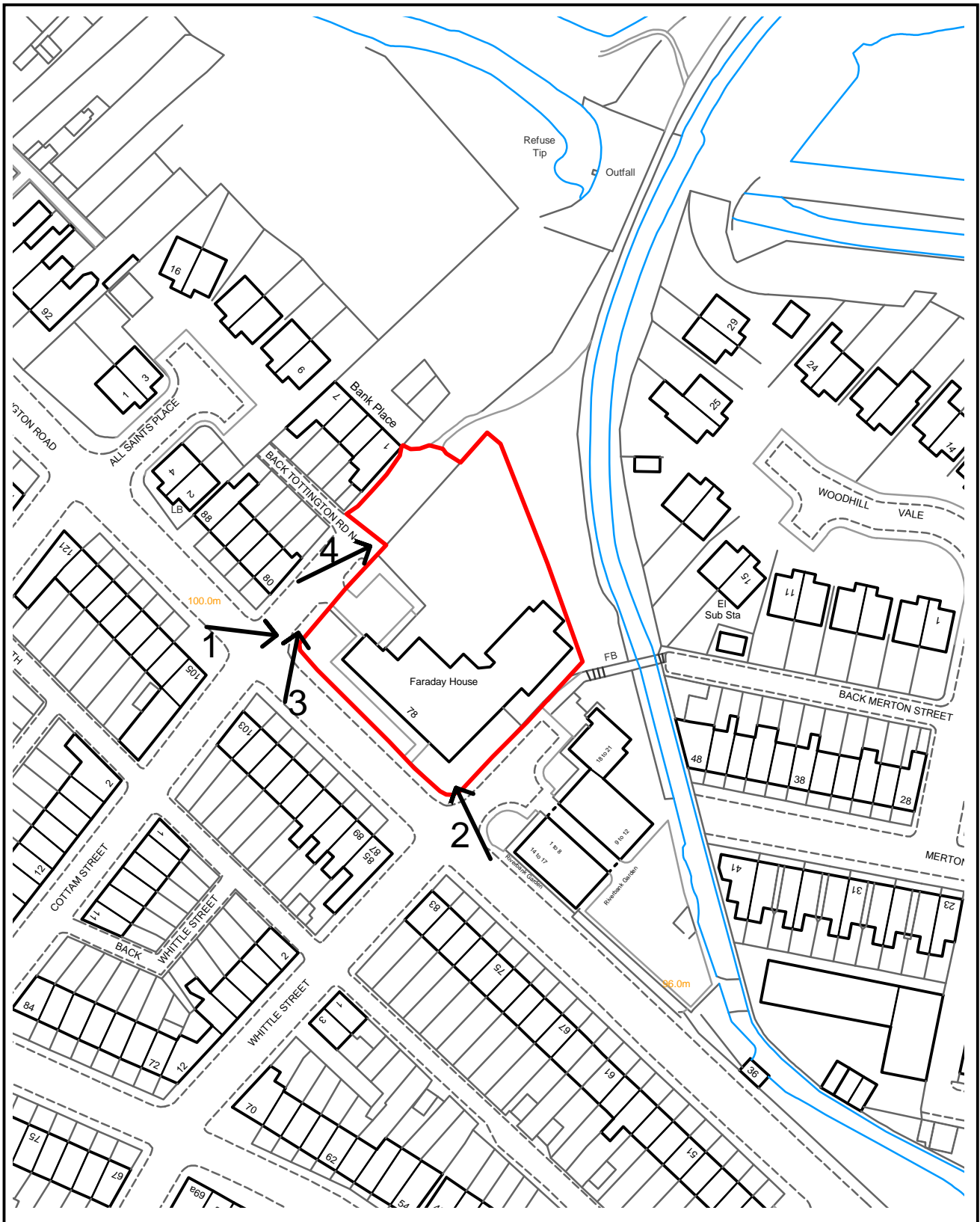
Policy H2/2 - The Layout of New Residential Development.

13. No development, other than demolition works, shall commence until the car parking indicated on approved plan reference P3902 10 (or alternative temporary provision to be agreed in writing with the Local Planning Authority) has been surfaced, demarcated and made available for use.

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

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 60002

ADDRESS: 60 - 78 Tottington Road
Bury

Planning, Environmental and Regulatory Services

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60002

Photo 1



Photo 2



60002

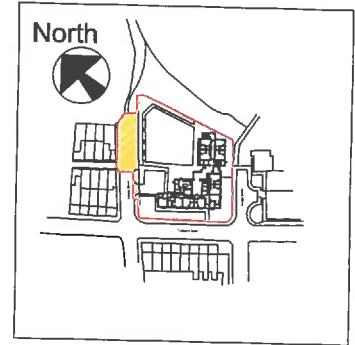
Photo 3



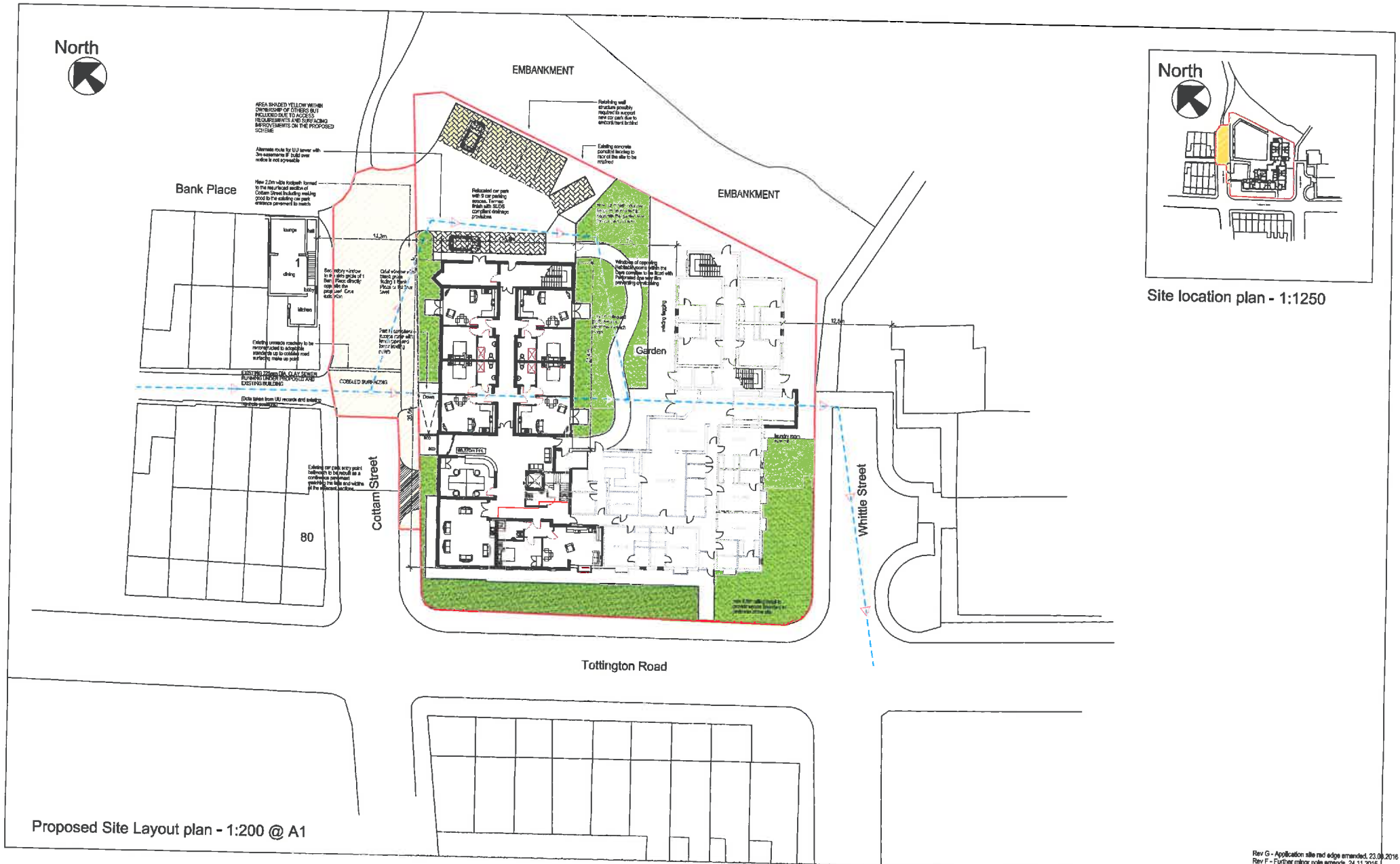
Photo 4



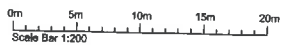
Farraday House, Abbeyfield Society, Bury



Site location plan - 1:1250

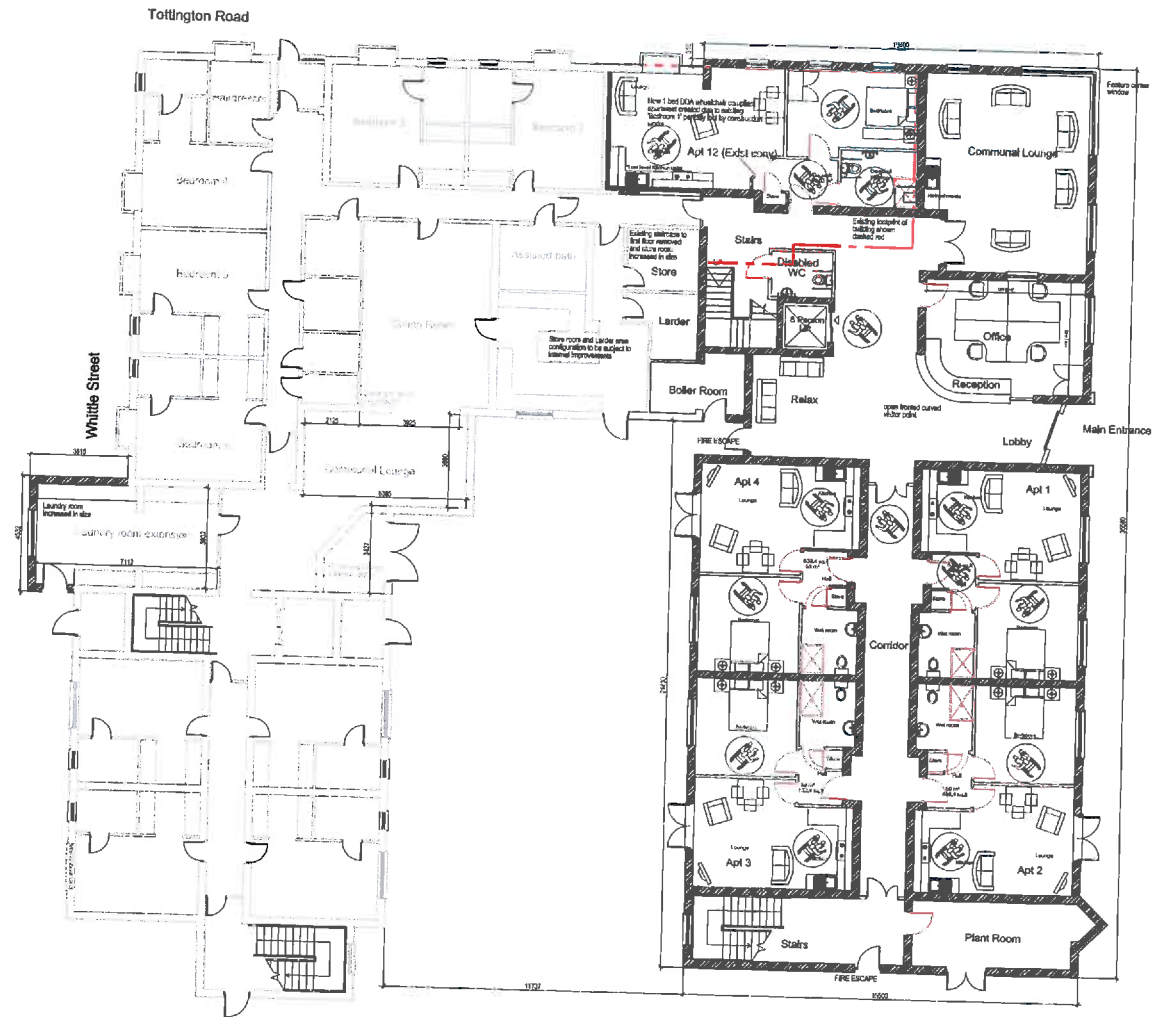


Proposed Site Layout plan - 1:200 @ A1

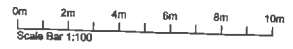


Rev G - Application site red edge amended, 23.08.2016
 Rev F - Further minor note amendments, 24.11.2015
 Rev E - Existing site levels shown, November 2015
 Rev D - Minor note amendments, Detail Window added, Sept 2015


bpd Architecture chartered practice 1st Floor, 78 Tottington Road, Bury, Lancashire B31 1LL Tel: 01257 228611 Fax: 01257 228612 Email: info@bpdarchitecture.co.uk	The Proposed Site Plan		
	Drawn by: 1:200	Date: March 2015	Ref: Job 357
Project: Farraday House, 78 Tottington Rd Bury, Lancs BL8 1LL	Drawn by: 557/FNA/PL6	Rev: 6	



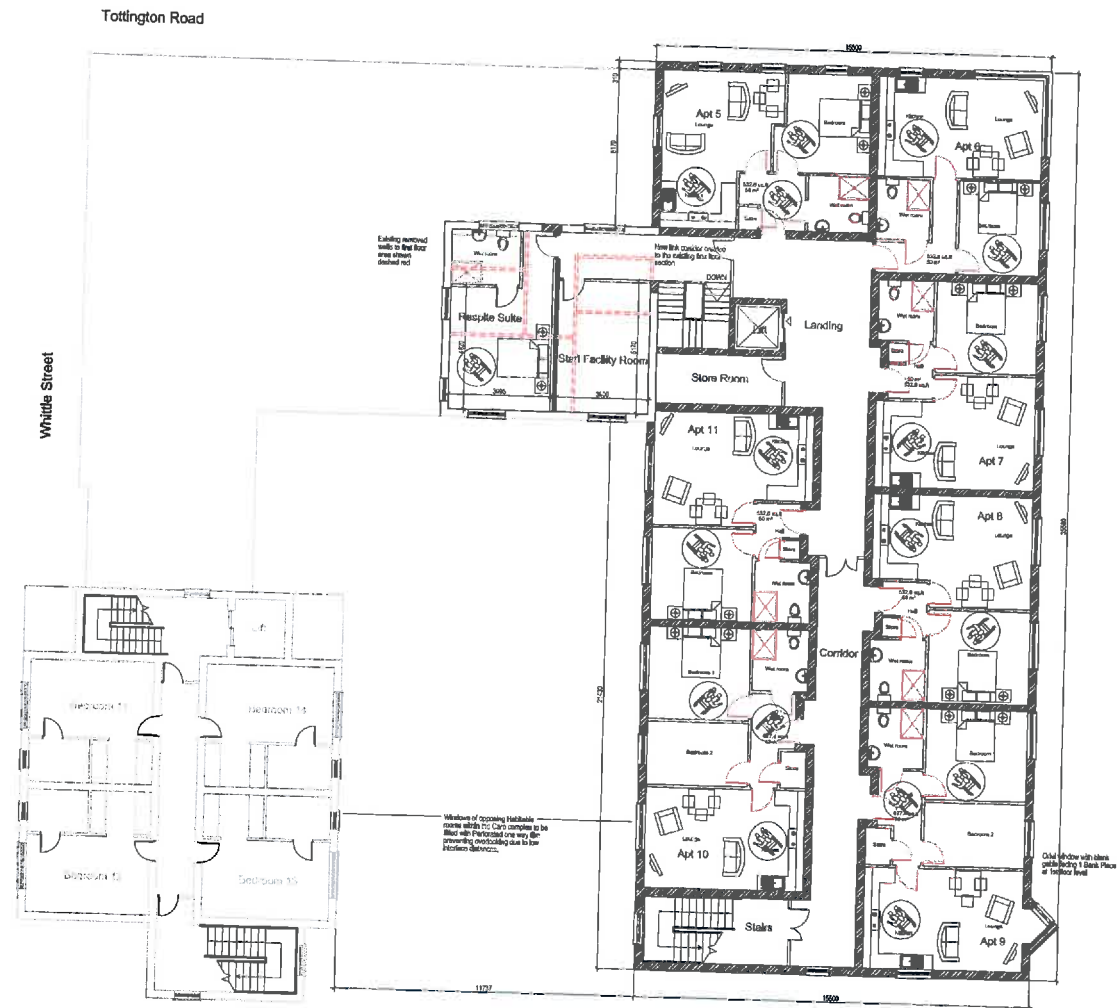
Proposed Ground Floor Plan
511.81m²/5507sq ft additions



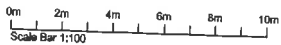
Rev B: Plant room relocated to M and E consult requirements, M06 Nov 2015
Rev A: Detail bay shown to ground floor store room supporting structure above, M06 07.10.2015

 bpd Architecture chartered practice Suite 9, Republic House, 1 Eastbourne Road, Bury, Greater Manchester, M8 1JG Tel: 01257 228610 www.bpdarchitecture.co.uk email: info@bpdarchitecture.co.uk	Proposed Care scheme expansion Proposed Ground Floor Plan			
	Scale @ A1 1:100	Date March 2015	Ref Job 557	Drawn MD6
Project Farraday House, 78 Tottington Rd Bury, Lancs BL8 1LL			Dwg No 557/FHA/PL3	
			Rev B	

Farraday House, Abbeyfield Society, Bury



Proposed First Floor Plan
511.81m²/5507sq ft additions



Rev A - Minor apartment alterations including wetroom config and store room. M06 Nov 2015

 bpd Architecture chartered practice Suite 6, North House, 6 East Terrace, Bury, Greater Manchester, M9 6PU Tel: 01257 228918 email: www.bpdpractice.co.uk email: info@bpdpractice.co.uk	The Proposed Care scheme expansion Proposed First Floor Plan			
	Scale B11 1:100	Date March 2015	Rev Job 557	Drawn M06
Project Farraday House, 78 Tottington Rd Bury, Lancs BL8 1LL	Day No 557/FHA/PL4	Rev A		

Farraday House, Abbeyfield Society, Bury



Proposed North Elevation - Viewed from Tottington Road



Proposed East Elevation - Viewed from Whittle Street



Proposed West Elevation - Viewed from Cottam Street

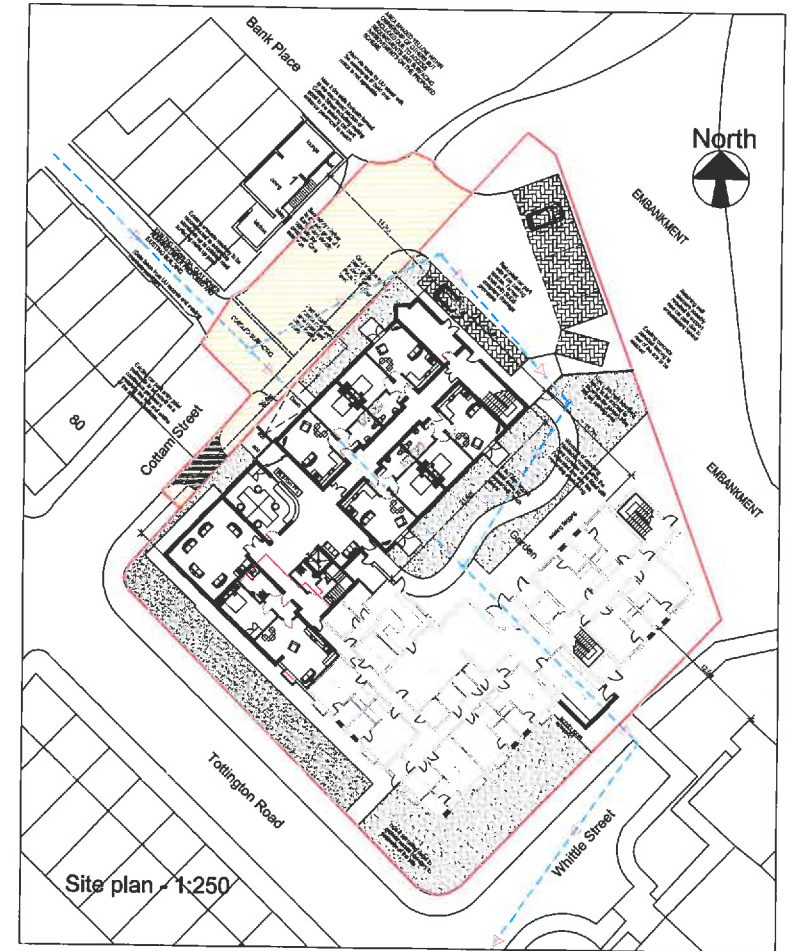
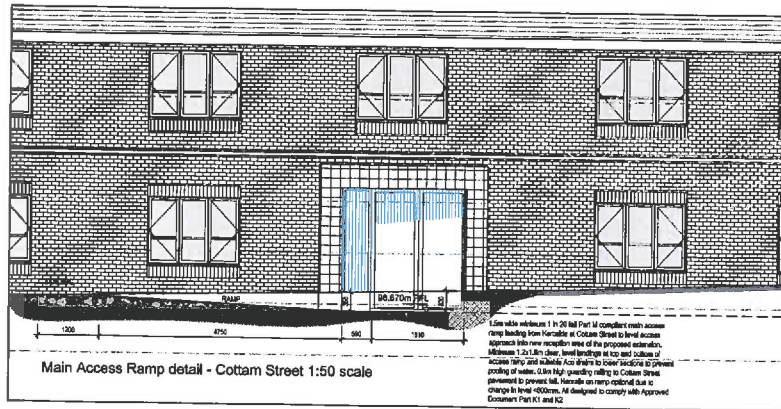



Proposed South Elevation - Viewed from Garden

Rev C - Application site red edge amended: 23.03.2016
 Rev B - Height data added: 17.11.2015
 Rev A - Oriel Window added to Cottam Street elevation: Sept. 2015

 bpd Architecture chartered practice 80th & 81st Street, Bury, Lancs BL9 9JH Tel: 01257 228818 www.bpd-architecture.co.uk email: info@bpd-architecture.co.uk	Proposed Care scheme expansion Proposed Elevations			Title
	Scale @ A1 1:100/1:250	Date March 2015	Ref Job 557	Drawn MDB
Project Farraday House, 78 Tottington Rd Bury, Lancs BL8 1LL	Drawn No 557/FMA/PL5	Rev C		

Farraday House, Abbeyfield Society, Bury



 bpd Architecture chartered practice 2nd & 3rd Floors, 2 West Street, Bury, Greater Manchester, Lancashire M9 7JY Tel: 01297 229610 www.bpdarchitecture.co.uk email: info@bpdarchitecture.co.uk	The Proposed Care scheme expansion Proposed Streetscenes			
	Scale @ A1 1:50/1:100	Date November 2015	Ref Job 557	Drawn MDB
Project Farraday House, 78 Tottington Rd Bury, Lancs BL8 1LL			557/FHA/PL8	

Ward: Prestwich - Sedgley

Item 06

Applicant: Mr Mark Sassoon

Location: 8 Hardman Avenue, Prestwich, Manchester, M25 0HB

Proposal: Single storey extension to ground floor flat; Loft conversion with rear dormer to first floor flat

Application Ref: 60069/Full

Target Date: 21/06/2016

Recommendation: Approve with Conditions

Description

The property is a two storey semi-detached building consisting of one ground and one first floor flat. There is a small walled front garden with parking on the road side only. At the rear there is a small enclosed garden which is shared by the occupiers of both flats. Number 6 Hardman Avenue, attached to the north side of the property is a two storey house. Number 6 has an existing single storey extension on the rear of the house to the north side of the garden. There is also a small out building to the rear of the extension. At ground floor level there is one window close to the boundary with a bedroom window above.

Houses to the rear are within 20m and there is a brick wall along the rear boundary with some planting as well. Number 10 to the south of site has a small out-rigger on the rear of the house with a door facing the shared boundary and one small ground floor window and a bedroom window at first floor level.

The applicant proposes to build a single storey extension on the rear of the property and a dormer on the rear of the roof. The extension would project 3.9m from the original rear elevation and would extend across the whole of the rear elevation. Along the shared boundary with number 6 it would project 3m and the corner would be chamfered at a 45° angle away from the shared boundary. It would have a mono pitched roof with two rooflights with patio doors and one window in the rear elevation. The north side elevation would be built approximately 157mm from the shared boundary with number 6 Hardman Avenue. The proposed dormer would have a flat roof. It would measure 6.69m wide and would be set down from the ridge by approximately 200mm. At the sides it would be set in by approximately 237mm on the north side and approximately 250mm on the southern side. There would be three windows in the dormer, two to a bedroom and one to a bathroom.

Relevant Planning History

59674 - Single storey extension to ground floor flat; Loft conversion with rear dormer to first floor flat - Refused 18/03/2016

59774 - Single storey extension to ground floor flat; Loft conversion with rear dormer to first floor flat. - ZZZ Special deleted application 17/02/2016

Publicity

Immediate neighbours notified on 29.04.16 - one objection from the attached neighbour at 6 Hardman Avenue. They object on the grounds that the single storey extension would block out views and light from their rear living room window adjacent to the boundary and it would also have a detrimental effect on their disabled daughter who has limited mobility.

Consultations

None

Unitary Development Plan and Policies

Issues and Analysis

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

The main considerations of this application are the impact of the proposal on visual and residential amenity.

Visual Amenity -

With regards to the proposal both the dormer and extension would be built with designs and materials that would compliment the existing property. The dormer would be built on the rear of the property and as such would not have any detrimental impact on the existing street scene at the front and it was similar to other such structures in the immediate vicinity. The design of the proposal is considered acceptable in this location.

Given the above the proposal conforms to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity.

Residential Amenity -

Houses to the rear would be within 20m of the proposed single storey extension. As the windows in the rear elevation of the extension would look on to the existing brick wall and not over the gardens or properties to the rear there would not be any detrimental impact on residential amenity at these properties. With regards to the dormer it would be set back from the rear wall. As such the separation distance from this extension to houses at the rear would be acceptable in this instance.

The extension would project a total of 3.9m from the original rear elevation but would only project 3m directly along the shared boundary with number 6, attached to the north. At the 3m point the corner of the extension would be chamfered at a 45° angle to satisfy the requirements of SPD 6. There is a ground floor habitable room window adjacent to the boundary in the rear of number 6 and the proposed extension would have some detrimental impact on light availability to this room but as the extension would project a total of 3m along the shared boundary this would be considered acceptable in terms of SPD 6.

With regards to number 10 to the south of the site there are no habitable room windows close to the boundary which would be affected by this development. The proposed ground floor bedroom window in the side elevation of the property would look directly on to a blank gable wall at number 10, over a short fence along the shared boundary. As any views from this window would be directly towards a blank gable wall and not over any amenity space in the rear garden any detriment would be to the users of the bedroom only and not the adjacent neighbours. The rear dormer could be built under Permitted Development rules and would be a sufficient distance from properties at the rear not to have any detrimental impact on residential amenity in the immediate vicinity. With this in mind the proposal conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of that it is no more than 3m on the boundary and separation distances to surrounding properties.

Neighbour Objection -

The objection from the next door neighbour has been addressed in the report above.

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 Paragraphs 186-187 of the National Planning Policy Framework.

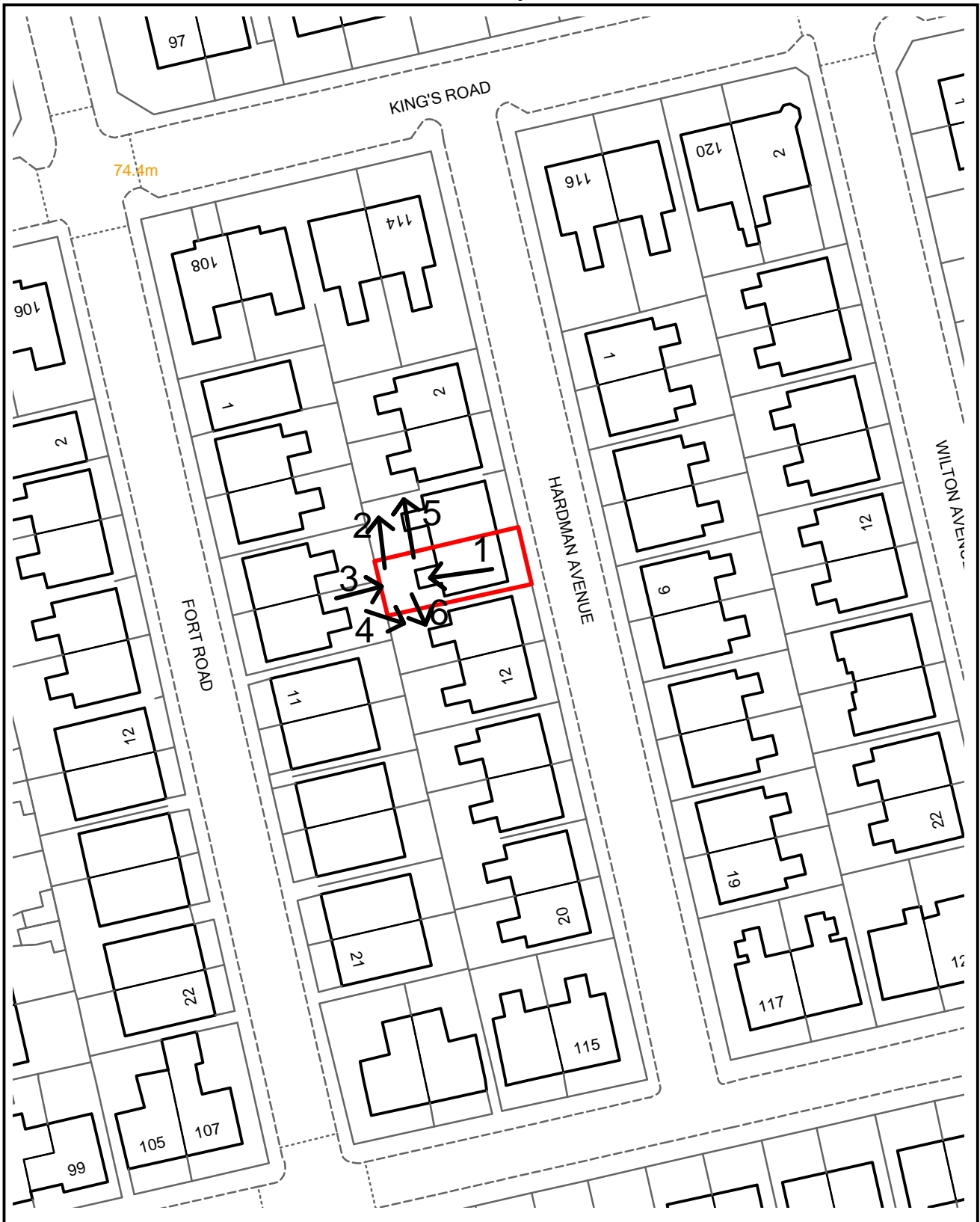
Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered 1 and 2 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 UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.

For further information on the application please contact **Amanda Uhunmwagho** on **0161 253 5323**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 60069

**ADDRESS: 8 Hardman Avenue
Prestwich**

Planning, Environmental and Regulatory Services

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60069

Photo 1



Photo 2



60069

Photo 3



Photo 4



60069

Photo 5

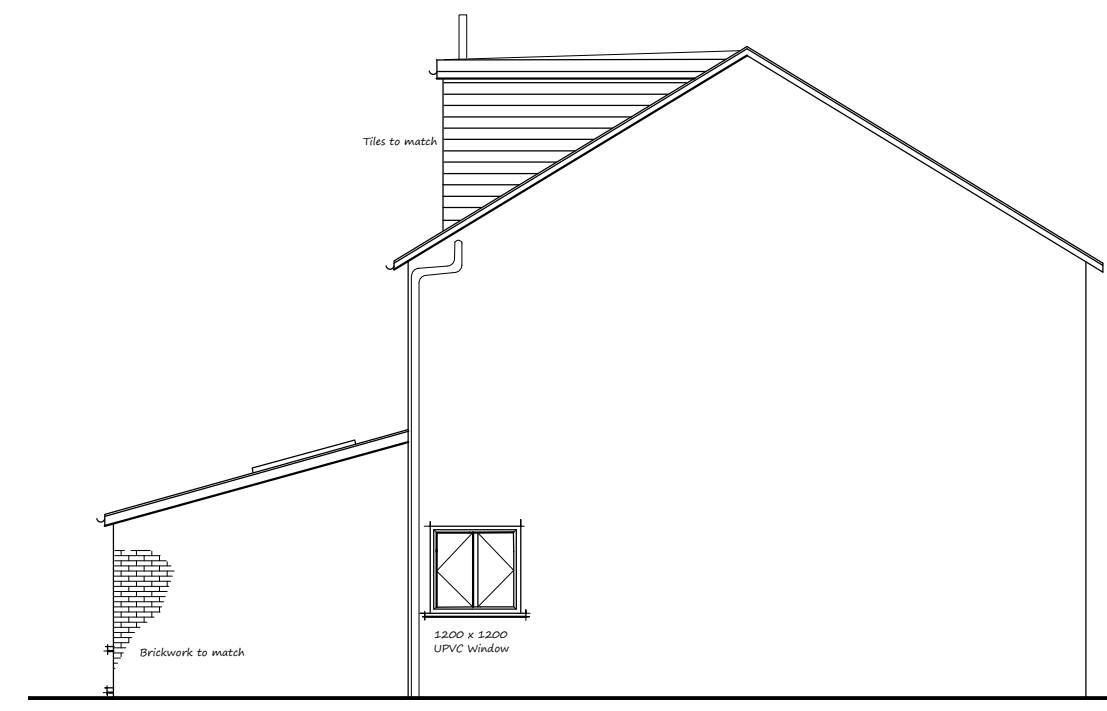


Photo 6



Beam T1 Span= 3M
 $W = 4.6 / 2 = 3 \times 1.7 = 11.7 \text{ KN Pitch roof}$
 $2.9 \times 3 \times 2.2 = 19.1 \text{ KN Brickwork}$
 $4.7/2 \times 3 \times 2.5 = 1.8 \text{ KN Ceiling}$
32.6 KN Total

$BM = 32.6 \times 3 / 8 = 12.2$
 $TRY = 178 \times 102 \times 19 \text{ KG/M U.B}$
 $L/Ryg = 3 \times 100 / 2.39 = 125.5$
 $D/T = 22.5 \text{ p/cr} = 112.3$
Therefore Adopt with 2 no Steels Max EM
 $153 \times 2 = 306 \text{ Therefore Adopt}$



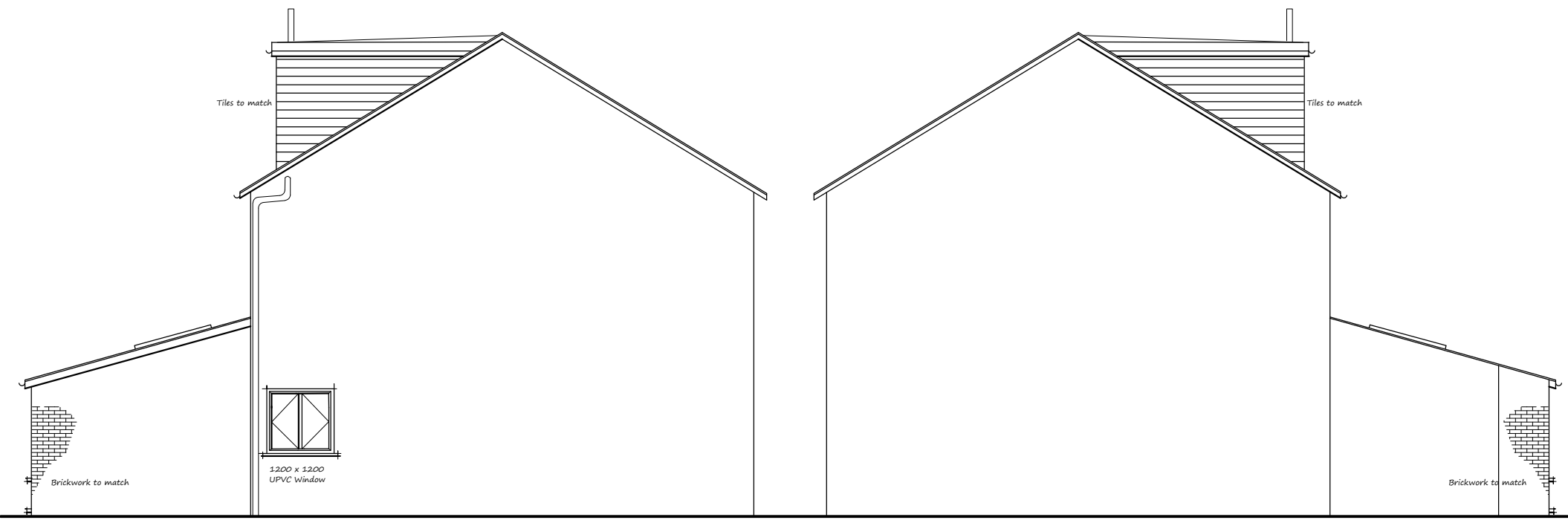
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

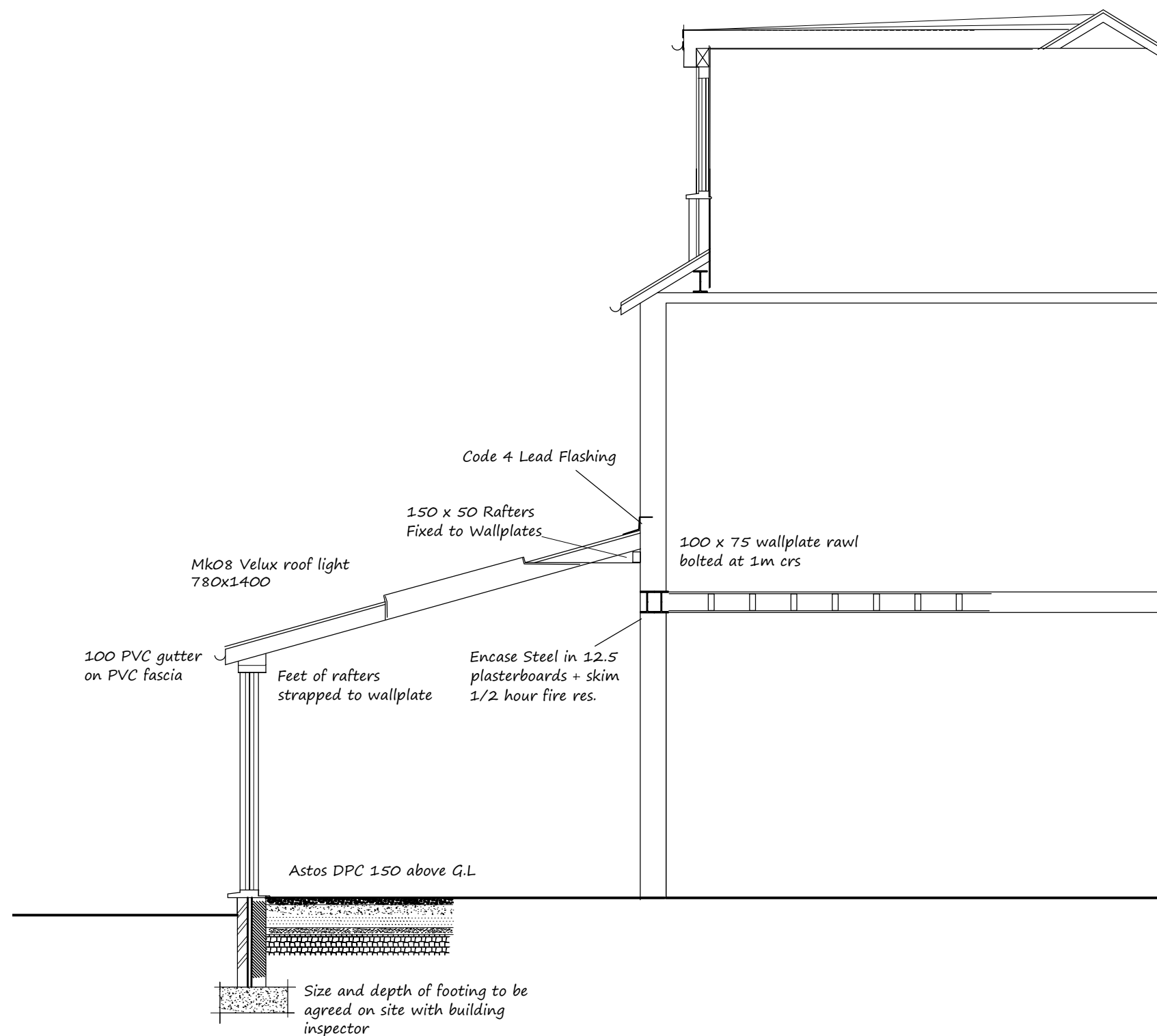


PROPOSED REAR ELEVATION

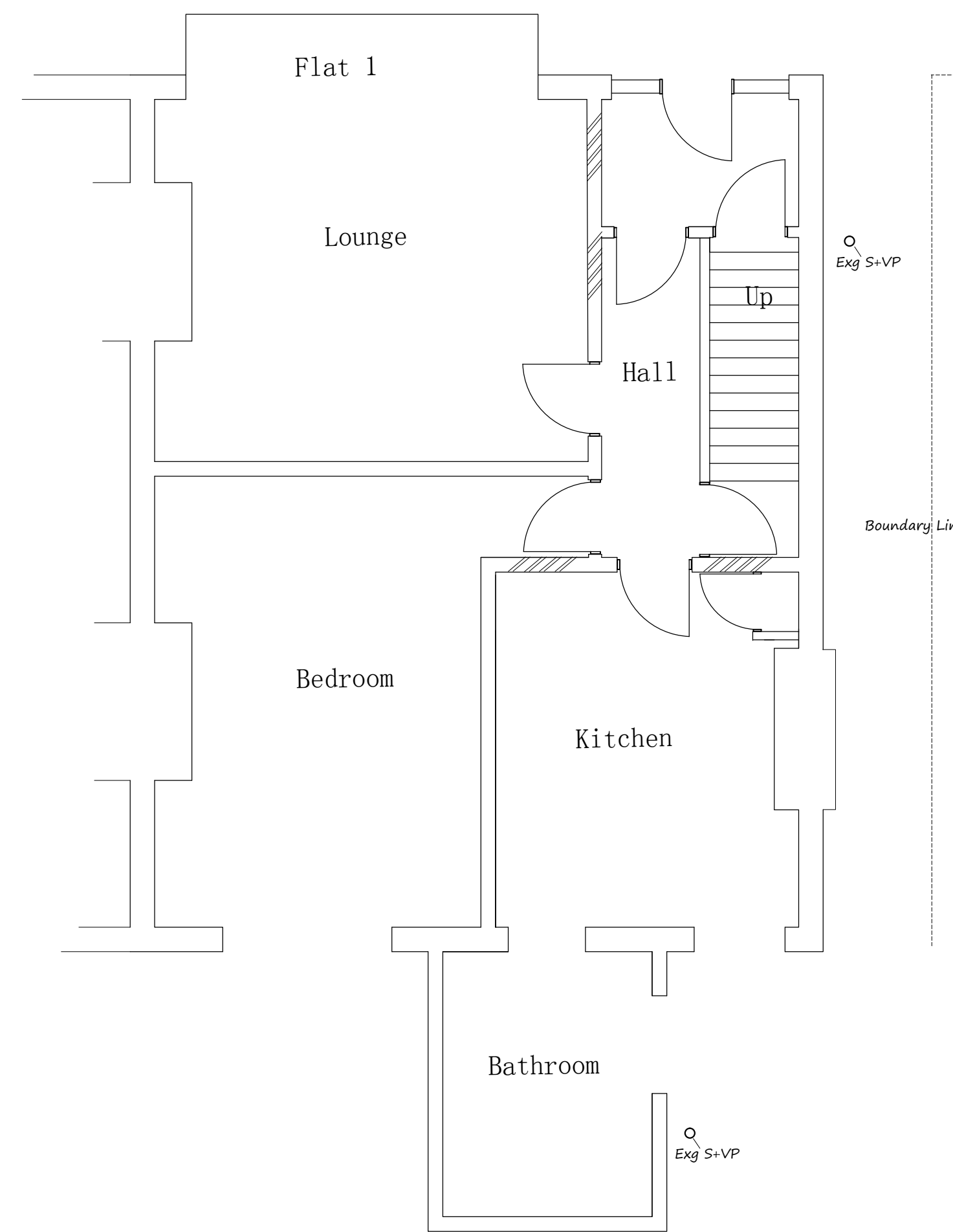


PROPOSED SIDE ELEVATION

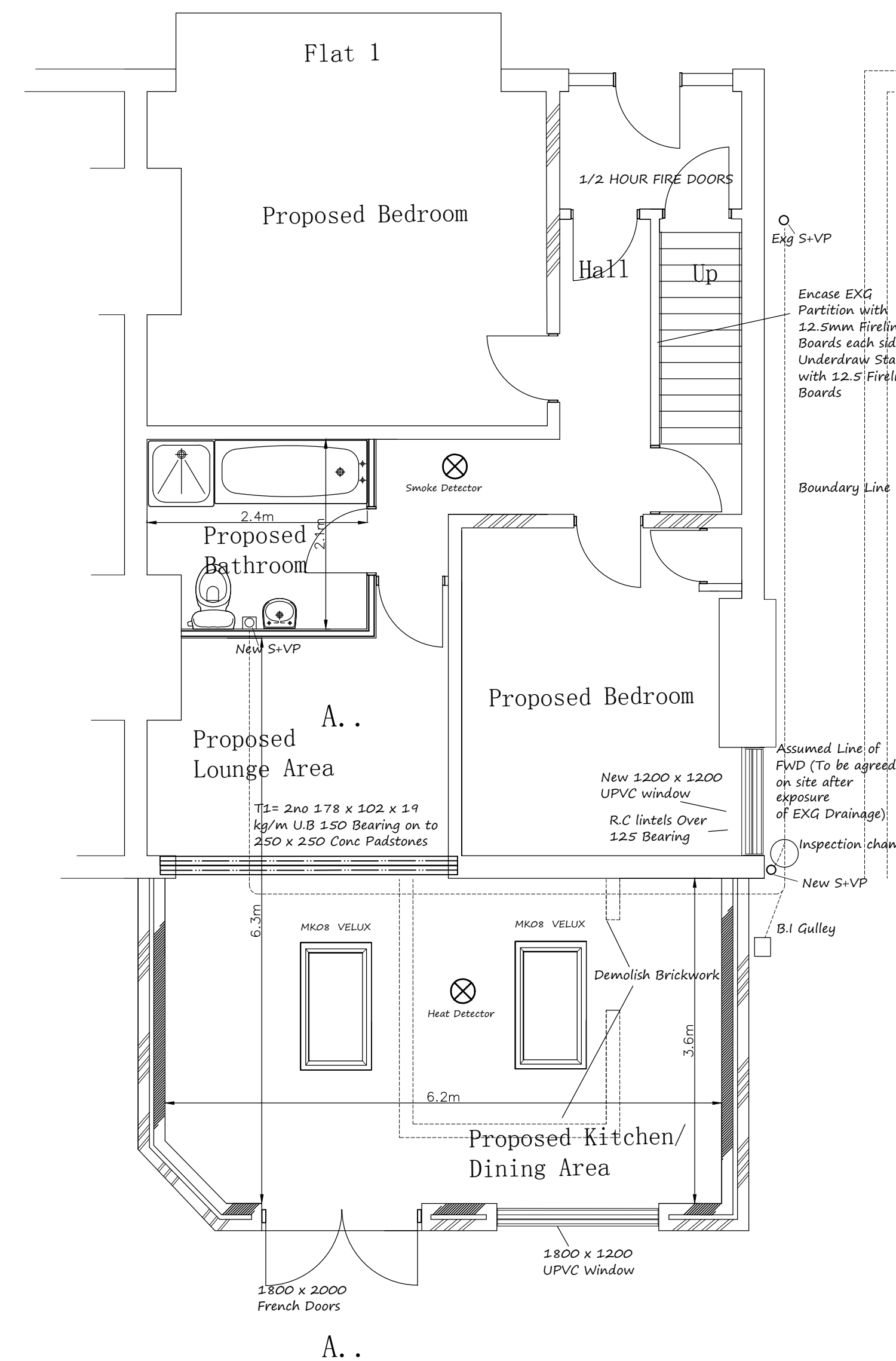
PROPOSED SIDE ELEVATION



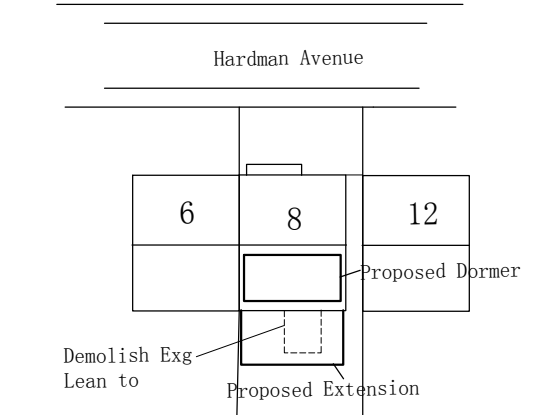
SECTION A. A



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



BLOCK PLAN
1:500 SCALE

DRAWING No 1

CLIENT: MR MARK SASSOON
 PROJECT:
 PROPOSED EXTENSION AND
 LOFT CONVERSION AT
 8 HARDMAN AVENUE,
 PRESTWICH,
 MANCHESTER
 M25 0HB
 SCALE: 1:50, 1:100, 1:10
 1:500

DATE: DECEMBER 2015

SPECIFICATION

PITCHED ROOF
 (BERKDALE FIBRE CEMENT SLATES OR SIMILAR SLATE WITH MIN PITCH OF 15°)
 TILES TO MATCH ON 38 X 19 BATTENS ON 2 LAYER TYVEC FELT LAID TO MANUFACTURERS SPECIFICATION ON 150 X 50 RAFTERS AT 400 CRS 50 CELOTEX 50 AIR GAP OVER 1 LAYER THINSULUX 50 X 24 BATTENS 12.5 MM PLASTERBOARD AND SKIM

NEW EXTERNAL WALLS
 BRICKWORK TO MATCH 85mm DRI THERM 100mm CELCON OR SIMILAR INNER SKIN 12.5 mm PLASTERBOARD + SKIM ON DABS.
 STAINLESS STEEL WALL TIES AT 450mm VERTICAL AND 900mm HORIZONTAL CRS. STAGGERED.
 SCREW TYPE TO CONNECT TO BRICKWORK. THERMABATE CAVITY CLOSERS.

INTERNAL STUD WALLS
 12.5mm PLASTERBOARD + SKIM ON 75mm X 50mm AT 400mm CRS
 100mm ROCKWOOL

GROUND FLOOR
 75 SAND CEMENT SCREED ON 100mm CONCRETE ON 1200g VISQUEEN 100mm CELOTEX ON 1200g VISQUEEN ON 50 SAND BLINDING ON 200mm WELL CONSOLIDATED HARDCORE.

WINDOWS + DOORS
 WINDOWS TO HAVE 1000mm TRICKLE VENTS AND LOW 'E' DOUBLE GLAZING.
 DOOR + GLAZING PANELS TO HAVE TOUGHENED LOW 'E' DOUBLE GLAZING
 PROVIDE CATNIC LINTELS OVER NEW OPENINGS. 150 mm BEARINGS.

DRAINAGE NOTES
 50mm PVC WASTE PIPES FROM BASIN WITH 100mm ANTI-SYPHON DEEP SEAL TRAP.
 100mm PVC S AND VP CONNECTING INTO NEW S-VP 140 FALLS. NEW S-VP IN TO LC OVER EXG FWD. GROUND FLOOR BATHROOM TO HAVE NEW 100 mm PVC S-VP WITH STUB STACK- DURGIO VALVE RUNNING THROUGH FLOOR, INCASE IN 150 CONCRETE, PROVIDE LINTELS WHERE PASSING THROUGH WALLS.
 PROVIDE RODDING ACCESS.
 ENCASE BELOW GROUND S & VP IN 100mm CONCRETE. PROVIDE CONCRETE LINTEL WHERE PASSING THROUGH WALLS. PROVIDE MECHANICAL VENTILATION TO WC (17 l/s).

EXTEND EXG 50 mm WASTE PIPE FROM SINK TO OUTSIDE OF PROPERTY TO NEW BACK INLET. GULLEY ENCASE SOIL PIPE IN 150 CONCRETE + PROVIDE LINTELS WHEN PASSING THROUGH WALL.
 (ALL TO BE AGREED ON SITE WITH INSPECTOR AFTER EXPOSING EXISTING)

GENERAL NOTES
 ELECTRICAL WORK TO BE DESIGNED, INSTALLED AND INSPECTED BY A COMPETENT PERSON TO COMPLY WITH PART 'P' A BS 7671. CERTIFICATE MUST BE PROVIDED ON COMPLETION.
 NEW RADIATORS TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES
 NO LIABILITY IS ACCEPTED FOR ANY WORKS COMMENCING WITHOUT FULL BUILDING CONTROL APPROVAL.
 LATERAL RESTRAINTS PROVIDE M.S STRAPS ACROSS 3 NO JOISTS + 400 DOWN BLOCK WORK TO SIDES OF EXTENSION AT 1M CRS
 NEW 100 X 75 WALLPLATE TO BE FIXED WITH SIMILAR STRAPS.
 75% OF NON LIGHT FITTINGS TO BE FIXED WITH SIMILAR STRAPS.
 EXG HEAT DETECTOR TO NEW KITCHEN.
 MECHANICAL EXTRACT VENTILATION IS TO BE PROVIDED TO THE KITCHEN e.g BY FAN PROVIDING AN EXTRACT RATE OF 60 L / SEC OR IF BY A COOKER HOOD AT A RATE OF 30 L A SEC.
 PROVIDE MAINS OPERATED SMOKE ALARM, MAINS OPERATED INTERLINKED WITH BATTERY. BACK UP TO DINING AREA. HEAT DETECTOR TO KITCHEN SHOWN THUS.

INSULATION AND DRAUGHT EXCLUSION
 INSULATION TO BE INTERLINKED TO PREVENT COLD BRIDGING.
 DRY LINING TO BE SEALED TO MASONRY AT EDGES OF DOORS & WINDOW OPENINGS & AT ALL JUNCTIONS WITH FLOORS, WALLS & CEILINGS.
 BOXING IN OF SERVICES TO BE SEALED FLOOR AND CEILING. PIPES THROUGH WALLS TO BE SEALED.

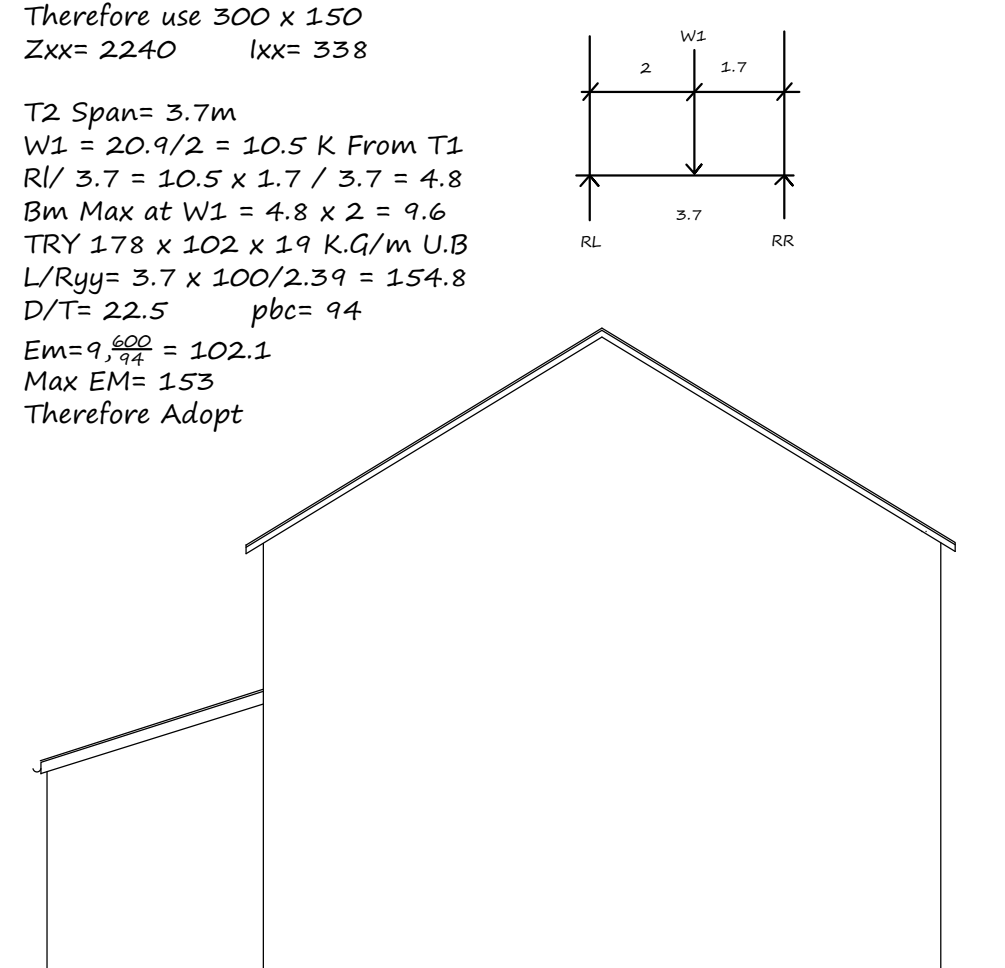
Roof Binder B1 Span = 6.6m
 $W = 3.8/2 \times 6.6 \times 1.45 = 18.4 \text{ KN Flat Roof}$
 $2.5/2 \times 6.6 \times 1.7 = 14 \text{ KN Pitched Roof}$
32.2 KN Total

BM = $32.2 \times 6.6 / 8 = 26.6$
 TRY = $203 \times 133 \times 30 \text{ kg/m U.B}$
 $L/Ryy = 6.6 \times 100 / 3.05 = 216.4$
 $D/T = 21.5 \quad pbc = 122$
 $EM = 26.600 / 122 = 218$
MAX Em = 278.5
 Therefore Adopt

Floor Trimmer T1 Span = 3.9m
 $w = 1.9/2 \times 3.9 \times 1.9 = 7 \text{ KN Floor}$
 $4.2/2 \times 3.9 \times 1.7 = 13.9 \text{ KN Pitch Roof}$
20.9 Total

BM = $20.9 \times 3.9 / 8 = 10.2$
 $Zxx = 10.200 / 5.3 = 192.45$
 Max Deflection = $3.9 \times 0.003 \times 1000 = 11.7$
 $lxx = 5 \times 20.900 \times 3.9^3 \times 1000 / 384 \times 5800 \times 11.7 = 237.9$
 Therefore use **300 x 150**
 $Zxx = 2240 \quad lxx = 338$

T2 Span = 3.7m
 $W1 = 20.9/2 = 10.5 \text{ K From T1}$
 $RI / 3.7 = 10.5 \times 1.7 / 3.7 = 4.8$
 Bm Max at $W1 = 4.8 \times 2 = 9.6$
 TRY $178 \times 102 \times 19 \text{ kg/m U.B}$
 $L/Ryy = 3.7 \times 100 / 2.39 = 154.8$
 $D/T = 22.5 \quad pbc = 94$
 $EM = 9.600 / 94 = 102.1$
Max EM = 153
 Therefore Adopt



EXISTING SIDE ELEVATION

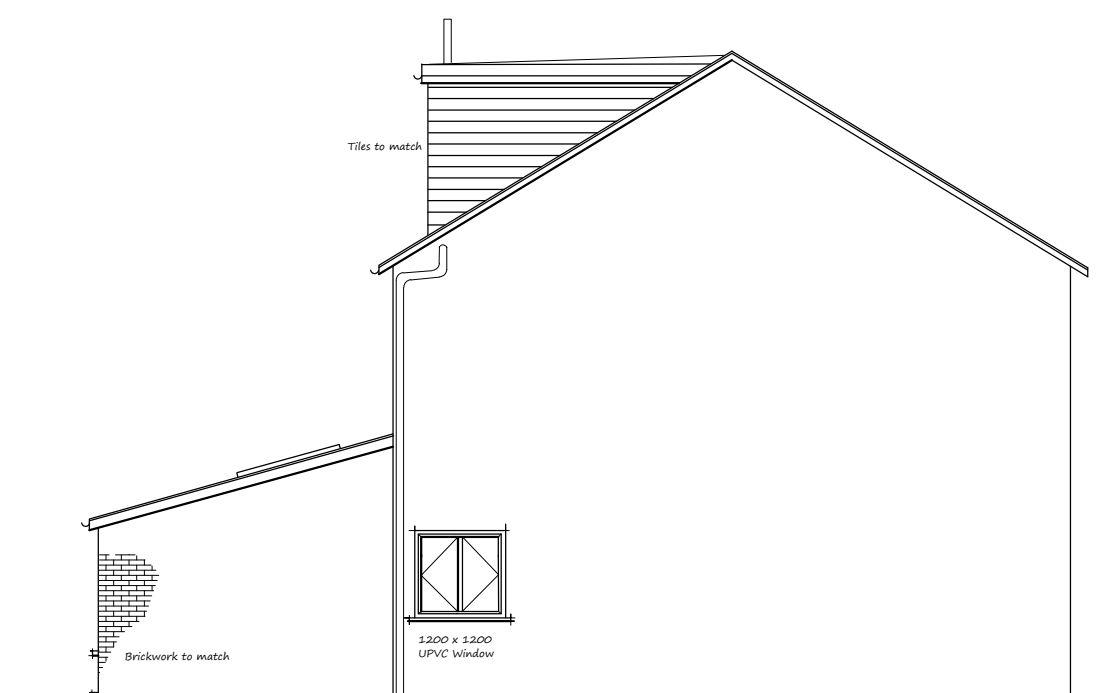
T3 Span = 3.4
 $W = 4.2/2 \times 3.4 \times 1.9 = \text{KN Floor}$
 $2 \times 3.4 \times .85 = 5.8 \text{ Stud}$
 $3.8/2 \times 3.4 \times 1.45 = 9.4 \text{ KN Flat Roof}$
 $0.6/2 \times 3.4 \times 1.7 = 1.7 \text{ KN Pitched Roof}$
30.5 KN Total

BM = $30.5 \times 3.4 / 8 = 13$
 TRY $178 \times 102 \times 19 \text{ kg/m U.B}$
 $L/Ryy = 3.4 \times 100 / 2.39 = 142.3$
 $pbc = 104 \quad D/T = 22.5$
 $EM = 13.000 / 104 = 125$
Max Em = 153
 Therefore Adopt

T4 as T3



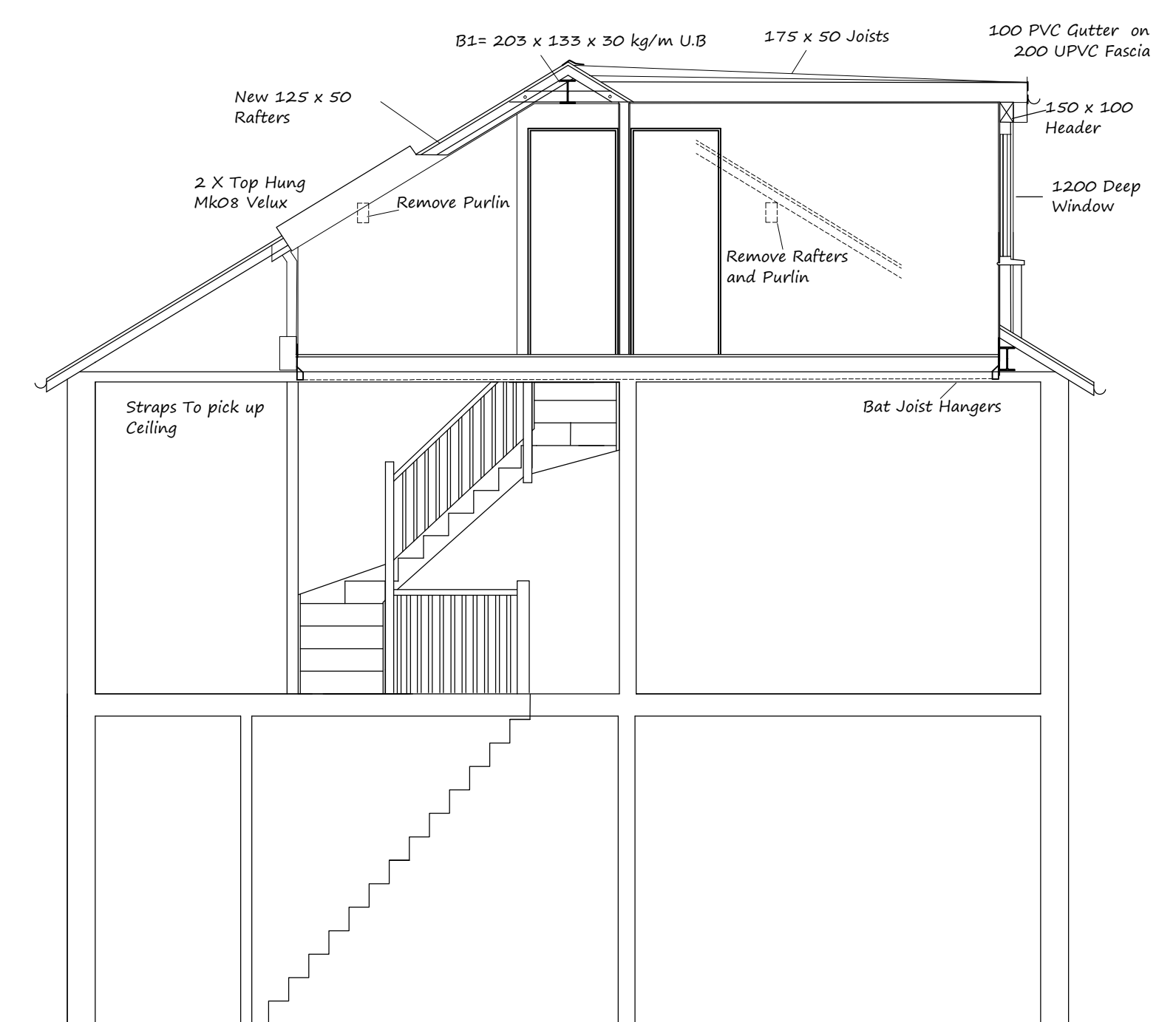
EXISTING REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



SECTION A.A

SPECIFICATION

DORMER CHEEK
 TILES TO MATCH ON 38MM X 14MM BATTENS ON ONE LAYER SLATERS FELT ON 12.5MM PLYWOOD O 12.5 MASTER BOARD TO PARTY WALL SIDE 100MM X 50MM STUDS AT 400MM CRS. 100MM CELOTEX, 12.5MM PLASTERBOARD + SKIM .
 PROVIDE CODE 4 LEAD FLASHINGS AND SOAKERS AROUND DORMER. 75MM PVC GUTTER ON 200MM X 25MM UPVC FASCIA, 75MM PVC RAINWATER PIPE.

DORMER ROOF
 12.5 BITUMEN BEDDED CHIPPINGS ON 3 LAYERS FELT ON 14MM PLYWOOD LAID TO FALLS ON ON AS PLAN JOISTS 100MM CELOTEX BETWEEN 50 AIR GAP OVER 1 LAYER THINSULX UNDER JOISTS. SOX 25 BATTENS 12.5MM PLASTERBOARD + SKIM .

ROOFSLOPES
 12.5MM PLASTERBOARD + SKIM ON 50mm X 25mm BATTENS ON 1 LAYER THINSULX ON AS PLAN RAFTERS. 50mm CELOTEX BETWEEN 50 AIR GAP OVER.

PERIMETER STUD WALLS
 12.5mm PLASTERBOARD + SKIM ON 100mm X 50mm STUDS AT 400mm CRS. 100mm CELOTEX BETWEEN.

VELUX ROOF LIGHTS
 VELUX ROOF LIGHT TO HAVE DOUBLE RAFTER TRIM , LOW 'E' DOUBLE GLAZING + 10,000 TRICKLE VENTS

WINDOWS TO BE LOW 'E' DOUBLE GLAZING + 10,000 TRICKLE VENTS.

INTERNAL STUD WALLS
 12.5mm PLASTERBOARD + SKIM ON 75mm X 50mm AT 400mm CRS' 100mm ROCKWOOL.

GABLE WALLS
 12.5mm PLASTERBOARD + SKIM ON 50 X 50 STUDS 50 mm CELOTEX

PROVIDE TILE VENTS ADJACENT TO RIDGE EQUIV TO 12.5m CONTINUOUS. TILE VENTS EQUIVALENT TO 25mm CONTINUOUS ADJACENT TO EAVES.

STAIRCASE ENCLOSURE
 12.5mm PLASTERBOARD + SKIM ON 75mm X 50mm STUDS AT 400mm CRS 100mm ROCKWOOL 1/2 HOUR FIRE RES. INSTALL MAINS OPERATED INTERLINKED SMOKE ALARMS TO HALL AND LANDINGS WITH HEAT DETECTOR TO KITCHEN WITH BATTERY BACKUP
 NO GLAZING TO STAIRWELL.

STAIRCASE 760mm WIDE
 15 NUMBER RISERS AT 202mm. 14 NUMBER TREADS AT 228mm.
 228mm TO CENTRE OF TAPERED TREADS AND 50mm MIN. GOING PITCH 42 DEGREES.
 MAINTAIN 2000mm HEADROOM. HANDRAIL HEIGHT = 900mm MAX. 100mm GAP BETWEEN RAILS.

FLOOR
 22mm T AND G CHIPBOARD ON AS PLAN JOISTS. 100mm ROCKWOOL ON WIRE MESH , 16mm LATH AND PLASTER 1/2 HOUR FIRE RES.

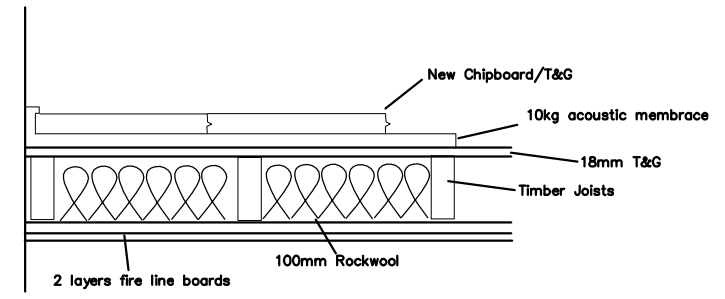
GENERAL NOTES
 ELECTRICAL WORK TO BE DESIGNED, INSTALLED AND INSPECTED BY A COMPETENT PERSON TO COMPLY WITH PART 'P' A BS 7671 CERTIFICATE MUST BE PROVIDED ON COMPLETION.
 NEW RADIATORS TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES.
 75 % OF NEW LIGHT FITTINGS TO BE LOW ENERGY LIGHTS]

TIMBER PACKER BOLTED TO WEB OF STEEL BEAM FOR JOIST HANGER FIXING.

BUILDER TO CHECK ALL DIMENSIONS BEFORE COMMENCEMENT.
 NO LIABILITY IS ACCEPTED FOR ANY WORKS COMMENCING WITHOUT FULL BUILDING CONTROL APPROVAL.

INSULATION AND DRAUGHT EXCLUSION
 INSULATION TO BE INTERLINKED TO PREVENT COLD BRIDGING.
 DRY LINING TO BE SEALED TO MASONRY AT EDGES OF DOORS & WINDOW OPENINGS & AT ALL JUNCTIONS WITH FLOORS, WALLS & CEILINGS.
 DRAUGHT STRIPS TO BE FITTED IN THE FRAMES OF ALL OPENABLE ROOFLIGHTS, WINDOWS & DOORS. LOFT HATCHES TO BE SEALED.
 BOXING IN OF SERVICES TO BE SEALED FLOOR AND CEILING. PIPES THROUGH WALLS TO BE SEALED.

DRAINAGE NOTES
 100MM PVC S+VP CONNECTING IN TO EXISTING S+VP 1 TO 40 FALLS DISCHARGING 900 ABOVE WINDOWS PVC CAGE ON TOP 40 MM WASTE PIPES TO SHOWERS AND BASINS WITH 100MM DEEP SEAL ANTI SIPHON TRAPS. PROVIDE RODDING ACCESS EXTRACTOR FANS CONNECTED TO LIGHT SWITCH 1&L/SEC



SEPARATING FLOOR IMPROVEMENT DETAIL

STEEL BEAM SPLICES
 USING M20 OR M22 HSFG BOLTS
 TENSION VALUE = 0.6 PROOF LOAD
 = $144 \times 0.6 = 86.4 \text{ kN/BOLT FOR M22}$

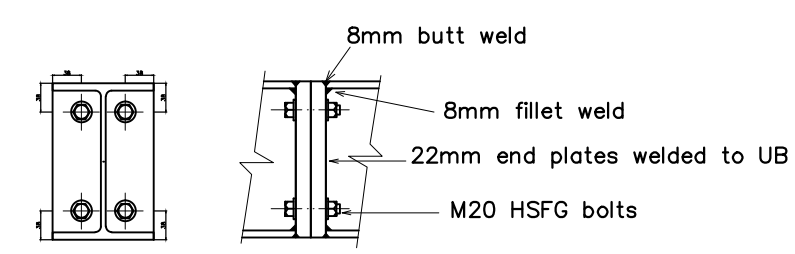
MAX SHEAR VALUE = $92.378 \text{ kN/BOLT (114.150 FOR M22)}$
 (SHEAR CARRIED BY TOP 2 BOLTS)

MAX BM = SAFE TENSILE LOAD X LEVER ARM (TO CENTRE OF FLANGE)

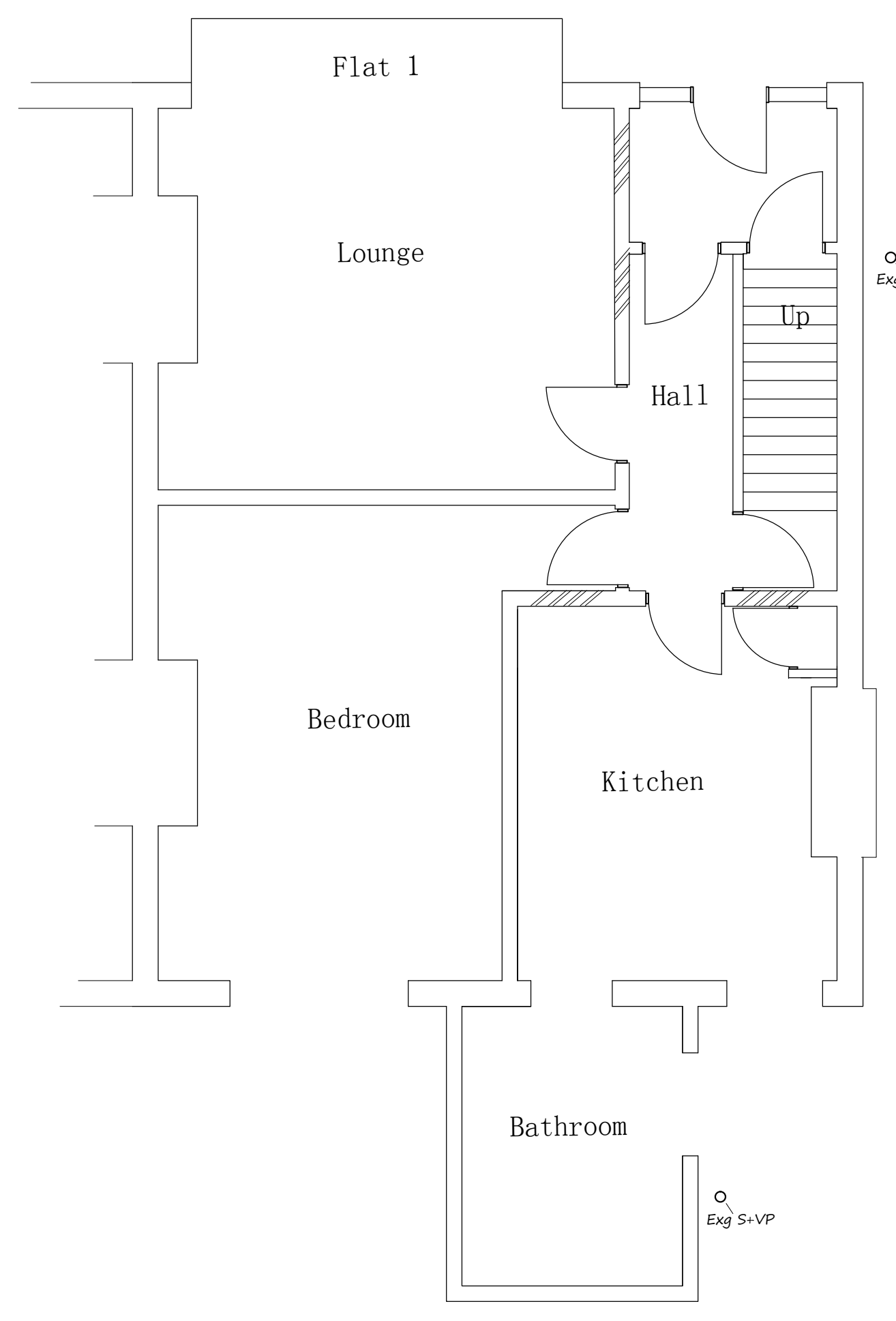
EXAMPLE:
 MAX BM FOR 203 DEEP BEAM
 = $2 \times 86.4 \times (0.127 + (0.038 - 0.0096/2)) = 27.682 \text{ kNm}$

TABLATED BELOW ARE MAX PERMITTED BM & SF. VALUES IN BRACKETS FOR M22 HSFG BOLTS

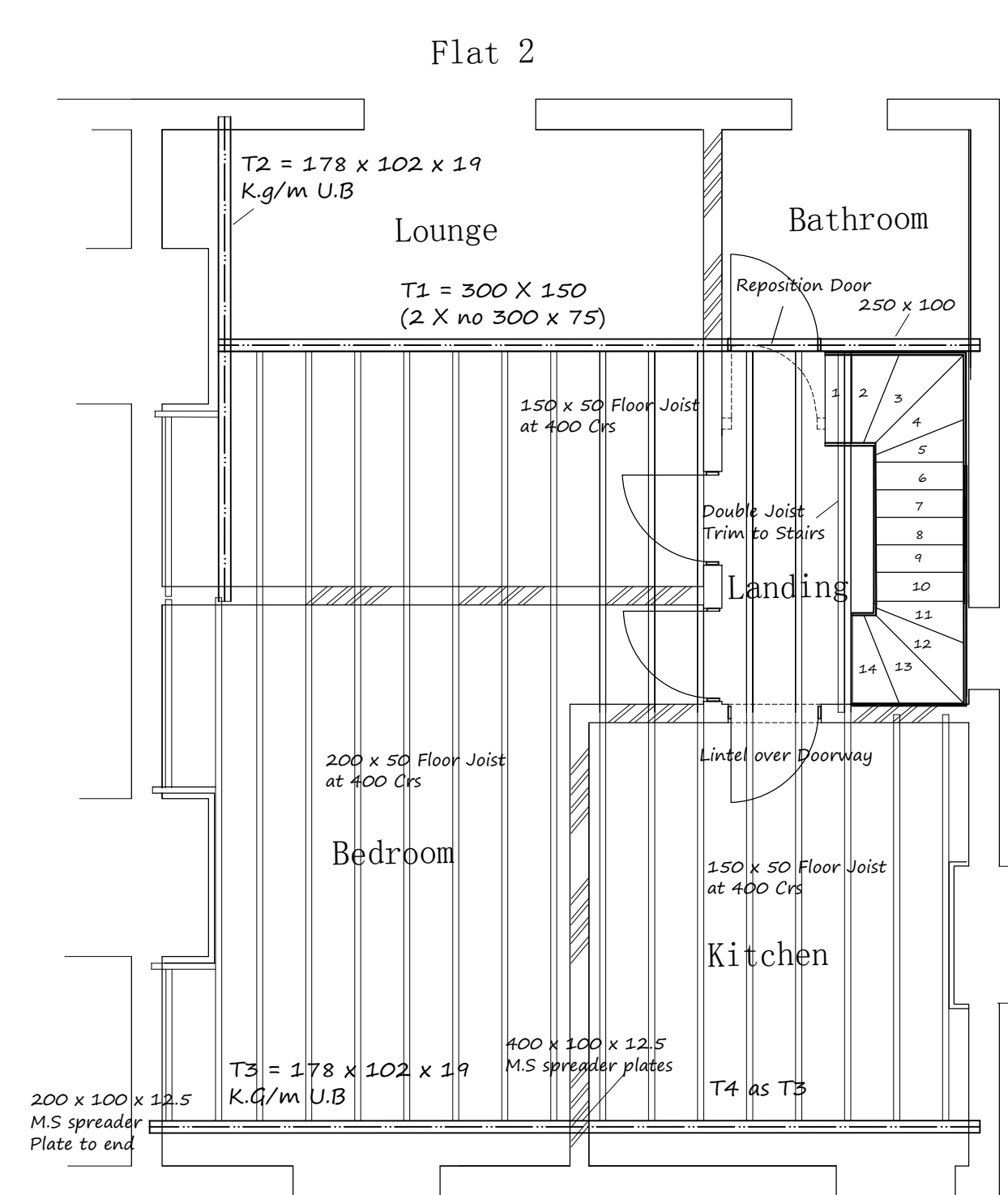
BEAM	MAX PERMITTED BM	MAX PERMITTED SF
178 X 102 UB	23.328 kNm	92.378kN
203 X 133 UB	27.682 kNm (34.026)	92.378 kN (114.150)
254 X 146 UB	36.582 kNm (44.965)	92.378 kN (114.150)
305 X 165 UB	46.049 kNm (56.602)	92.378 kN (114.150)
356 X 171 UB	64.782 kNm (M22 BOLTS)	114.150 kN (M22 BOLTS)



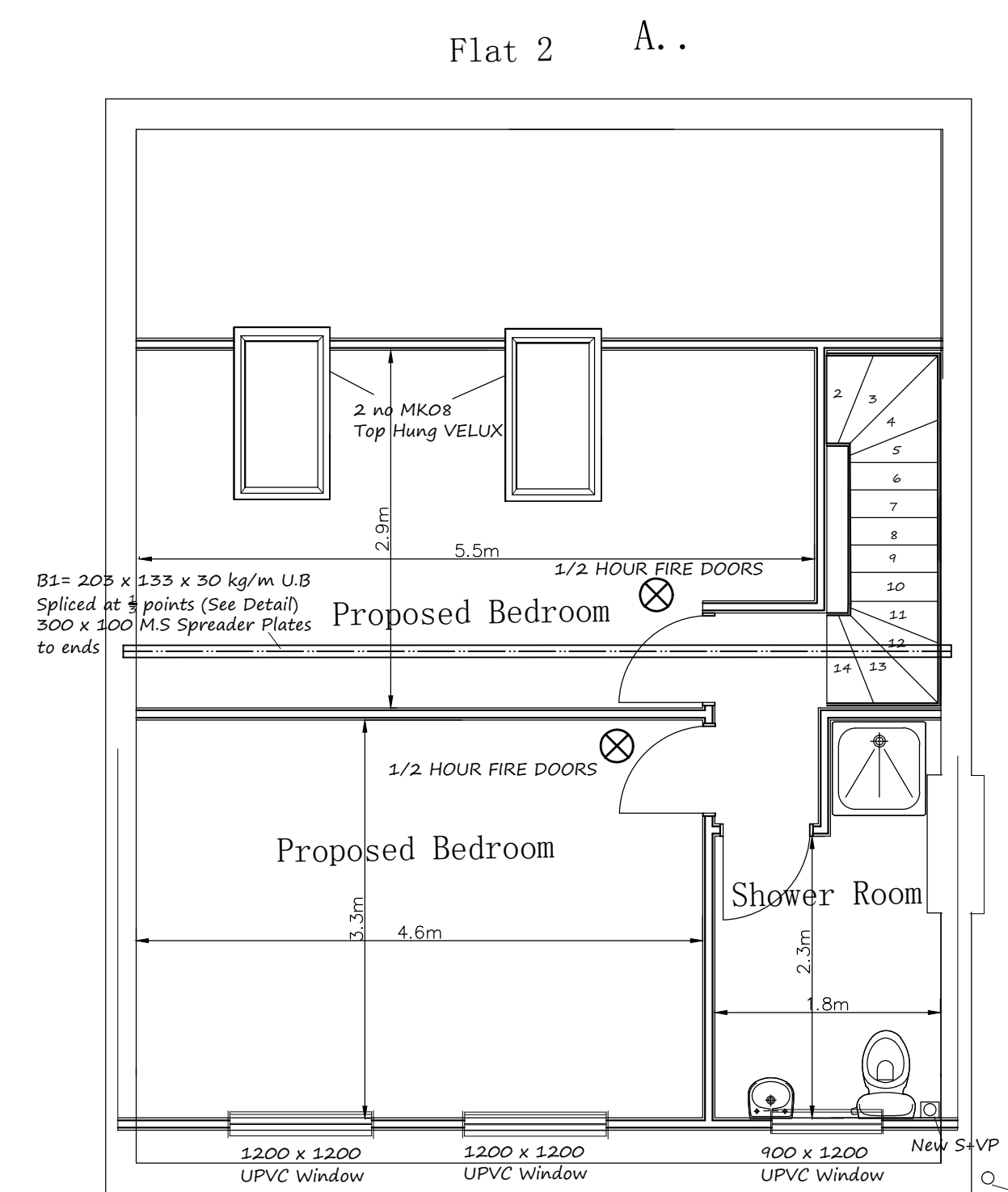
STEEL SPLICE DETAIL 1:10



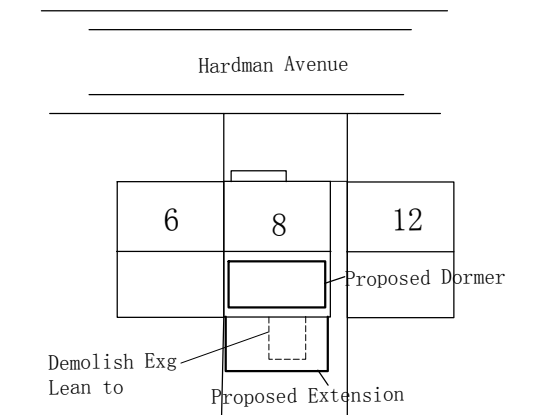
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



BLOCK PLAN 1:500 SCALE

DRAWING No 2

CLIENT: MR MARK SASSOON
 PROJECT:
 PROPOSED EXTENSION AND
 LOFT CONVERSION AT
 8 HARDMAN AVENUE,
 PRESTWICH,
 MANCHESTER
 M25 OHB
 SCALE: 1:50, 1:100, 1:10
 1:500

DATE: DECEMBER 2015

Ward: Bury East - Redvales

Item 07

Applicant: Bury MBC - Architectural Services

Location: Redvales Childrens Centre, Dorset Drive, Bury, BL9 9DN

Proposal: Removal of 1 no. storage container, retention of 1 no. storage container and relocation of 1 no. storage container

Application Ref: 60129/Full

Target Date: 08/07/2016

Recommendation: Approve with Conditions

Description

The application relates to a community facility which operates as a children's centre and which is sited on land allocated as Protected Recreation Provision in the Urban Area, as defined in the Bury UDP Policy RT1/1. There are associated outdoor amenity and play areas which are bounded by paladin fencing around the site, and 2 car parks for staff and visitors, one to the east behind houses on Alfred Street, and one to the south west off Dorset Drive.

The centre is located within a predominantly residential area at the end of a cul de sac which serves houses on Dorset Drive, with land directly to the north and west also designated as Protected Recreation, comprising a public park, pathways and playground areas. There are houses to the north of the site beyond the recreation area which are in an elevated position.

The application involves 3 existing storage containers which are sited at the centre. Containers 2 and 3 (6m x 2.4m x 2.6m) are located in the eastern car park and a smaller container (container 1 2.4m x 2.4m x 2.6m) is next to the north elevation of the building adjacent to this car park.

It is proposed to relocate container 1 to the west of the centre within the existing enclosed play area, remove container 2 and retain container 3 in the car park.

Relevant Planning History

None relevant

Publicity

Fifty four letters sent on 19/5/2016 to addresses at Grundy Lane, Rutland Drive, Rhiwlas Drive, Prestbury Close, Dorset Drive, Topham Street, Alfred Street.

One letter of objection received from No 34 Dorset Drive raising the following issues:

- Confused as to why the containers need to be moved from the back of the building (affect no one) to the front on the green where kids play football etc, and would be right outside my house;
- Already noise from constant kicking of footballs against the centre shutters until all hours which disturbs children's sleep, without putting 2 containers under the window;
- The containers would be used as football nets creating noise;
- Makes no sense to move them as they are already accessible to staff and out of the way;
- Feels like it is intended to expand the back car park, but no one uses it and it will not stop on street parking.

Letter sent on 1/6/2016 to inform residents of an amendment of the description proposal.

The objector has been informed of the Planning Control Committee meeting.

Consultations

None applicable.

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
RT1/1	Protection of Recreation Provision in the Urban Area
EN1/2	Townscape and Built Design
CF1/1	Location of New Community Facilities

Issues and Analysis

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

Siting - Container 1 would be re-sited within the play area near to the centre's entrance. There is existing play equipment in this area and the container would not be dissimilar in size to some of the structures. It would be fully contained within the site boundary and enclosed by a paladin boundary fence. Whilst visible from outside the site, it is considered that due to the size and position, the relocation of container 1 would not be significantly harmful within its wider setting.

Container 3 would remain in situ adjacent to the rear boundary of the site car park. It is fully screened from the south by mature tree planting and the majority of the container screened by a close boarded timber fence to the east. The container is visible from the car park entrance. However, given it's position in the far corner of the site, and together with the removal of container 2, it is considered container 3 is acceptable in this location.

As such, the relocation and retention of 2 containers at the centre is considered to be acceptable, and would comply with UDP Policies CF1/1 and EN1/2.

Residential amenity -

Container 1 - The nearest residential properties would be those at the north end of Dorset Drive.

The side gable of Nos 27 and 29 faces the site. There are no habitable room windows which would overlook this area and at 28m away, these properties are considered not to be adversely affected.

No 34 has an oblique relationship to the site and would not directly overlook the position of the proposed container. There would be a distance of 26m from this house to the container, which would be fully enclosed within the confines of the boundary fence, and accessible only by the centre's staff. It would be used for storage purposes only and would be the only container within this area.

As such, it is considered the siting of container 1 would not have a detrimental impact to the amenity of any dwellings in the area, and would therefore comply with CF1/1 and EN1/2.

Container 3 - This is already in situ, and has been for a number of years. It is located directly behind dwellings on Alfred Street and would be visible from the upper floors of the 3 storey apartment building to the north east. The view of the container is partly screened from these properties by the close boarded timber fence which runs along the boundary,

and is approximately 18m from the rear of the apartments and 11m from the rear elevation of No 168.

There is no recent record of any complaints received from these properties and no objections received as a result of this application.

As such, given the distance from these properties and the intervening boundary treatment, the retention of container 3 is considered to be acceptable and would comply with UDP Policies EN1/2 and CF1/1.

Response to objector

- The centre serves a number of different user groups, and container 1 would be re-sited to serve specific users of the building.
- There would only be one container located in the play area, and not two as suggested by the objector.
- There are no proposals within this planning application to expand the car park.

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 Paragraphs 186-187 of the National Planning Policy Framework.

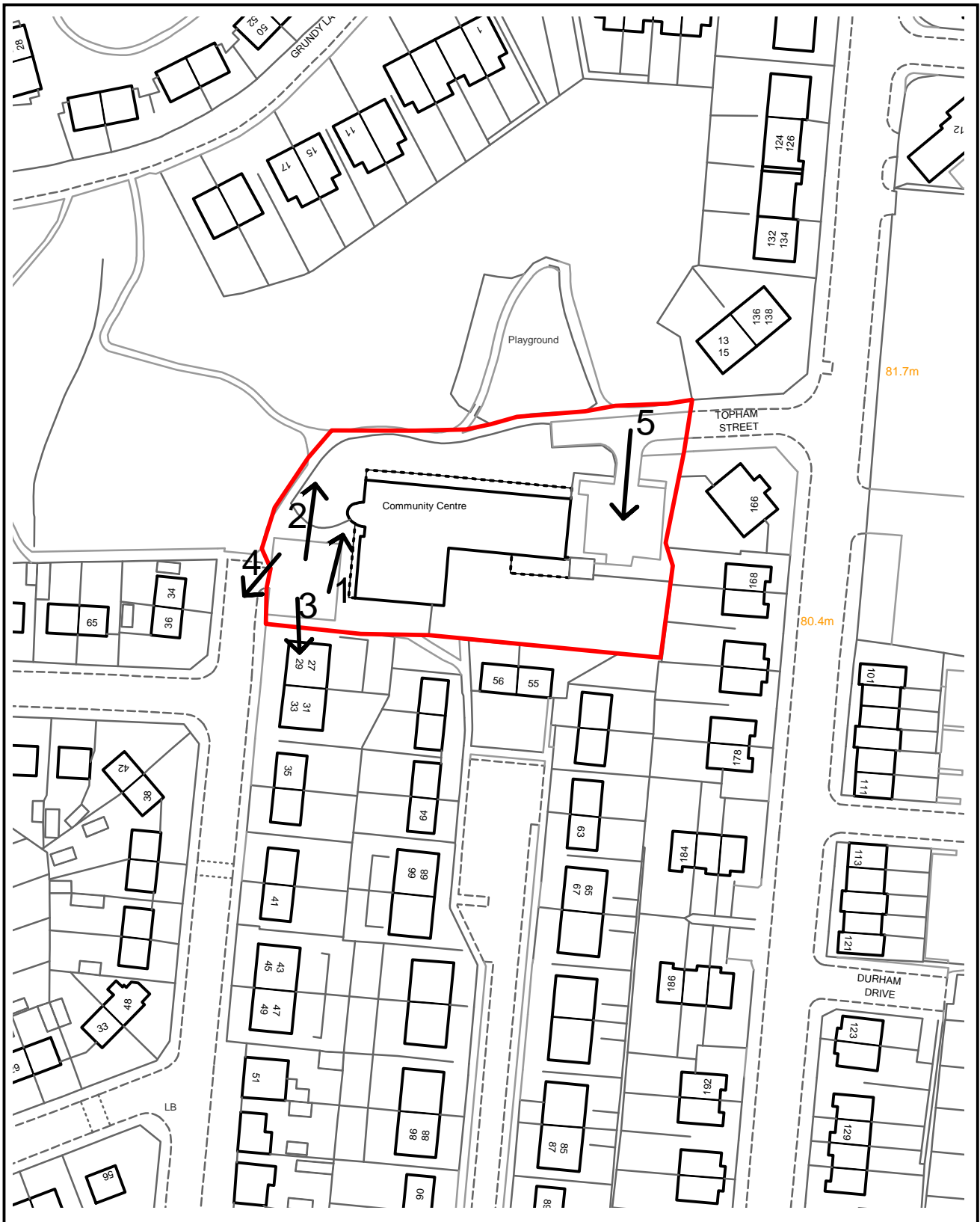
Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered KB REDVALES 01PLAN and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 60129

ADDRESS: Redvales Childrens Centre
Dorset Drive
Bury

Planning, Environmental and Regulatory Services



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60129

Photo 1



Photo 2



60129

Photo 3



Photo 4

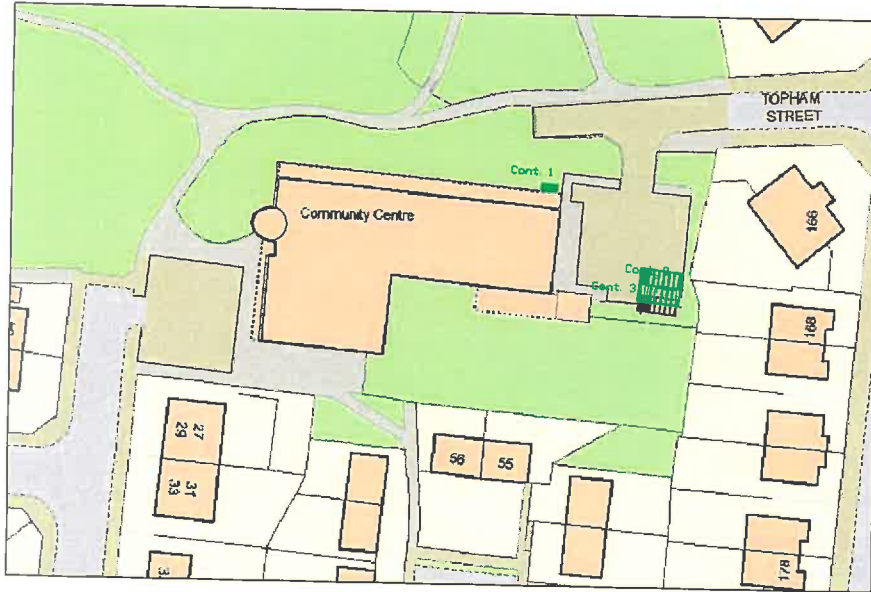


60129

Photo 5



EXISTING SITE LAYOUT



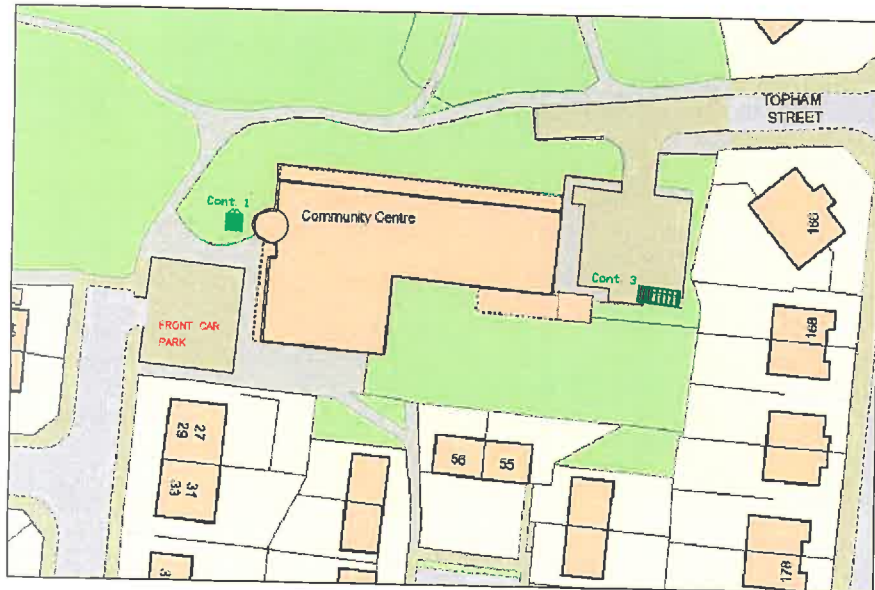
CONTAINERS 2 & 3 : 6 m x 2.4 m x 2.6m high



CONTAINER 1 : 2.4 m x 2.4 m x 2.6m high



PROPOSED SITE LAYOUT

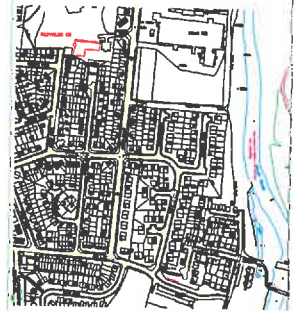


CONTAINER 1 : 2.4 m x 2.4 m x 2.6m high
MOVED TO FRONT OF BUILDING 1m from fence
and building with doors as indicated

CONTAINER 2 : Removed from site



LOOKING FRONT CAR PARK TO NEW
CONTAINER 1 LOCATION



Planning issue

This design/drawings have been prepared by Bury MBC Architectural Services. It should not, without prior permission, be used for any use other than the use originally intended.

Resources and Regulation Services
Architectural Services

Bury
COUNCIL

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1 Seward Place, Oak Street,
Bury, Lancs. BL9 9JZ
Web: www.bury.gov.uk

Tel: 0161 253 5300
Fax: 0161 253 6193

PROJECT TITLE:
REDVALES CHILDRENS CENTRE, DORSET AVENUE
BURY, BL9 9DN

DRAWING TITLE:
Retrospective planning application
for existing storage containers on
site plus re-location & removal

DRAWN BY: KB	DATE: 11.05.16	ISSUE NUMBER:
CHECKED BY:	DATE:	DATE OF ISSUE:
SCALE: N.T.S @ A1		

DRAWING NUMBER:
KB REDVALES 01PLAN