

<b>Title</b>	<b>Planning Applications</b>
<b>To:</b>	<b>Planning Control Committee</b>
<b>On:</b>	<b>30 August 2016</b>
<b>By:</b>	<b>Development Manager</b>
<b>Status:</b>	<b>For Publication</b>

### Executive Summary

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

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

### This report has the following implications

**Township Forum/ Ward:** Identified in each case.

**Policy:** Identified in each case.

**Resources:** Not generally applicable.

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

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

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

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

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

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

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

## **Development Manager**

### **Background Documents**

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

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

**01 Township Forum - Ward:** Ramsbottom + Tottington - Tottington **App No.** 60181  
**Location:** Walshaw Hall, Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PJ  
**Proposal:** Variation of condition 2 (approved plans) of planning permission ref. 55803 for proposed new 53 bed unit, 3 storeys high adjacent to existing residential home: Various amendments to the scheme including window and door position, number of bed spaces and the relocation of on site refuse/recycling store and its construction detail

**Recommendation:** Approve with Conditions **Site Visit:** N

---

**02 Township Forum - Ward:** Ramsbottom + Tottington - Tottington **App No.** 60183  
**Location:** Walshaw Hall, Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PJ  
**Proposal:** Surfacing of existing car park to existing care home, including kerbs and edgings and replacement of existing external lighting

**Recommendation:** Approve with Conditions **Site Visit:** N

---

**03 Township Forum - Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 60212  
**Location:** Croft End Mill, Bolton Road North, Stubbins, Bury, BL0 0NA  
**Proposal:** Demolition of existing buildings and erection of 11 no. dwellings with associated garages and parking along with associated engineering works including the infilling of the filter beds

**Recommendation:** Approve with Conditions **Site Visit:** N

---

**04 Township Forum - Ward:** Prestwich - Holyrood **App No.** 60216  
**Location:** Side of 64 Polefield Hall Road, Prestwich, Manchester, M25 2WW  
**Proposal:** Erection of 1 no. detached dwelling at side; New driveway/vehicular access to no. 64

**Recommendation:** Approve with Conditions **Site Visit:** N

---

**05 Township Forum - Ward:** Prestwich - St Mary's **App No.** 60310  
**Location:** 558 Bury New Road, Prestwich, Manchester, M25 9ND  
**Proposal:** Change of use from car repairs to tile centre (Sui generis) (storage, distribution and sale of hard wall and floor finishes and associated products), external alterations.

**Recommendation:** Approve with Conditions **Site Visit:** N

---

**Ward:** Ramsbottom + Tottington - Tottington

Item 01

**Applicant:** Capstone Care Ltd

**Location:** Walshaw Hall, Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PJ

**Proposal:** Variation of condition 2 (approved plans) of planning permission ref. 55803 for proposed new 53 bed unit, 3 storeys high adjacent to existing residential home: Various amendments to the scheme including window and door position, number of bed spaces and the relocation of on site refuse/recycling store and its construction detail

**Application Ref:** 60181/Full

**Target Date:** 10/08/2016

**Recommendation:** Approve with Conditions

### **Description**

The site is located to the north of Walshaw village and is within the Green Belt. The site contains a building, which is used as a specialist care home and has recently been extended. The original building is located centrally within the site and is on the draft local list. The building is constructed from stone and slate. The surrounding grounds consist predominantly of woodland with manicured gardens and there is a Tree Preservation Order (TPO) covering all trees within the site. Access to the site is from Bradshaw Road and there are three car parks:

- a small car park to the south of the building;
- a larger car park to the north of the building;
- a larger car park to the east.

The site is bounded by open fields to the west and south. Bradshaw Road forms the boundary to the north with open fields beyond. There are two residential properties, which are located adjacent to the eastern boundary with open fields beyond.

Planning permission was granted for an extension to the building for use as a 53 bed care home for dementia sufferers. The extension was three storeys and was located to the west of the existing building. Access was taken from Bradshaw Road and a new car park was located to the north of the proposed and existing buildings. The permission has been implemented and the building is in use.

The application is retrospective and seeks to amend the approved plans in the following ways:

- Amendment to the position of a window (in the southern elevation) and door (in eastern elevation) and the widening of the chimney (on the eastern elevation);
- Increase in the number of bed spaces from 53 to 56;
- Relocation of the bin store from adjacent to the existing building to north of the proposed car park;
- Change in construction of bin store.

### **Relevant Planning History**

35009 - 16 bedroom extension at Walshaw Hall, Bradshaw Road, Tottington. Approved with conditions - 16 February 1999.

55803 - Proposed new 53 bed unit, 3 storeys high adjacent to existing residential home at Walshaw Hall, Bradshaw Road, Tottington. Approved with conditions - 23 January 2013

60183 - Surfacing of existing car park to existing care home, including kerbs and edgings

and replacement of existing external lighting at Walshaw Hall, Bradshaw Road, Tottington. Received - 15 June 2016. Elsewhere on this agenda.

#### Enforcement

15/0133 - Erection of substation at Walshaw Hall Care Home, Bradshaw Road, Tottington. Case closed - 16 April 2015. The works were being undertaken by Electricity North West and are permitted development.

16/0168 - Alterations to existing car park at Walshaw Hall Care Home, Bradshaw Road, Tottington. Application received - 27 May 2016

#### Publicity

The neighbouring properties were notified by means of a letter on 17 June 2016.

1 letter has been received from the occupiers of The Lodge, Walshaw Hall, which has raised the following issues;

- Why is this application being considered? Mr Fowler stipulated that Capstone had been given a deadline of 20 May to submit it and it was eventually received on 27 May.
- We found out by letter that the applicant had submitted an application for works at the hall and comments were provided. Those relating to the bin store were accepted and acknowledged by the planning department and the planning committee, who approved it with conditions.
- The report stated that the bin store would screen the bins from view and would not have an adverse impact on our property, which is some 60 metres away. Capstone have chosen not to do this and have built it 40 metres away from the original site. It is not built of render and slate, but of stone with timber on top of the wall. It is clearly visible from Bradshaw Road and our home.
- The bin store may have been built from our stone, which we will continue to pursue.
- Staff have to walk 80 metres from the hall to gain access to the bin store.
- The managing director confirmed that the new car park should be sunk to a depth of 2 metres. This only happens behind the 15th parking bay and as a result all of the cars are clearly visible.
- Bury Council maintain that the car park is correct. It has 20 lights on it, 15 of which shine into our bedroom and living room as well as car headlights.
- I was told by the planning officer that if there was a problem with lighting, enforcement action would be taken. We are not aware of any action being taken. Since the lights were turned on in March 2016, only 2 cars have parked there overnight. (See application 60183)
- No cycle store has been provided to date. We are not convinced that any further landscaping will take place either.
- Planning permission was given for 53 units and not 56.
- We believe that these should be matters for the Planning Control Committee to adjudicate on.
- The car park is not well screened as worded in the committee report. Why do we have to look at the large green gas box adjacent to where the bin store should be? This does not appear on any plans.
- We have already informed the Planning Control Committee Councillors, Tottington Councillors, our MP, the Secretary of State, the Minister of State, Labour's Shadow Secretary of State and Shadow Minister of State of the background to these matters and of our opposition to any retrospective permission being given and our valid reasons why.

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

#### Consultations

**Waste Management** - Comments awaited.

**Traffic Section** - No objections.

#### Unitary Development Plan and Policies

H4/2	Special Needs Housing
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN8/1	Tree Preservation Orders
EN8/2	Woodland and Tree Planting
EN9/1	Special Landscape Areas
OL1/2	New Buildings in the Green Belt
OL7/2	West Pennine Moors
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
CF4	Healthcare Facilities
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 (Community Facilities)** - 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 CF4 - Improvements to existing, and proposals for new healthcare facilities will generally be looked upon favourably by the Council.

The principle and substantially all of the development has been accepted by application 55803. This application is focussed upon specific retrospective issues. Therefore, the proposed development would be acceptable in principle and would be in accordance with Policies CF1/1 and CF4 of the Bury Unitary Development Plan.

**Design and layout** - The proposed development involves the provision of three additional rooms, which would replace an activity room and part of the plant room. The proposed development would not result in any additional windows on the elevations and would not affect the design and appearance of the building.

The proposed amendments to the external elevations include the addition of a window at first floor level on the southern elevation, a window instead of a door at ground floor level on the eastern elevation and the widening of the chimney on the eastern elevation. The proposed amendments would overlook the existing grounds of the care home and would not impact upon the character or design of the proposed building. Only the chimney would be

visible and this would be viewed against the backdrop of the approved extension.

The approved bin store was to be located in the landscaped area immediately to the north of the existing building and was to be constructed from render with a slate roof. The proposed development would re-locate the bin store to the north of the car park and it would be cut into the landscape. As such, 0.5 metres of the bin store would be visible when viewed from the north and 1.8 metres when viewed from the south elevation. The proposed bin store would be constructed from stone with a timber fence above. Given the materials and the partial screening provided by the topography of the site and considerable distance from public views, it is considered that the proposed development would not be a prominent feature in the locality.

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

**Impact upon residential amenity** - SPD6 provides information on aspect standards between residential properties and would be relevant in this case. The nearest residential property would be 62 metres away from the edge of the proposed car park/bin store. Given that there is a considerable amount of intervening land in between the neighbour and the actual bin store, it is considered that the proposed development would not have a significant adverse impact upon the amenity of the neighbouring property. The next residential property is over 200 metres away. Therefore, given the distance involved, the proposed development would not have an adverse impact upon the amenity of the neighbouring properties.

**Highways issues** - The proposed amendments would not impact upon the access to the site or the parking provision.

#### **Response to objectors**

- The issues relating to the impact upon the Green Belt, impact upon residential amenity and impact upon visual amenity have been addressed in the main report.
- The LPA has an obligation to determine any application which is submitted to it. The regulations are clear that retrospective applications can be made and must be determined accordingly and cannot be refused on the basis that it is simply retrospective. The application came in within a 'reasonable' time set out and required by the council.
- The issues relating to the breach of the deeds for the property, rights of access and the use of stone are not material planning considerations and are private matters.
- The issues relating to car park surfacing, kerbs, edgings and light pollution relate to application 60183 and are not relevant to this application.
- The application is being presented to the Planning Control Committee for members to determine.
- Landscaping is controlled through condition 6 and the timescale for implementation of the landscaping has been reduced.

#### **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. This decision relates to drawings numbered AL(11)\_003, AL(13)001 O, AL(13)002

Q, AL(51)002 O, AL(51)005 H, AL(11)005 O, AL(11)006 L, AL(11)007 O 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.

2. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site, and;  
The approved contamination testing shall then be carried out and validity evidence (soil descriptions, laboratory certificates, photographs etc) 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.

3. 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.

4. The development hereby approved shall only be carried out in accordance with the Japanese Knotweed statement, dated 19 May 2014. 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. To ensure that the site is free from Japanese Knotweed and Himalayan Balsam in the interest of UDP Policy EN9 - Landscape.

5. The landscaping scheme hereby approved shall be implemented to the written satisfaction of the Local Planning Authority not later than 6 months from the date of the decision. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted to the written satisfaction of the Local Planning Authority.

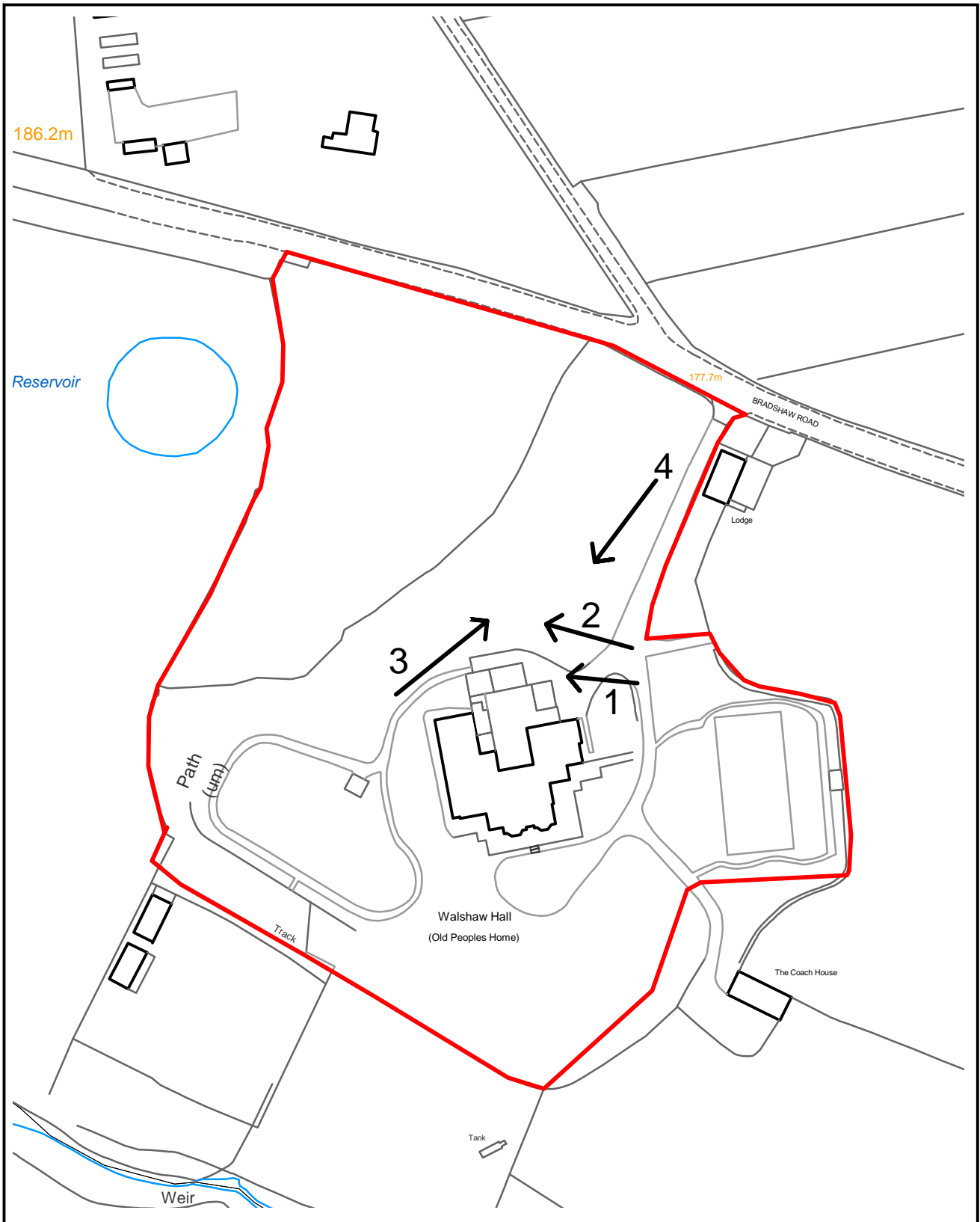
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.



6. The car parking indicated on approved plan reference AL(51)001 Revision D shall be surfaced, demarcated and made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.  
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
7. The visibility splay as detailed on the plan received on 10 June 2014 shall be implemented before the development is commenced and subsequently maintained free of obstruction above the height of 0.9m.  
Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to Policies CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan.
8. The development hereby approved shall be carried out in accordance with the recommendations in Extended Phase 1 Habitats Survey (Ecological Appraisal), dated June 2012 and received on 10 January 2013.  
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

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

# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 60181**

**ADDRESS: Walshaw Hall  
Bradshaw Road  
Tottington**

**Planning, Environmental and Regulatory Services**



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

60181

Photo 1



Photo 2





60181

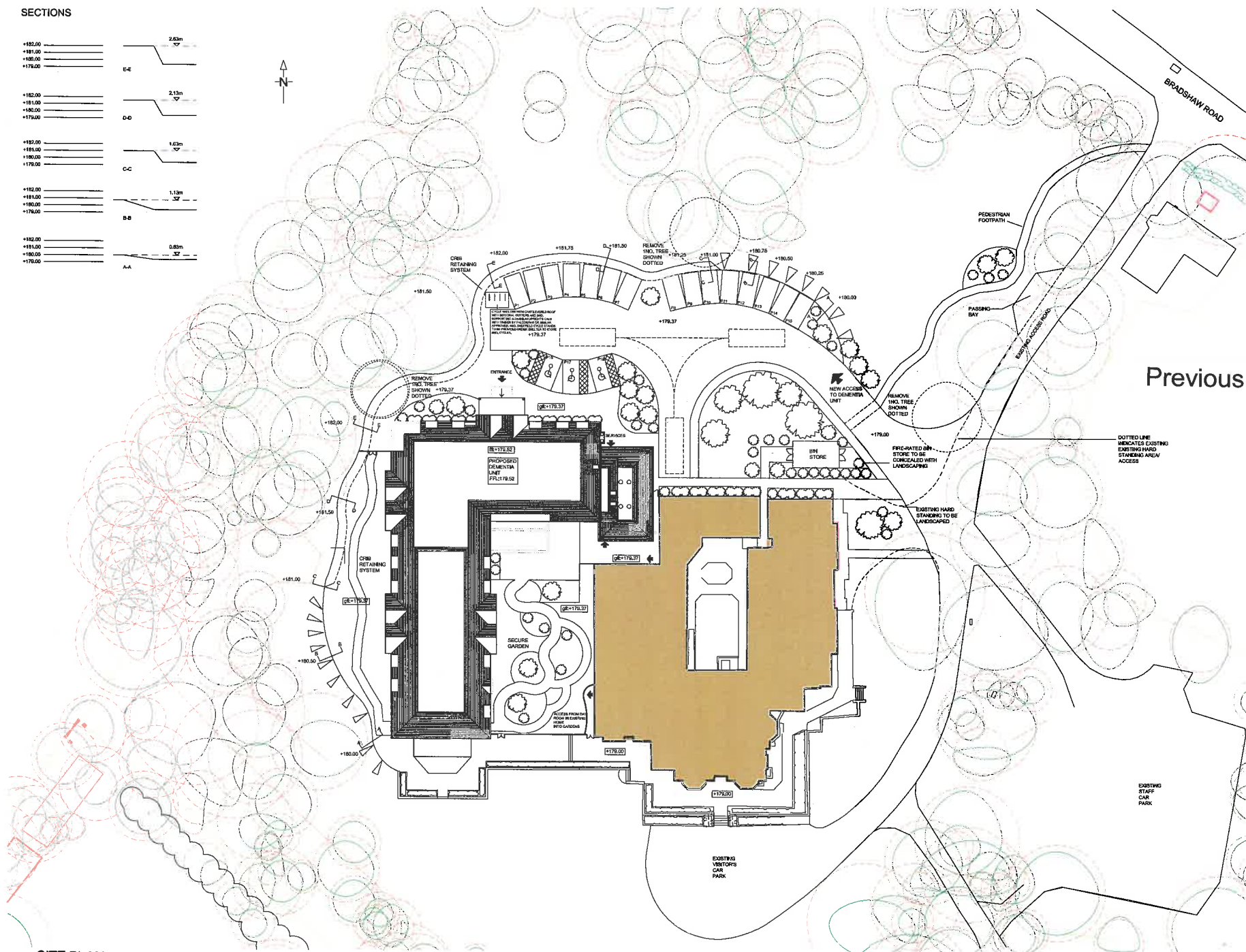
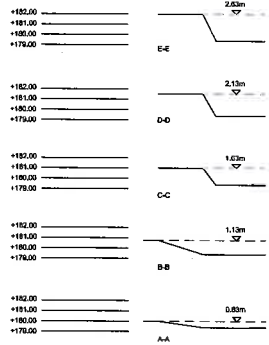
Photo 3



Photo 4



SECTIONS



Notes  
 Do not scale, use figured dimensions only.  
 All dimensions to be verified on site prior to the commencement of any work or the production of any shop drawing. All discrepancies to be reported to the Architect.  
 This drawing is to be read in conjunction with all related Architects and Engineers drawings and any other relevant information.  
 This drawing is copyright © of DWA Architects Ltd.

REV	DATE	REVISION	INITIALS
A	31.08.12	FOR COMMENTS	PLF
B	14.11.12	PLANNING APPLICATION	PLF
C	12.12.12	PASSING LAY BY ADDED AT REQUEST OF HIGHWAYS OFFICER	PLF
D	04.01.13	CYCLE SHELTER AMENDED RAMP TO FRONT ENTRANCE SHOWN	PLF

Previously approved site plan

App: 55803



DWA ARCHITECTS Ltd  
 Foster House  
 44 Westfield Street  
 Warrington  
 WA1 1PZ  
 Telephone: 01564 64422  
 Fax: 01564 64424  
 Website: www.dwa-architects.co.uk



Client  
**Capstone Care**

Project  
**53 Bed Dementia Unit  
 Walsaw Residential Care Home,  
 Tottington.**

Drawing Title  
**Proposed Site Plan**

Scale: 1:250 @ A1 Date: 07/07/11  
 Drawn by: PLF Checked by: JPJ

Job No. Drawing No. Rev.  
**C7701 AL(51)001 D**

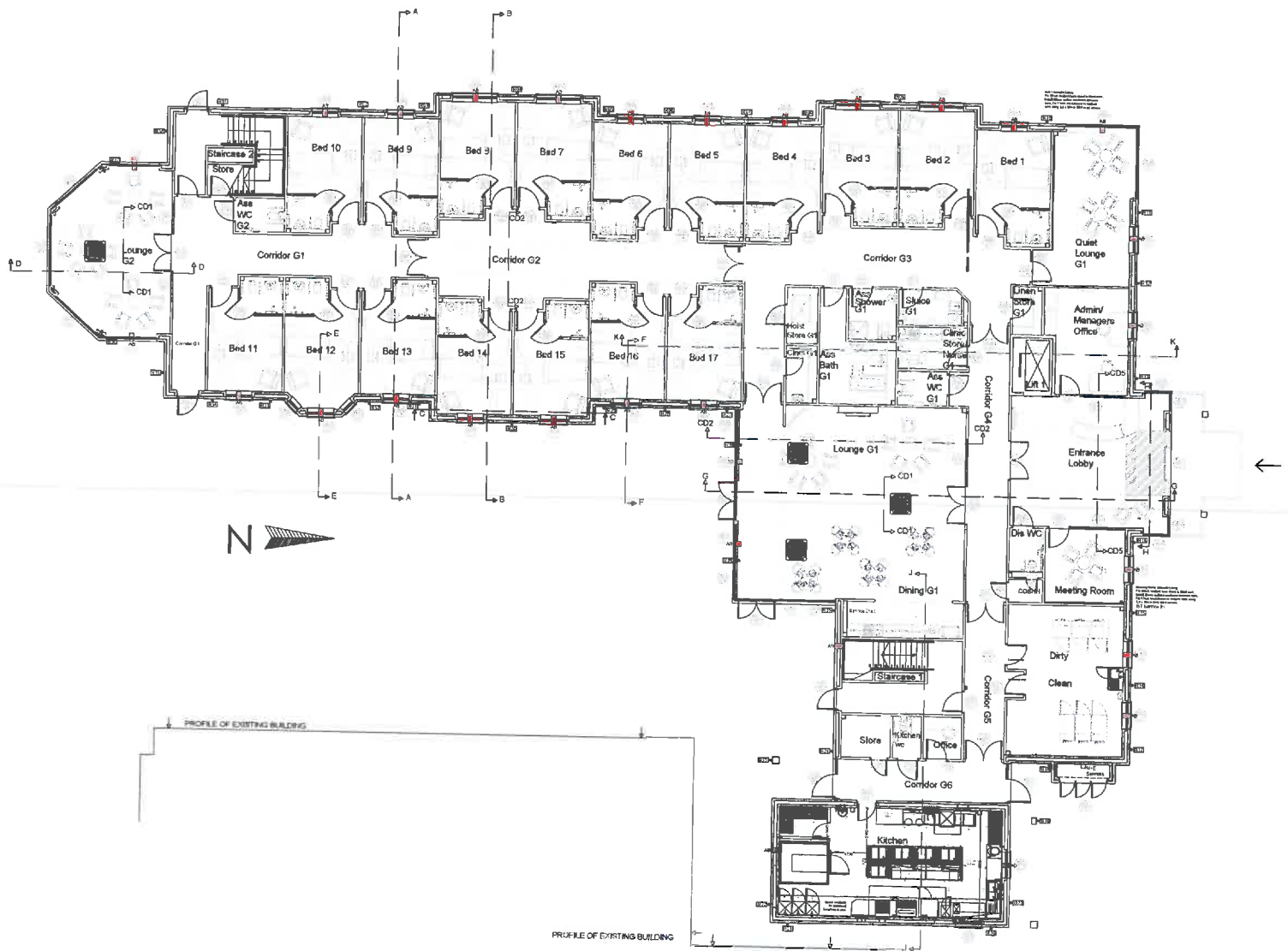
SITE PLAN





Do not make use of figured dimensions only.  
 All dimensions to be verified on site prior to the commencement of any work or the production of any shop drawings. All discrepancies to be reported to the Architect.  
 This drawing is to be read in conjunction with all related Architect and Engineer's drawings and any other relevant information.  
 This drawing is copyright DWA Architects Ltd.

REV	DATE	REVISION	INITIALS
A	08.05.13	Entrance lobby revised, staff shower room increased, and bathroom removed in RCM Managers office context	NDH
B	18.08.13	General updates	CMB
C	10.08.13	Machine and door alterations	CMB
D	26.06.13	Updated after client meeting 24.06	CMB
E	26.07.13	Service entries and WIPs	CMB
F	18.08.13	Updates to storage and assist showers	CMB
G	04.10.13	TENDER BLUE	CMB
H	19.08.14	Construction Issue	CMB
J	10.12.14	Staircase amended in accordance with alterations made to the first floor external wall where enclosed on plan	PAO
K	22.07.15	Leasehold layout updated	CMB
L	07.06.15	Units to gate lounge removed	CMB
M	17.06.15	SOLO removed	CMB
N	04.09.15	SOLO reduced	PAO
O	02.10.15	Kitchen work / kitchen W/C updated. Curtain wall detailed	JQ



DWA Architects Ltd  
 11, Winton, William Street,  
 Brixton, London SW2 1JY  
 Telephone: 0207 234 4400  
 Fax: 0207 234 4404  
 Website: www.dwa-architects.co.uk



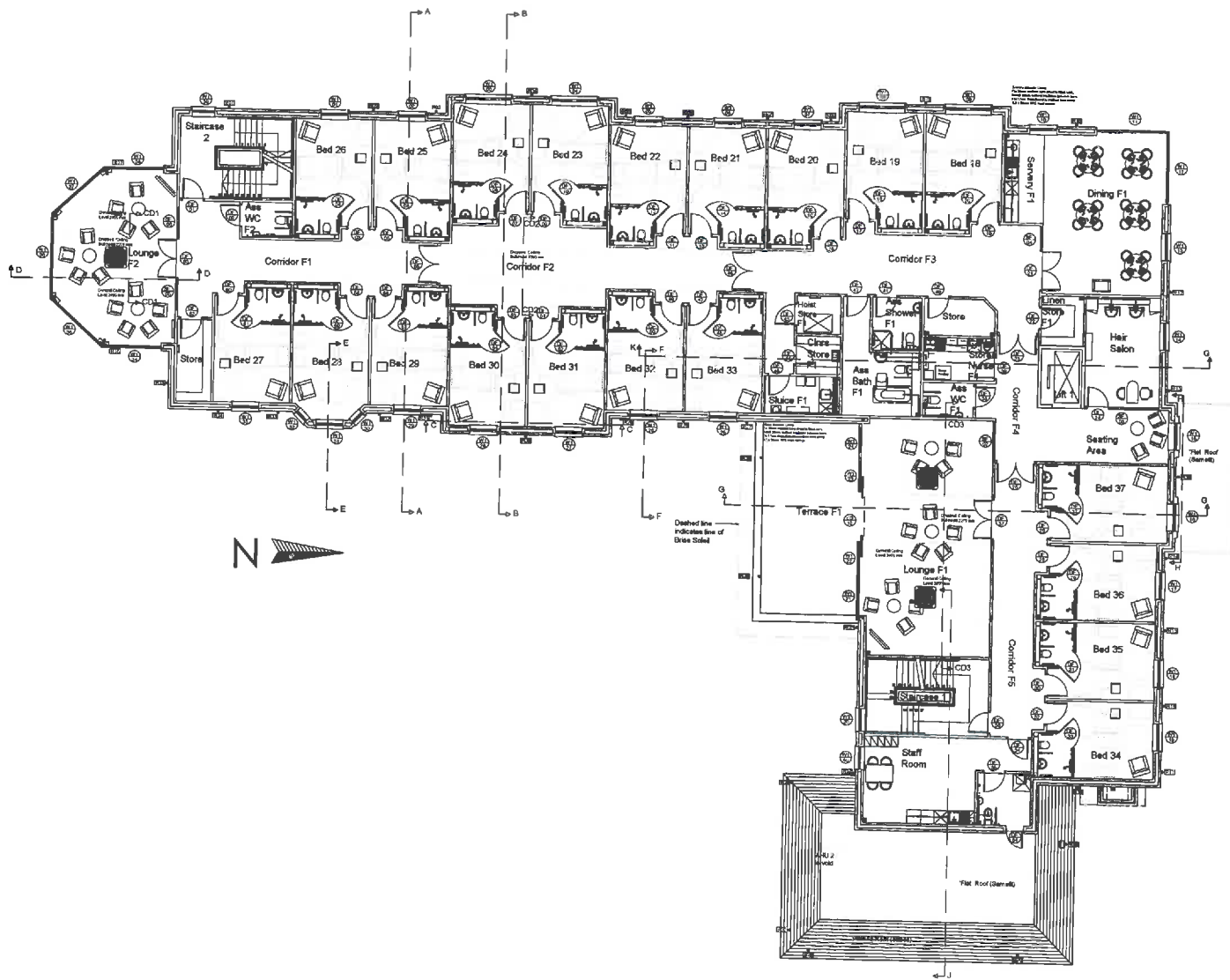
Client  
**Capstone Care**

Project  
**53 Bed Dementia Unit,  
 Walslow Residential Care Home,  
 Tottington**

Drawing Title  
**Ground Floor  
 General Arrangement**

Scale  
 1:100 @ A1  
 Date  
 19/03/13  
 Drawn by  
 NDH  
 Checked by  
 CMB

Job No.  
 Drawing No.  
 Rev.  
**C7702 AL(1)005 0**



Do not scale. Use figured dimensions only.  
 All dimensions to be verified on site prior to the commencement of any work or the production of any shop drawing. All discrepancies to be reported to the Architect.  
 This drawing is to be read in conjunction with all related Architect and Engineer's drawings and any other relevant information.  
 This drawing is copyright of DWA Architects Ltd.

REV	DATE	REVISION	DETAILS
A	08.06.12	Has lobby updated, and shower to be changed to size, and bath increased in size	RDH
B	15.04.13	Client of Update	RDH
C	15.04.13	Window references	CMB
D	25.04.13	Finalised after client meeting 24.04	CMB
E	04.07.13	Finalise door and window references	CMB
F	18.08.13	Finalise door and window references	CMB
G	10.09.13	TECHNICAL ISSUE	CMB
H	19.09.14	Construction Issue	CMB
J	10.12.14	External wall moved to line through with wall construction on the ground floor and staircase amended accordingly where shoulder on plan	PAQC
K	15.02.16	Curtilage Wall configuration	CMB
L	04.06.16	Screen EFC1 removed	CMB



DWA ARCHITECTS LTD  
 43 West Hill Street  
 Warrington  
 WA1 3JL  
 Telephone: 01753 414203  
 Facsimile: 01753 464408  
 Website: www.dwa-architects.co.uk



Client  
**Capstone Care**

Project  
**53 Bed Dementia Unit,  
 Waishaw Residential Care Home,  
 Tottington**

Drawing Title  
**First Floor  
 General Arrangement**

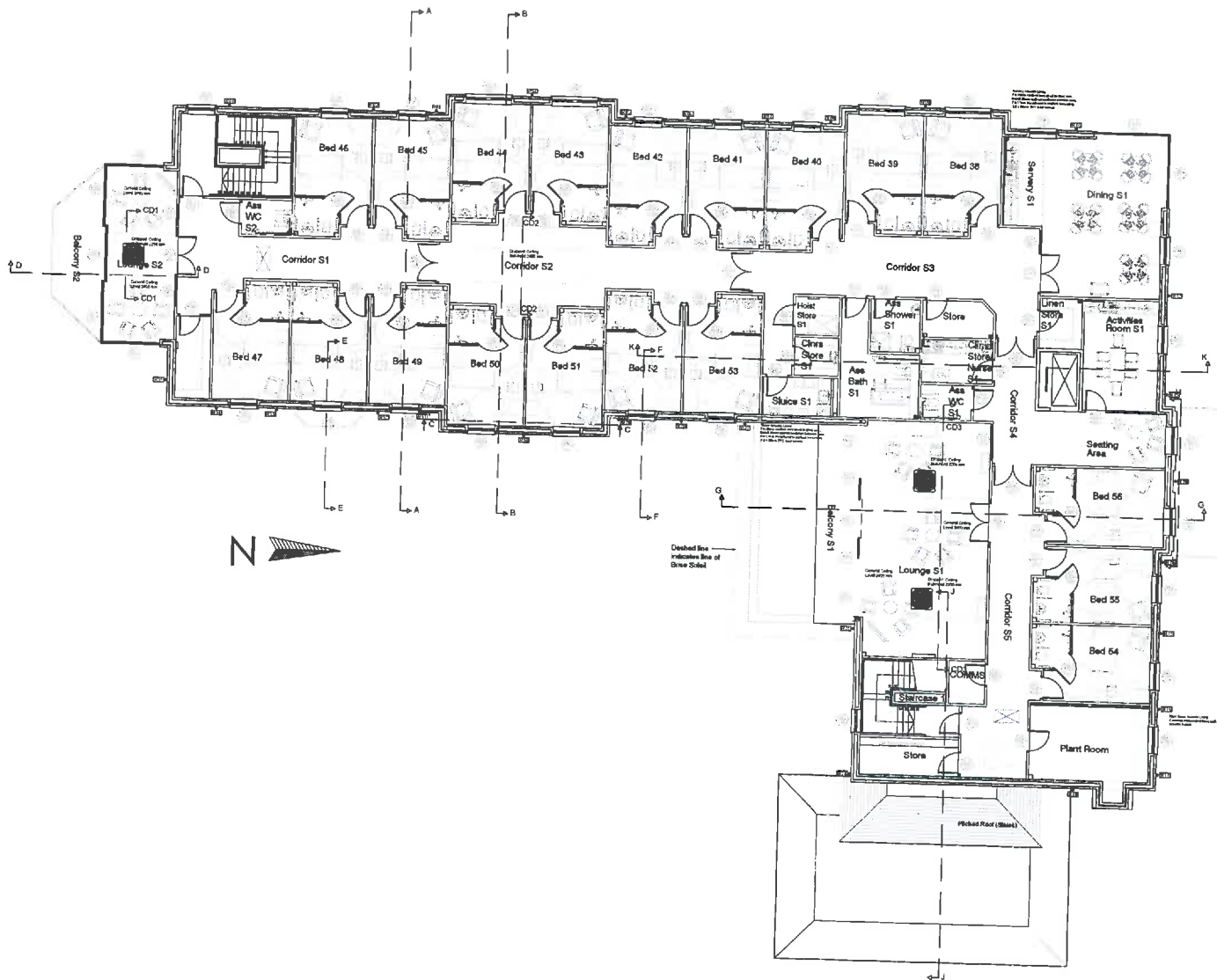
Scale  
 1:100 @ A1  
 Date  
 19/03/13  
 Drawn by  
 RDH  
 Checked by  
 JPU

Job No.  
**C7702**  
 Drawing No.  
**AL(11)006**  
 Rev.  
**L**



Do not scale. Use figured dimensions only.  
 All dimensions to be verified on site prior to the commencement of any work in the production of any shop drawings. All discrepancies to be reported to the architect.  
 This drawing is to be read in conjunction with all related furniture and equipment drawings and any other relevant information.  
 This drawing is copyright © DWA Architects Ltd.

REV	DATE	REVISION	INITIALS
A	08.08.13	Asst Shower increased in size, ass bath increased in size	RDH
B	15.08.13	General update	RDH
C	19.08.13	Window references	CMB
D	28.08.13	Revised after client meeting 24.08	CMB
E	06.07.13	RMPs reference	CMB
F	19.06.13	Wings and assisted showers	CMB
G	15.06.13	TENDER BLUE	CMB
H	14.08.14	Construction lines	CMB
J	10.12.14	External wall moved to line through with wall construction on the ground floor and staircase amended accordingly where clashes on plan	PHCC
K	02.01.15	Slot of WC39	CMB
L	12.02.15	Curain wall construction	CMB
M	13.02.15	Curain wall space meeting with H22	CMB
N	04.02.16	SS.21 removed	CMB
O	02.10.16	Riften store / kitchen WC updated, Curain wall updated	JD



DWA Architects Ltd  
 200 Old Street  
 Stratford  
 E1 1JG  
 Telephone  
 02075 444220  
 Facsimile  
 02025 68404  
 Email  
 www.dwa-architects.co.uk



Client  
**Capstone Care**

Project  
**53 Bed Dementia Unit,  
 Walshaw Residential Care Home,  
 Tottington**

Drawing Title  
**Second Floor  
 General Arrangement**

Scale  
 1:100 @ A1  
 Date  
 18/02/13  
 Drawn by  
 RDH  
 Checked by  
 JPJ

Job No.  
**C7702**  
 Drawing No.  
**AL(11)007**  
 Rev.  
**0**

Do not scale, use figured dimensions only.

All dimensions to be verified on site prior to the commencement of any work or the production of any shop drawing. All discrepancies to be reported to the Architect.

This drawing is to be read in conjunction with all related Architect's and Engineer's drawings and any other relevant information.

This drawing is copyright © of DWA Architects Ltd.

REV	DATE	REVISION	INITIALS
A	10.06.13	Window and door references	CMB
B	26.06.13	Section lines added	CMB
C	08.07.13	Rainwater pipes and chimney	CMB
D	22.07.13	Notes updated (specification)	CMB
E	29.07.13	Notes updated (BRegs application)	CMB
F	02.08.13	Notes updated (Banbury Dormers)	CMB
G	02.09.13	Notes updated	CMB
H	04.10.13	For Tender issue	CMB
J	19.09.14	Construction Issue	CMB
K	07.12.14	Subfloor air brick positions	CMB
L	02.01.15	Dormer DB.02, and W2.36 repositioned	CMB
M	11.08.15	Curtain walling co-ordination	CMB
N	13.08.15	Curtain walling (post NG meeting)	CMB
O	13.08.15	As Built	JO

**Pitched Roof Covering**  
7mm natural slate to specification (blue/black).  
All fittings to be in accordance with manufacturers recommendations. All verges to be clipped and all courses of slates to be fixed using aluminium nails.  
38 x 19 tapered battens, Tynck breathable underlay fitted in accordance with Tynck recommendations to trussed rafters. (specialist design)

**Roof Structure and Ceiling Construction**  
Pre-fabricated trussed rafters by specialist manufacturer with 120mm flat faced British Standard based plasterboard and 3mm skin finish to ceiling.  
Insulation between bottom chord of trussed rafters 100mm and 220mm insulation laid perpendicular to rafters.

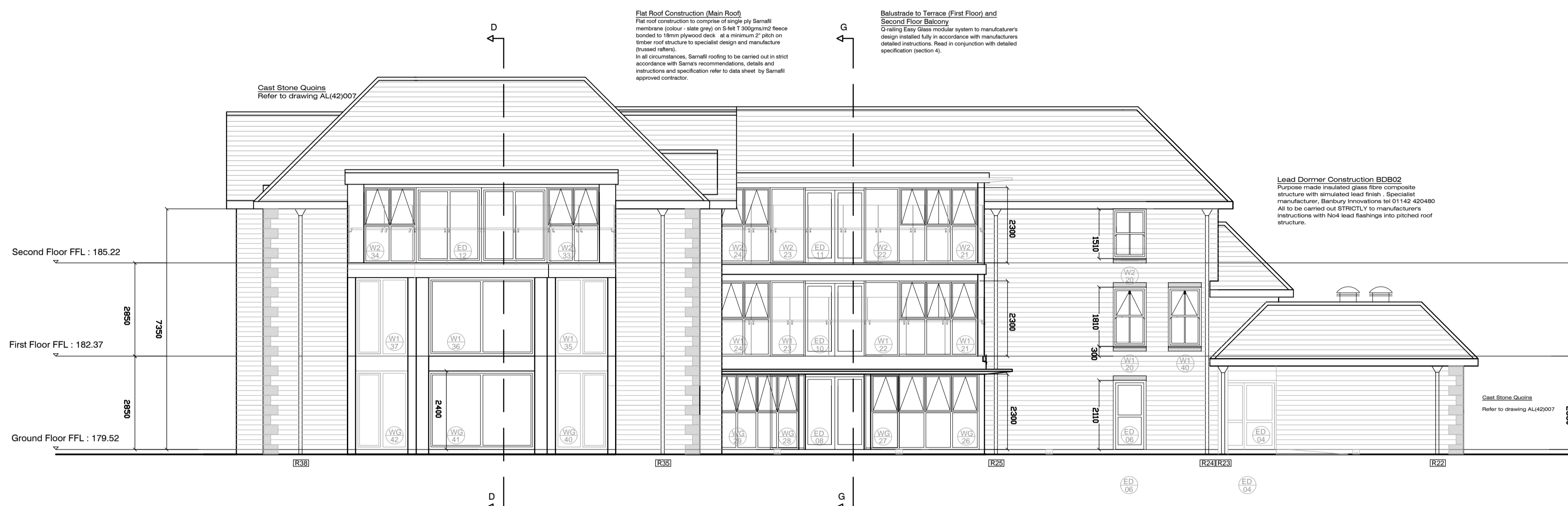
**Terrace Construction**  
Terrazzo paving made laid on spacers above terrace membrane. Single Ply Samalt membrane to be fixed to 120mm Celnic MR400 insulation laid to falls above 150mm concrete slabs achieving a minimum u-value of 0.18w/m²K. 1000 Slag-Vapour Control Layer between insulation and concrete deck. All to be carried out STRICTLY to manufacturers instructions.

**Sliding Doors to Lounge (eg ED12)**  
Powder coated double glazed sliding aluminium frames by Comar Architectural Aluminium. Read in conjunction with window schedule and detailed specification (section 4).

**Balustrade to Terrace**  
Cladding Easy Glass modular system to manufacturers design installed fully in accordance with manufacturers detailed instructions. Read in conjunction with detailed specification (section 4).

**Spandrel panels to Lounge**  
Timber cladding to detail AD01015.

**Glazing System to Lounge (egs wq.41 and w1.36)**  
Powder coated double glazed aluminium frames by Comar Architectural Aluminium. Read in conjunction with window schedule and detailed specification (section 4).



**Rainwater Downpipes (eg R39)**  
Cast iron (weather proof) fittings.  
Aqua Heliage fittings by Alumac Exterior Building Products.  
St. Helens WMS 420 or other approved manufacturer.

**External Doors (eg ED08)**  
Powder coated double glazed aluminium doors by Comar Architectural Aluminium. Read in conjunction with window schedule (drawing AL42007) and detailed specification (section 4).

**External Wall Construction**  
100mm manufactured stone (100mm vertical module) laid 120mm cavity 100mm partial W Celnic CW4000 insulation to provide min U-value of 0.20 W/m²K. Cement cavity wall ties.  
100mm dense back-shears internal leaf to SE design.  
Nails strength refers:  
12.5mm British Gypsum plasterboard on 6mm cobs with 3mm skin finish.

South Elevation

**Pitched Roof Covering**  
7mm natural slate to specification (blue/black).  
All fittings to be in accordance with manufacturers recommendations. All verges to be clipped and all courses of slates to be fixed using aluminium nails.  
38 x 19 tapered battens Tynck breathable underlay fitted in accordance with Tynck recommendations to trussed rafters.

**Roof Structure and Ceiling Construction**  
Pre-fabricated trussed rafters by specialist manufacturer with 2 x 120mm flat faced British Standard based plasterboard and 3mm skin finish to ceiling.  
Insulation between bottom chord of trussed rafters 100mm and 220mm insulation laid perpendicular to rafters.

**Flat Roof Construction (over Quiet Lounge)**  
Single Ply Samalt membrane to be fixed to 120mm Celnic MR400 insulation laid to falls on 200mm ply deck. Roof structure treated via joints to SE detail. 1000 Slag-Vapour Control Layer between insulation and plywood deck. All to be carried out STRICTLY to manufacturers instructions.

**Glazing System to Quiet Lounge (eg WG12, W112 and W212)**  
Powder coated double glazed aluminium frames by Comar Architectural Aluminium. Read in conjunction with window schedule and detailed specification (section 4).

**Spandrel panels to Quiet Lounge**  
Timber cladding to detail AD01015.

**Spandrel panels to Dining**  
Timber cladding to detail AD01015.



**Lead Dormer Construction (BD01-14 Inc. and BS01-20)**  
Purpose made insulated glass fibre composite structure with simulated lead finish. Specialist manufacturer: Banbury Innovations tel 01142 420480. All to be carried out STRICTLY to manufacturers instructions with No.4 lead fixings into pitched roof structure.

**Cast Stone Features F1 and F2**  
Refer to drawing AL42007

Final GWP trial feature colour: white

**Gallows brackets**  
GWP lattice to match gallows bracket feature on existing home, colour: white.

**Flat Roof Entrance Canopy**  
Single Ply Samalt membrane to be fixed to 120mm Celnic MR400 insulation laid to falls on 200mm ply deck. Roof structure treated via joints to SE detail. 1000 Slag-Vapour Control Layer between insulation and plywood deck. All to be carried out STRICTLY to manufacturers instructions.

**Timber boarding to entrance**  
Horizontal timber boarding to either side of glazed sliding entrance door.

**Glazing System and Sliding Doors to Entrance**  
Powder coated double glazed aluminium frames by Comar Architectural Aluminium. Read in conjunction with window schedule (drawing AL42007) and detailed specification (section 4).

**Bedroom Window Frames (eg W013, W013, W013)**  
Powder coated double glazed aluminium frames by Comar Architectural Aluminium. Read in conjunction with window schedule (drawing AL42007) and detailed specification (section 4).

North Elevation



DWA Architects Ltd  
Pattern House  
49 Wilson, Pattern Street  
Warrington  
WA1 1JG  
Telephone  
01925 444420  
Facsimile  
01925 444404  
Website  
www.dwa-architects.co.uk



Client  
**Capstone Care**

Project  
**53 Bed Dementia Unit, Walshaw Residential Care Home, Tottington**

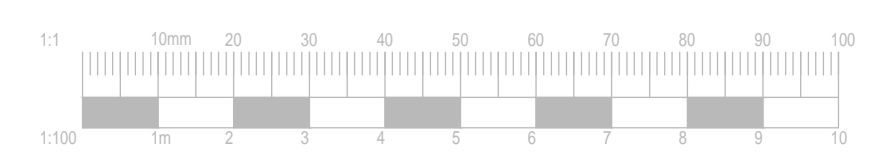
Drawing Title  
**Elevation 1 of 2**

Scale  
**1:100@ A1**

Date  
**22/04/13**

Drawn by  
**CMB**

Checked by  
**RDH**



Job No.  
**C7702**

Drawing No.  
**AL(13)001**

Rev.  
**0**



Do not scale, use figured dimensions only.

All dimensions to be verified on site prior to the commencement of any work or the production of any shop drawing. All discrepancies to be reported to the Architect.

This drawing is to be read in conjunction with all related Architect's and Engineer's drawings and any other relevant information.

This drawing is copyright of DWA Architects Ltd.

REV	DATE	REVISION	INITIALS
A	10.06.13	Window and door references	CMB
B	27.06.13	Section lines added	CMB
C	08.07.13	Rainwater pipes and 'chimney'	CMB
D	23.07.13	Notes updated (specification)	CMB
E	29.07.13	Notes updated (BRGs application)	CMB
F	02.08.13	Notes updated (Banbury Dormers)	CMB
G	02.09.13	Notes updated	CMB
H	04.10.13	For Tender issue	CMB
J	19.09.14	Construction Issue	CMB
K	07.12.14	Subfloor air brick positions	CMB
L	02.01.15	Dormer DB.02 and W2.36 repos.	CMB
M	02.01.15	Chimney Feature updated	CMB
N	10.08.15	Curtain Walling coordination	CMB
P	13.08.15	Curtain Walling (post NG meeting)	CMB
Q	15.01.16	As Built	JQ

**Pitched Roof Covering**  
7mm natural slate to specification blue/black. All fittings to be in accordance with manufacturer's recommendations. All verges to be clipped and all courses of slate to be nailed using aluminium nails, 38 x 13 treated battens, Mercury Vapour treatable underlay fitted in accordance with manufacturer's instructions.

**Roof Structure and Ceiling Construction**  
Fin finished trussed rafters by specialist manufacturer with 2 x 12.5mm foil backed British Gypsum foil backed plasterboard and 3mm skin finish to ceiling. Insulation between bottom chord of trussed rafters 100mm and 220mm insulation laid perpendicular to rafters.

**Flat Roof Construction (over Quiet Lounges)**  
Single Ply Sarnafil membrane to be fixed to 120mm Celotex XPS400 insulation laid on 20mm ply deck. Roof structure treated see joints to BE detail. 1000 Gauge Vapour Control Layer between insulation and plywood deck. All to be carried out STRICTLY to manufacturer's instructions.

**Glazing System to Quiet Lounges (eg W311, W111 and W211)**  
Powder coated double glazed aluminium frames by Corner Architectural Aluminium. Read in conjunction with window schedule and detailed specification (section 4).

**Flat Roof Entrance Canopy**  
Single Ply Sarnafil membrane to be fixed to 120mm Celotex XPS400 insulation laid on 20mm ply deck. Roof structure treated see joints to and structural elements to BE detail. 1000 gauge vapour control layer between insulation and plywood deck. All to be carried out STRICTLY to manufacturer's instructions.

**Spandrel panels to Dining**  
Timber cladding to detail (see drawing AD(2)1015).

**Glazing System to Lounges (eg W41 and W136)**  
Powder coated double glazed aluminium frames by Corner Architectural Aluminium. Read in conjunction with window schedule and detailed specification (section 4).

**Lead Dormer Construction BDA01-14 inc. and BDB0-02**  
Purpose made insulated glass fibre composite structure with simulated lead finish. Specialist manufacturer, Banbury Innovations tel 01142 420480. All to be carried out STRICTLY to manufacturer's instructions with Code 4 lead fixings into pitched roof structure.

**Cast Stone Feature (F1)**  
Refer to drawing AL(4)2007

**Cast Stone Quoins**  
Refer to drawing AL(4)2007

**Flat Roof Construction (over Lounges)**  
Single Ply Sarnafil membrane to be fixed to 120mm Celotex XPS400 insulation laid on 20mm ply deck. Roof structure treated see joints to BE detail. 1000 Gauge Vapour Control Layer between insulation and plywood deck. All to be carried out STRICTLY to manufacturer's instructions.

**Terrace Construction**  
Manufacturing slabs laid on spacers above terrace membrane. Single Ply Sarnafil membrane to be fixed to 200mm Celotex XPS400 insulation laid on 150mm concrete slabs achieving a minimum U-value of 0.18w/m2K. 1000 Gauge vapour control layer between insulation and concrete deck. All to be carried out STRICTLY to manufacturer's instructions.

**Sliding Doors to Lounges (eg ED12)**  
Powder coated double glazed sliding aluminium frames by Corner Architectural Aluminium. Read in conjunction with window schedule (drawing AL(4)2007) and detailed specification (section 4).

**Balustrade to Terrace**  
Grating Glass modular system to manufacturer's design installed fully in accordance with manufacturer's detailed instructions. Read in conjunction with detailed specification (section 4).

**Spandrel panels to Lounges**  
Timber cladding to detail (see detail AD(2)1015).

**Glazing System to Lounges (eg W42 and W137)**  
Powder coated double glazed aluminium frames by Corner Architectural Aluminium. Read in conjunction with window schedule (drawing AL(4)2007) and detailed specification (section 4).

**Bedroom Window Frames (eg W308, W109, W209)**  
Powder coated double glazed aluminium frames by Corner Architectural Aluminium. Read in conjunction with window schedule (drawing AL(4)2007) and detailed specification (section 4).

**Rainwater Downpipes (eg R09, R10)**  
Cast iron rainwater pipes and fittings Alumac Heritage range by Alumac Heritage range.

**External Wall Construction**  
100mm manufactured stone 110mm vertical masonry laid 100mm cavity. 100mm plaster to cavity. CM1000 insulation to provide min U-value of 0.20w/m2K. Cast stone wall ties. 100mm dense blockwork internal leaf to BE design (lead strength). 12.5mm British Gypsum plasterboard on 6mm slabs with 3mm skin finish.

**Lead Dormer Construction (egs. W201 and W232)**  
Purpose made insulated glass fibre composite structure with simulated lead finish. Specialist manufacturer, Banbury Innovations tel 01142 420480. All to be carried out STRICTLY to manufacturer's instructions with Code 4 lead fixings into pitched roof structure.

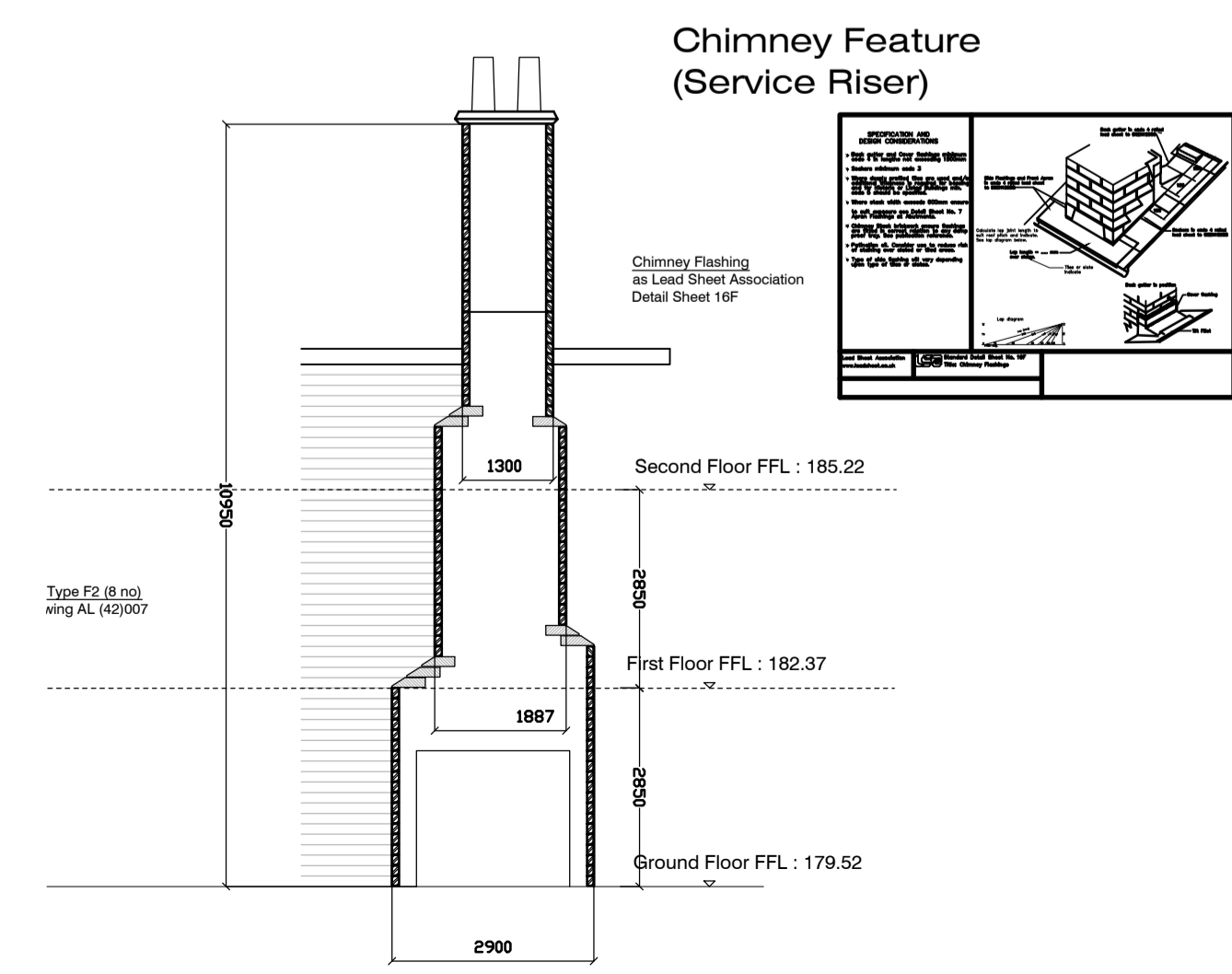
West Elevation



DWA Architects Ltd  
Pottan House  
49 Wilson Pottan Street  
Warrington  
WA1 1FG  
Telephone  
01925 444420  
Facsimile  
01925 444404  
Website  
www.dwa-architects.co.uk



East Elevation

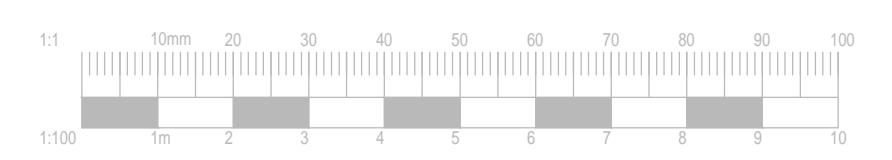


Client  
**Capstone Care**

Project  
**53 Bed Dementia Unit, Walshaw Residential Care Home, Tottington**

Drawing Title  
**Elevations (2 of 2)**

Scale: 1:100@ A1  
Date: 22/04/13  
Drawn by: CMB  
Checked by: RDH  
Job No.: C7702  
Drawing No.: AL(13)002  
Rev.: Q

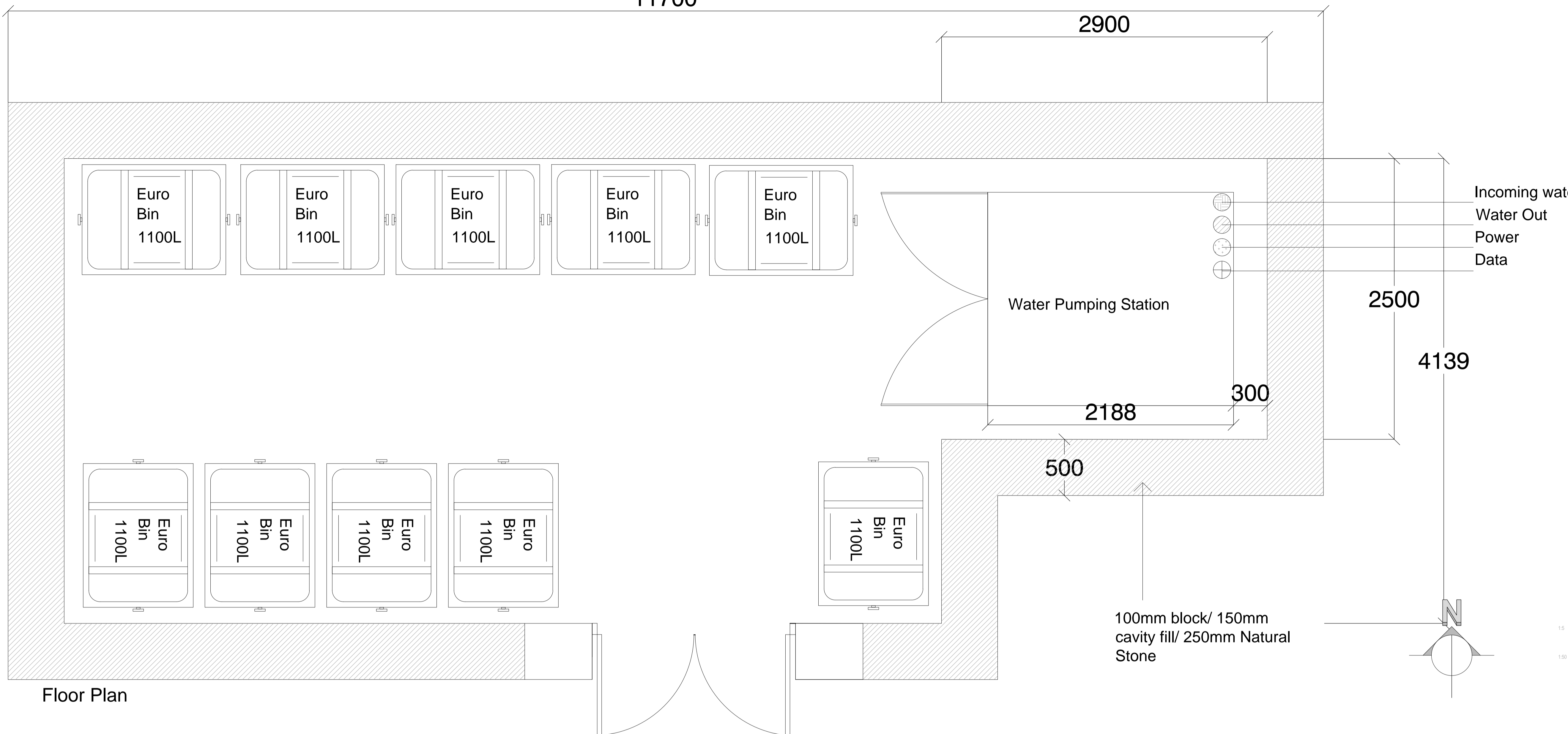


11700

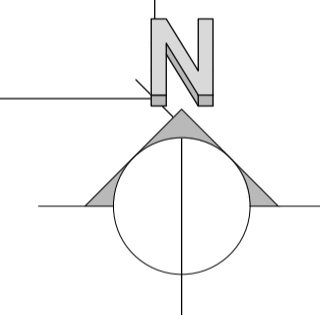
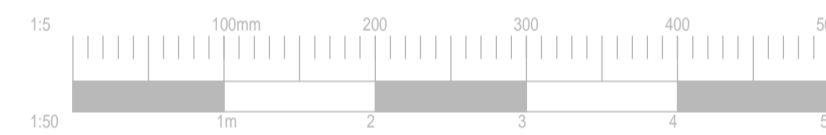
2900

**Notes**  
 Do not scale, use figured dimensions only.  
 All dimensions to be verified on site prior to the commencement of any work or the production of any shop drawing. All discrepancies to be reported to the Architect.  
 This drawing is to be read in conjunction with all related Architects and Engineer's drawings and any other relevant information.  
 This drawing is copyright © of DWA Architects Ltd.

REV	DATE	REVISION	INITIALS	CHECK
A	29.07.13	General Update	CMB	
B	04.10.13	TENDER ISSUE	CMB	
C	20.12.13	Doors and door refs. updated	CMB	
D	20.12.13	Construction Issue	CMB	
E	10.11.15	General Update	JQ	CMB
F	18.11.15	General Update	JQ	CMB
G	27.11.15	General Update	JQ	CMB
H	23.05.16	General Update	JQ	CMB



Floor Plan



DWA Architects Ltd  
 Patten House  
 49 Wilson Patten Street  
 Warrington  
 WA1 1PG  
 Telephone  
 01925 444420  
 Website  
 www.dwa-architects.co.uk

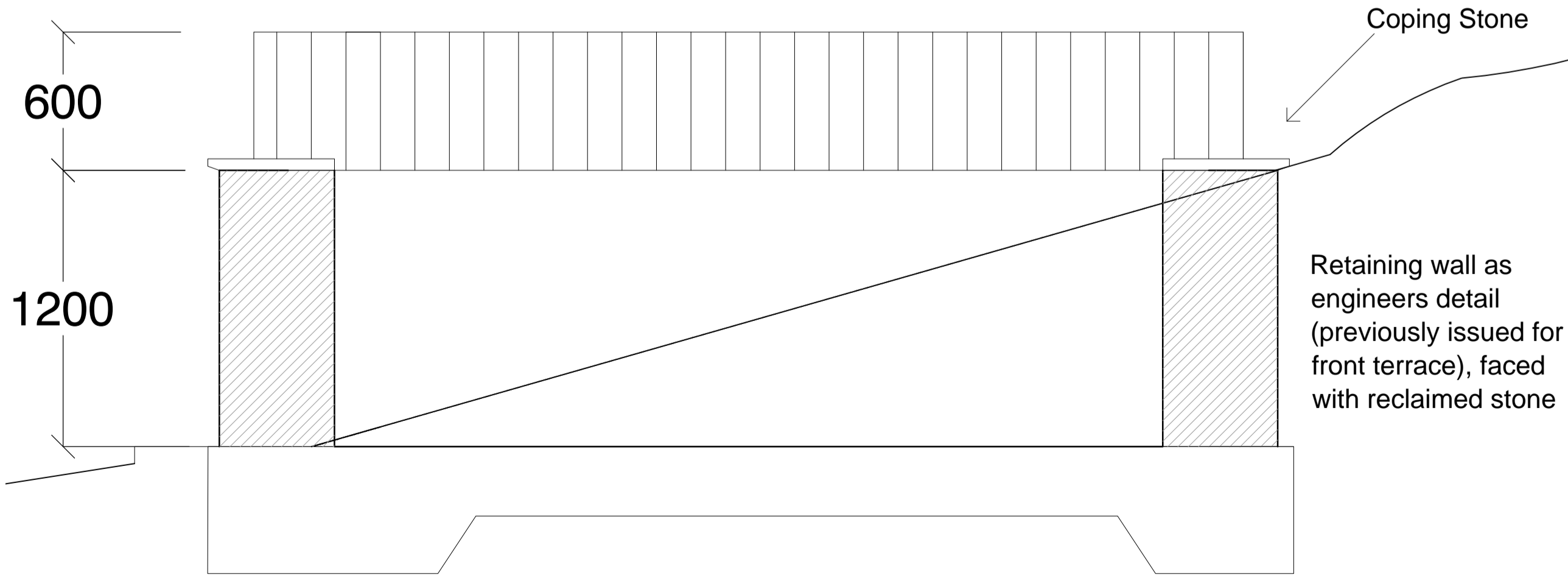


Client  
**Capstone Care**

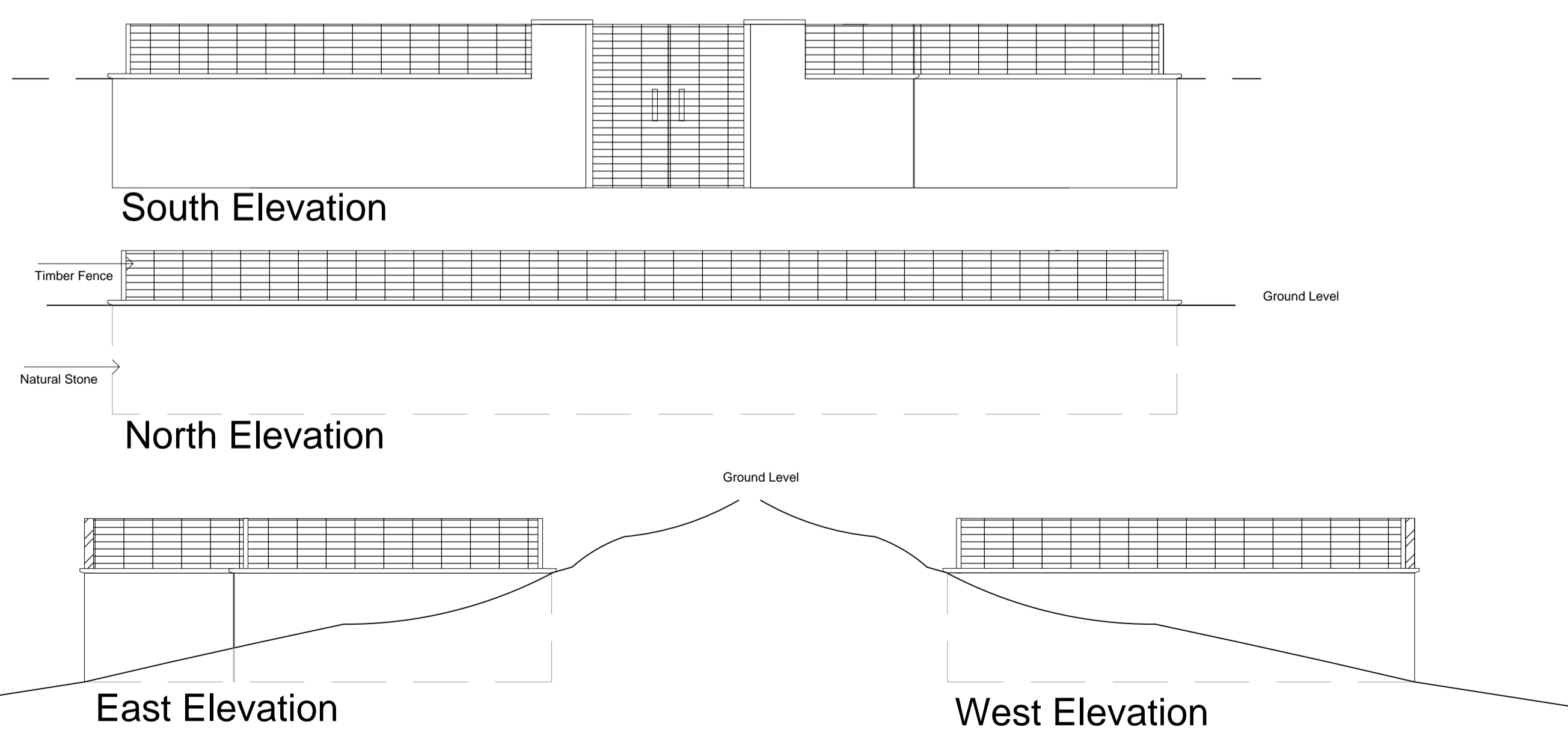
Project  
**53 Bed Dementia Unit, Walshaw Residential Care Home, Tottington**  
 Drawing Title  
**Proposed Outbuilding Re-cycle Store**

Scale  
**1:20 @ A1**  
 Date  
**04/07/13**  
 Drawn by  
**JPJ**  
 Checked by  
**CMB**

Job No.  
**C7702**  
 Drawing No.  
**AL(51)005**  
 Rev.  
**H**



Section AA 1:20



1:50

**Ward:** Ramsbottom + Tottington - Tottington

Item 02

**Applicant:** Capstone Care Ltd

**Location:** Walshaw Hall, Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PJ

**Proposal:** Surfacing of existing car park to existing care home, including kerbs and edgings and replacement of existing external lighting

**Application Ref:** 60183/Full

**Target Date:** 10/08/2016

**Recommendation:** Approve with Conditions

### **Description**

The site is located to the north of Walshaw village and is within the Green Belt. The site contains a building, which is used as a specialist care home for 50 residents and an extension has recently been completed for use as a care home for dementia sufferers. The building and extension, which is constructed from stone and slate, is located centrally within the site and the original building is on the draft local list. The surrounding grounds consist predominantly of woodland with manicured gardens and there is a Tree Preservation Order (TPO) covering all trees within the site. Access to the site is from Bradshaw Road and there are three car parks:

- a small car park to the south of the building
- a larger car park to the north of the building
- a larger car park to the east

The site is bounded by open fields to the west and south. Bradshaw Road forms the boundary to the north with open fields beyond. There are 2 residential properties, which are located adjacent to the eastern boundary with open fields beyond.

The development involves the surfacing of the existing car park to the east of the building, including kerbs and edging and the replacement of the external lighting. The car park has been formerly demarcated and re-surfaced in tarmac. 6 street lighting columns have been erected on the perimeter of the car park and are 6 metres in height and are painted black.

### **Relevant Planning History**

35009 - 16 bedroom extension at Walshaw Hall, Bradshaw Road, Tottington. Approved with conditions - 16 February 1999.

55803 - Proposed new 53 bed unit, 3 storeys high adjacent to existing residential home at Walshaw Hall, Bradshaw Road, Tottington. Approved with conditions - 23 January 2013

60181 - Variation of condition 2 (approved plans) of planning permission ref. 55803 for proposed new 53 bed unit, 3 storeys high adjacent to existing residential home: Various amendments to the scheme including window and door position, number of bed spaces and the relocation of on site refuse/recycling store and its construction detail at Walshaw Hall, Bradshaw Road, Tottington. Received - 15 June 2016. Elsewhere on this agenda.

### **Enforcement**

15/0133 - Erection of sub-station at Walshaw Hall, Bradshaw Road, Walshaw. Case closed - 16 April 2015

The sub station was being proposed by Electricity North West and was permitted development.

16/0168 - Alterations to existing car park at Walshaw Hall, Bradshaw Road, Walshaw.



Application received - 27 May 2016.

### **Publicity**

The neighbouring properties were notified by means of a letter on 17 June 2016.

2 letters have been received from the occupiers of The Coach House and the Lodge, which have raised the following issues:

- We were told at the start of the project that there was no intention to develop the existing car park. We as neighbours only found out about the car park construction once it had started and the lighting scheme became evident early after resurfacing.
- There is a supermarket style car parking area, which is not in keeping with the previous woodland 'Green Belt' aspect.
- We request that the secondary lane/access should be restored and the dry stone wall repaired. We have a statutory declaration from the previous owner stating that there has always been an uninterrupted right of way over this secondary access and existing car park. The new kerb stones block this access.
- We believe that the new car parking area lighting scheme creates too much light pollution to the area and is an infringement on our legal rights under the covenants in our deeds to natural light.
- Impact upon the local wildlife
- The car park was fully re-tarmaced in February 2016 and the 6 lighting columns were turned on in March.
- The previous lighting is still in situ on 2 separate trees in the form of 2 floodlights. the 6 columns have supplemented the existing lighting and not replaced them.
- The height of the lights is something you would see in prisons or on a fully lit 5 a side pitch and are totally out of character with the Green Belt status of Walshaw Hall.
- The lighting columns are not required given the existing lighting is adequate.
- The 6 lighting columns are visible during the day and shine all night into our kitchen (Lodge) and bedroom.
- There has never been more than 2 cars parked here at night when the lights are on.
- The car park layout is more compatible with new supermarkets than a local heritage site.
- We find it insulting that development work has been done and lights put up without permission causing us an instant and ongoing nuisance, eyesore and an infringement of the covenants in our deeds.
- The application was submitted on 27 May and Mr Fowler's letter stated that the applicant had until 20 May to submit. Why is this application being considered?
- We have already informed the Planning Control Committee Councillors, Tottington Councillors, our MP, the Secretary of State, the Minister of State, Labour's Shadow Secretary of State and Shadow Minister of State of the background to these matters and of our opposition to any retrospective permission being given and our valid reasons why.

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

### **Consultations**

**Traffic Section** - No objections, subject to the inclusion of a condition relating to car parking.

**Designforsecurity** - No comments.

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

EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN1/5	Crime Prevention
EN5/1	New Development and Flood Risk
EN6	Conservation of the Natural Environment
EN7	Pollution Control
EN7/5	Waste Water Management

EN8	Woodland and Trees
EN8/2	Woodland and Tree Planting
EN9/1	Special Landscape Areas
OL1/5	Mineral Extraction and Other Development in the Green Belt
OL7/2	West Pennine Moors
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
CF4	Healthcare Facilities
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 (Green Belt)** - Paragraph 90 of the NPPF states that other forms of development are not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These include:

- mineral extraction;
- engineering operations;
- local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- the re-use of buildings provided that the buildings are of permanent and substantial construction; and
- development brought forward under a Community Right to Build Order.

Policy OL1/5 states that within the Green Belt other development, not including buildings, will be inappropriate unless:

- it maintains openness and does not conflict with the purposes of including land in the Green Belt; or
- in the case of mineral extraction, it does not conflict with the purposes of including land in the Green Belt, and high environmental standards will be maintained and the site well restored.

Proposals for other development not falling into one of the two categories is inappropriate development and is, by definition, harmful to the Green Belt. Any development proposal considered to involve inappropriate development will only be permitted in very special circumstances.

The site is located within the Green Belt and the proposed development would constitute a engineering operation, which would be appropriate development in the Green Belt. The proposed car park has been re-surfaced using tarmac, which is not normally considered to be acceptable in a Green Belt location. However, the site is bounded by mature trees, which are covered by a Tree Preservation Order and vegetation and views of the car park are restricted to from within the application site. As such, given the above, the proposed development would not have an adverse impact upon the openness and character of the Green Belt and would be in accordance with Policy OL1/5 of the Bury Unitary Development Plan and the NPPF.

**Design and layout** - The proposed development would occupy the same area as the previous car park. The proposed area has been re-surfaced using tarmac and the car

parking spaces demarcated. The lighting columns are 6 metres in height and would be viewed against the backdrop of the existing trees, which are protected by a Tree Preservation Order. As such, the proposed lighting columns would not be a prominent feature within the streetscene. Therefore, the proposed development would be in accordance with Policy EN1/2 of the Bury Unitary Development Plan.

**Impact upon residential amenity** - The proposed car park and lighting columns would be 53 metres from the Lodge and 29.2 metres from the Coach House at the closest points respectively. Given that the existing trees are protected by a Tree Preservation Order and the existing protected vegetation would be retained, it is considered that the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties.

**Highways issues** - The proposed development would utilise the existing access, which would be acceptable in terms of visibility. The Traffic Section has no objections, subject to the inclusion of a condition relating to car parking. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policy EN1/2 of the Bury Unitary Development Plan.

### **Response to objectors**

- The issues relating to the impact upon the Green Belt, light pollution, impact upon residential amenity have been addressed in the main report.
- The LPA has an obligation to determine any application which is submitted. The regulations are clear that a retrospective application cannot be refused on the basis it is retrospective. The application came in within a 'reasonable' time set out and required by the Council.
- A condition will be added requiring the previous lighting is to be removed within 1 month of the date of the decision, if so approved.
- The issues relating to the breach of the deeds for the property and rights of access are not material planning considerations and are private matters.
- It is not relevant to the determination of this application concerning its scope and content. The fact is that the application needs to be determined on its own merits.

### **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**

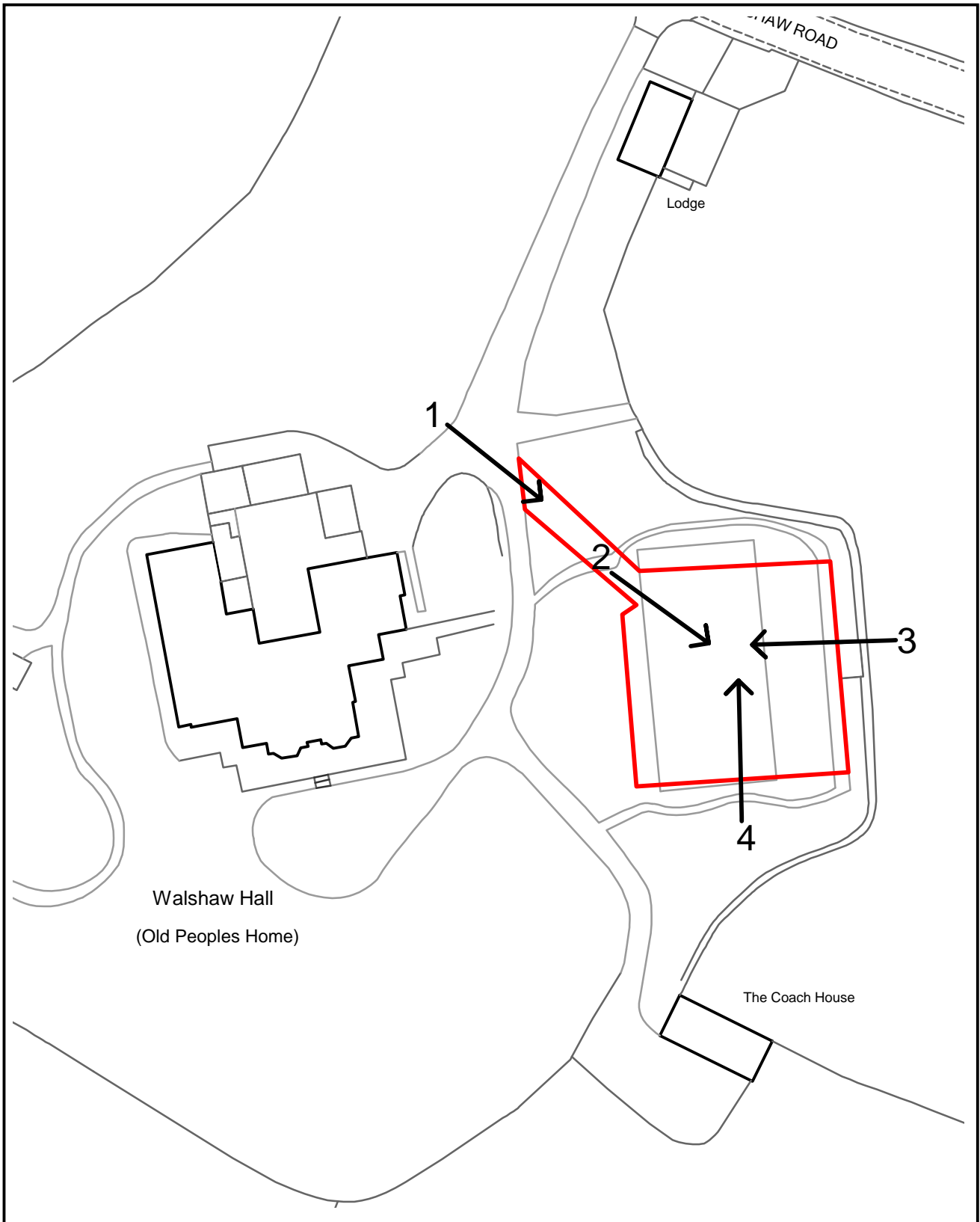
1. This decision relates to drawings numbered AL(11)\_002, AL(51)002 O, AL(11)\_001 B and the development shall not be carried out except in accordance with the drawings hereby approved.  
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
2. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the extension 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.



3. All the pre-existing, external lighting affixed to trees, except the 6 lighting columns hereby approved shall be removed from site to the written satisfaction of the Local Planning Authority within 1 month of the date of the decision.  
Reason: In the interests of the visual amenity pursuant to Policy OL1/5 – Mineral Extraction and Other Development in the Green Belt 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 60183**

**ADDRESS: Walshaw Hall  
Bradshaw Road  
Tottington**

**Planning, Environmental and Regulatory Services**



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

60183

Photo 1



Photo 2





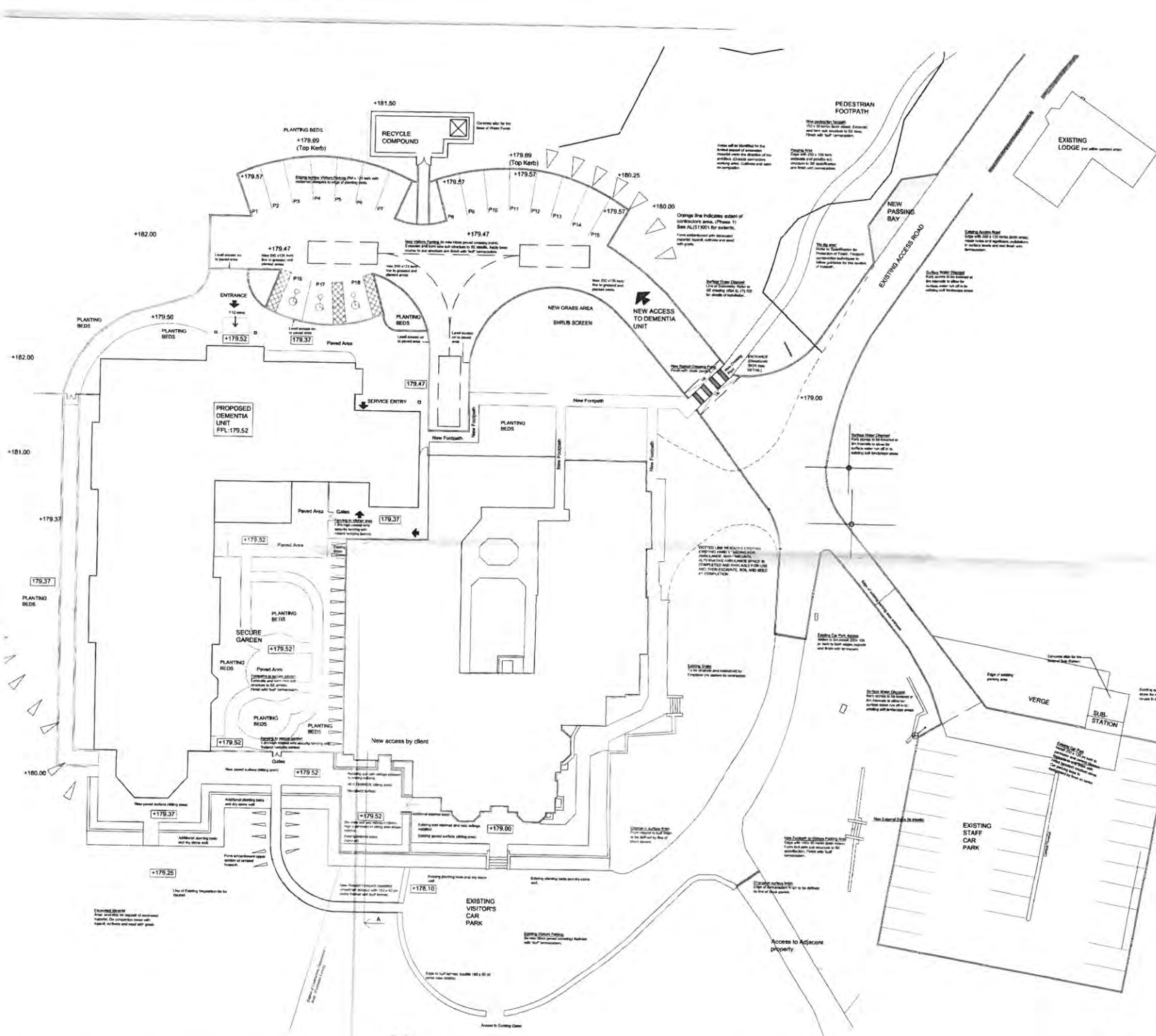
60183

Photo 3



Photo 4





**Notes**  
 Do not scale. Use figured dimensions only.  
 All dimensions to be verified on site prior to the commencement of any work or the production of any other drawing. All discrepancies to be reported to the architect.  
 This drawing is to be read in conjunction with all related Architect's and Engineer's drawings and any other relevant information.  
 This drawing is copyright © of DWA Architects Ltd.

REV	DATE	REVISION	INITIALS
P1	05.07.12	Issue for coverings	JPJ
P2	08.07.12	Additional levels for cello system	CMB
P3	18.07.12	Substation added	CMB
D	18.08.12	Revisedation plan and landscape detail	CMB
E	23.08.12	Revisedation Entrance sign added	CMB
F	18.09.12	Update after client meeting	CMB
G	03.10.12	Update after client meeting	CMB
H	04.10.12	For Tender issue	CMB
J	20.12.12	Tree survey update	CMB
K	18.09.14	Construction issue	CMB
L	08.02.15	Site plan amended when included in accordance with comments received from CPUL	JPJ
M	10.11.15	Recycle store moved	JO
N	27.11.15	Recycle store updated	JO
O	27.11.15	As Built	JO

READ IN CONJUNCTION WITH DRAWING C7702 AL(51)007 SHOWING DETAILS OF ENTRANCE, ACCESS ROAD AND CONTRACTORS COMPOUND etc

READ IN CONJUNCTION WITH DRAWING C7702 AL(51)022, AL(51)023 & AL(51)024 SHOWING FURTHER DETAILS OF ENTRANCE, ACCESS ROAD AND CAR PARKS (EXISTING & PROPOSED)

READ IN CONJUNCTION WITH DRAWING C7702 AL(51)003 DEPICTING PROPOSED BUILDING SETTING OUT CO-ORDINATES

FOR LANDSCAPING MATERIAL SPECIFICATION REFER TO LANDSCAPE DRAWING - C7702 - AL(51)004 REV C



**DWA ARCHITECTS**  
 278A Ardwick Rd  
 Leeds LS2 9JF  
 Telephone: 0113 275 4444  
 Website: www.dwa-architects.co.uk



Client  
**Capstone Care**

Project  
**53 Bed Dementia Unit, Walshaw Residential Care Home, Tottington**

Drawing Title  
**Proposed Site Plan**

Scale  
**1:200 @ A1**

Date  
**25/08/13**

Drawn by  
**CMB**

Checked by  
**JPJ**

Job No.  
**C7702**

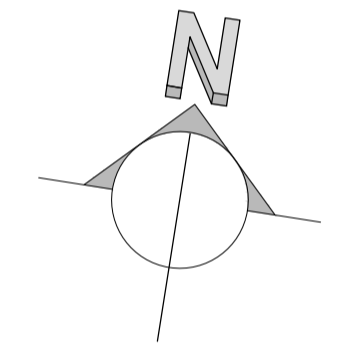
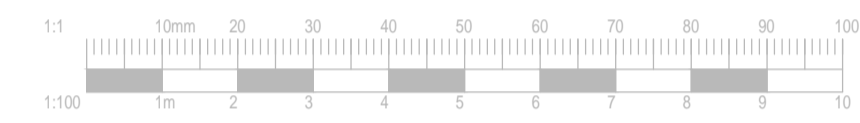
Drawing No.  
**AL(51)002**

Rev.  
**0**



Do not scale, use figured dimensions only.  
 All dimensions to be verified on site prior to the commencement of any work or the production of any shop drawing. All discrepancies to be reported to the Architect.  
 This drawing is to be read in conjunction with all related Architect's and Engineer's drawings and any other relevant information.  
 This drawing is copyright © of DWA Architects Ltd.

REV	DATE	REVISION	INITIALS	CHECK
A	27/05/16	Lighting Columns Added	JQ	CMB
B	15/06/16	Lighting Spec Added	JQ	CMB



**DWA ARCHITECTS**  
**DWA**

DWA Architects Ltd  
 Potten House  
 49 Wilson Potten Street  
 Warrington  
 WA1 1PC  
 Telephone  
 01925 444420  
 Website  
 www.dwa-architects.co.uk



Client  
**Capstone Care**

Project  
**Walshaw Hall**

Drawing Title  
**Existing Car Park As Built Drawing**

Scale **1:100 @ A1** Date **17/05/16**  
 Drawn by **JQ** Checked by **CMB**

Job No. **C7704** Drawing No. **AL(11)\_001** Rev. **B**

Picture 1  
January 2013



July 2016





Picture 2  
January 2013



July 2016





Picture 3

January 2013



July 2016



**Ward:** Ramsbottom and Tottington -  
Ramsbottom

Item 03

**Applicant:** Eccleston Homes Ltd & Turnbull & Stockdale Ltd

**Location:** Croft End Mill, Bolton Road North, Stubbins, Bury, BL0 0NA

**Proposal:** Demolition of existing buildings and erection of 11 no. dwellings with associated garages and parking along with associated engineering works including the infilling of the filter beds

**Application Ref:** 60212/Full

**Target Date:** 06/09/2016

**Recommendation:** Approve with Conditions

### **Description**

The application site contains a stone and brick built mill with filter beds, which are located on the opposite side of Dearden Brook. The brook passes through the middle of the site and forms the boundary between Bury Metropolitan Borough Council and Rossendale Borough Council. The filter beds and associated vegetation are located in the borough of Bury and the remainder of the built development is in Rossendale. The mill building is two storeys in height with a slate roof and is accessed from Bolton Road North, which leads to a small car park adjacent to the brook.

There is an access to the south west of the site, which is a Public Right of Way and the River Irwell is beyond. There are mature trees to the east with open fields beyond. There are residential dwellings to the north east and open fields to the north west.

The proposed development involves the demolition of the existing buildings and the erection of 11 dwellings with associated garages and the infilling of the filter beds. The proposed dwellings would be two/three storeys in height and would be built from stone with a slate roof. The proposed dwellings would be accessed from a new central access off Bolton Road North.

The filter beds would be infilled using inert material and the area landscaped. The filter beds would be accessed from within the site.

This application relates to the works within Bury and a second application has been submitted to Rossendale Borough Council for the works within Rossendale.

For the avoidance of doubt, the works being assessed are the infilling of the filter beds and the landscaping to the south of the brook. This area is marked in yellow on the aerial photograph of the site.

### **Relevant Planning History**

36187 - Factory extension to rear to provide printing facility and storage at Croft End Mill, Bolton Road North, Stubbins.

60275 - Article 18 consultation from Rossendale Council (ref 2016/0228) - Demolition of existing buildings, erection of 11 residential dwellings with associated garages and parking along with associated engineering works including the infilling of the filter beds at Croft End Mill, Bolton Road North, Edenfield. Raise no objections - 4 August 2016.

Rossendale

2016/0228 - Demolition of existing buildings, erection of 11 residential dwellings with

associated garages and parking along with associated engineering works including the infilling of the filter beds at Croft End Mill, Bolton Road North, Edenfield. Received - 6 June 2016.

### **Publicity**

The neighbouring properties were notified by means of a letter on 16 June 2016 and a press notice was published in the Bury Times on 21 June 2016. Site notices were posted on 21 June 2016.

2 letters have been received from Ramsbottom Heritage Society, which have raised the following issues:

- Our research suggests that Croft End is an historically important site worthy of preservation in part or whole.
- As parts of the site are 215 years old, query why no heritage statement was provided.
- Despite the fact that Irwell Valley constitutes the birthplace of much of the 18th, 19th and 20th century textile trades, a considerable number of historical sites have disappeared over recent years. In contrast Croft End has survived intact, completely weatherproof and despite references to it being derelict, is actually still in use in parts.
- A local developer has stated that the building is ideal for conversion and would provide a two storey building with a riverside setting.
- The continual loss of lodges in Rossendale is a matter that has been raised elsewhere together with its environmental and ecological implications.
- The Ordnance Survey map from 1847 clearly shows the L-shape of what is now Croft End mill as part of the Rose bank printing and bleaching complex.
- Various photographs have been submitted, which show parts of the mill building dating from 1817 and 1847.
- Parts of the mill include local vernacular features, carried over into the industrial age from traditional local building practice. For example the watershot technique, where each successive course of stoneworks is tipped slightly outwards, but set about half an inch behind the lower course.
- This was a particular feature of Pennine vernacular architecture, rarely seen after 1840s and designed to allow rainwater to drip out of the stonework. There are very few surviving mills in the area with watershot stonework.
- One neat and easily overlooked feature, common on vernacular stone buildings situated on roads which carried wheeled traffic, is this carefully carved curvature.
- The mill contained a 19th century extension, mimicking the original but in Accrington brick.
- The empty lodge and its surroundings have been rapidly overtaken by nature.
- The setted cartway with large reinforcing flagstones on the brook bridge was shown on the 1827 survey.
- The settling tanks are present and rarely survive any kind of redevelopment in this area.
- The fabric printing company, Turnbull and Stockdale printed cloth and created their own designs on their own cloth. Many were used in the Cunard liners and even in the homes of the Royal family.
- Turnbull and Stockdale had premises at Croft End Bleachworks, Edenwood Mill, Rosebank Printing works, Chatterton Weaving Shed and Cuba Mill. There were sales offices in London, Birmingham, Glasgow, Belfast and Manchester.
- The company directors supported local organisations in Edenfield, Stubbins and Ramsbottom.

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

### **Consultations**

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

**Drainage Section** - Comments awaited and will be reported in the Supplementary Report.

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

**GM Ecology Unit** - No objections, subject to the inclusion of conditions relating to nesting birds, Himalayan Balsam, landscaping and drainage.

**Environment Agency** - Additional information received. Further comments will be reported in the Supplementary Report.

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

**Rossendale Borough Council** - Comments awaited and will be reported in the Supplementary Report.

**Minerals and Waste Planning Unit** - Comments awaited and will be reported in the Supplementary Report.

### **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
H3/1	Assessing Non-Conforming Uses
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN2	Conservation and Listed Buildings
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN5/1	New Development and Flood Risk
EN6	Conservation of the Natural Environment
EN6/4	Wildlife Links and Corridors
EN7	Pollution Control
EN7/2	Noise Pollution
EN7/3	Water Pollution
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
OL1/5	Mineral Extraction and Other Development in the Green Belt
RT3/4	Recreational Routes
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
MW3/1	Derelict or Degraded Land (Waste)
MW4/1	Assessing Waste Disposal Proposals
MW4/2	Development Control Conditions (Waste)
MW4/5	Land Contamination
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 (Waste)** - Policy MW3/1 states that when considering proposals for new or extensions to existing waste disposal sites, the Council will, without prejudice to other policies and proposals of the UDP, give favourable consideration to proposals which result in the reclamation of derelict or degraded land.

Policy MW4/1 states that a proposal for new or extensions to existing waste disposal sites or facilities will be accepted in principle when the following criteria are satisfied:

- It will not have an unacceptable impact on dwellings or on other environmentally sensitive properties in terms of visual amenity, noise, dust, air pollution, surface water or groundwater pollution, smell, vibration or other nuisance;
- It will not have an unacceptable effect on land drainage, water supply or the water resources of the area;
- It is acceptable in terms of access, traffic generation and road safety;
- It will not have a detrimental impact on the viability of agricultural holdings or lead to the unacceptable loss of agricultural land, taking into account the quality of restoration likely to be achieved following the cessation of waste disposal;
- It will not have an unacceptable effect on the setting of listed buildings, ancient monuments or conservation areas;
- It will not have a detrimental impact on areas of recreational use or potential, areas of special landscape, archaeological or geological value, river valleys, areas of ecological or biological importance or any other area of a similar nature protected by other policies of the UDP;
- It would not sterilise land with mineral deposits, if mineral extraction is considered to be a viable and appropriate use of the land;
- It includes a satisfactory scheme of restoration and, where appropriate, aftercare;
- It makes satisfactory provision for screening and landscaping of the site whilst works are in progress;
- In the case of extensive sites, it includes provision for progressive working of the site to minimise the area of working at any particular time;
- It includes a satisfactory scheme of aftercare in the case of restoration to agriculture, forestry or amenity use;
- It makes satisfactory provision for leachate and landfill gas controls and dispersal during and after the completion of the tipping operations.

The proposed development involves the infilling of the filter beds to create a level area and a pond. The proposed works would not impact upon agricultural land and would not sterilise the land for mineral deposits. The proposed development would not impact upon areas of recreational use and the issues relating to amenity and traffic generation will be addressed later in the report. Therefore, the proposed development would be acceptable in principle and would be in accordance with Policies MW3/1 and MW4/1 of the Bury Unitary Development Plan.

**Principle (Green Belt)** - Paragraph 90 of the NPPF states that certain other forms of development are also not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:

- mineral extraction;
- engineering operations;
- local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- the re-use of buildings provided that the buildings are of permanent and substantial construction; and
- development brought forward under a Community Right to Build Order.

Policy OL1/5 states that within the Green Belt, other development will be inappropriate unless it maintains openness and would not conflict with the purposes of including land within the Green Belt.

The proposed infilling works would be an engineering operation and would be appropriate development within the Green Belt. The proposed infilling and landscaping works would maintain the openness and character of the Green Belt. Therefore, the proposed development would be in accordance with Policy OL1/5 of the Bury Unitary Development Plan and the NPPF.

**Impact upon surrounding area** - The proposed infilling works would create a level area to

facilitate the creation of a pond and associated landscaping as part of a residential development. The proposed material would be inert, such as crushed brick, concrete and stone, which would not decompose and as such, would not cause harm to the amenity of the neighbouring properties.

The proposed landscaping works would include the provision of a pond, maintenance access, trees, wildflowers, water and scrub planting. The proposed works would be appropriate for the area and would not have an adverse impact upon the character or appearance of the area.

Access to the filter beds would be taken from within the site with plant and material being lifted over the watercourse directly onto the filter beds. It is acknowledged that there would be some adverse impact upon the amenity of the neighbouring properties through noise and disturbance. However, the potential for noise and disturbance would be mitigated by the restriction of the hours of operation from 08.00 to 17.00 on Mondays to Fridays.

The proposed infilling works would take a period of 6 months to complete and it is considered that the improvement to the site would outweigh the disturbance to the amenity of the neighbouring properties during the hours of operation.

Therefore, it is considered that the proposed development would be in accordance with Policies MW3/1 and MW4/1 of the Bury Unitary Development Plan.

**Ecology** - An ecological appraisal was submitted with the application. There is potential for otter, water vole and white clawed crayfish to be present in Dearden Brook or the River Irwell and any impacts can be mitigated through the submission of a Construction and Environmental Management Plan.

Both the River Irwell and Dearden Brook are main rivers and are subject to the Water Framework Directive. The Water Framework Directive requires environmental objectives be set for all surface and ground waters to enable them to achieve good status or potential for heavily modified water bodies by a defined date. One objective is to prevent further deterioration which can include changes to flow pattern, width and depth of channel, sediment availability/transport and ecology and biology. GM Ecology Unit has no objections to the proposed development, subject to the inclusion of conditions relating to nesting birds, Himalayan Balsam, landscaping and drainage. Therefore, the proposed development would not have a significant adverse impact upon a protected species or ecological feature and would be in accordance with Policies EN6 and EN6/3 of the Bury Unitary Development Plan and the NPPF.

**Highways issues** - The applicant has confirmed that access to the filter beds would be taken from within the site. All plant and material would be lifted over the watercourse directly onto the filter beds and as such, there would be no impact upon the Public Right of Way to the southwest of the site. The Traffic Section has no objections to the principle of the proposed development and further comments will be reported in the Supplementary Report.

#### **Response to objectors**

The ecological impact of the loss of the filter beds has been addressed in the report above. The implications of the loss of the mill building, with regard to its historic importance is a matter for Rossendale Council to consider.

#### **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:** Approve with Conditions

**Conditions/ Reasons**

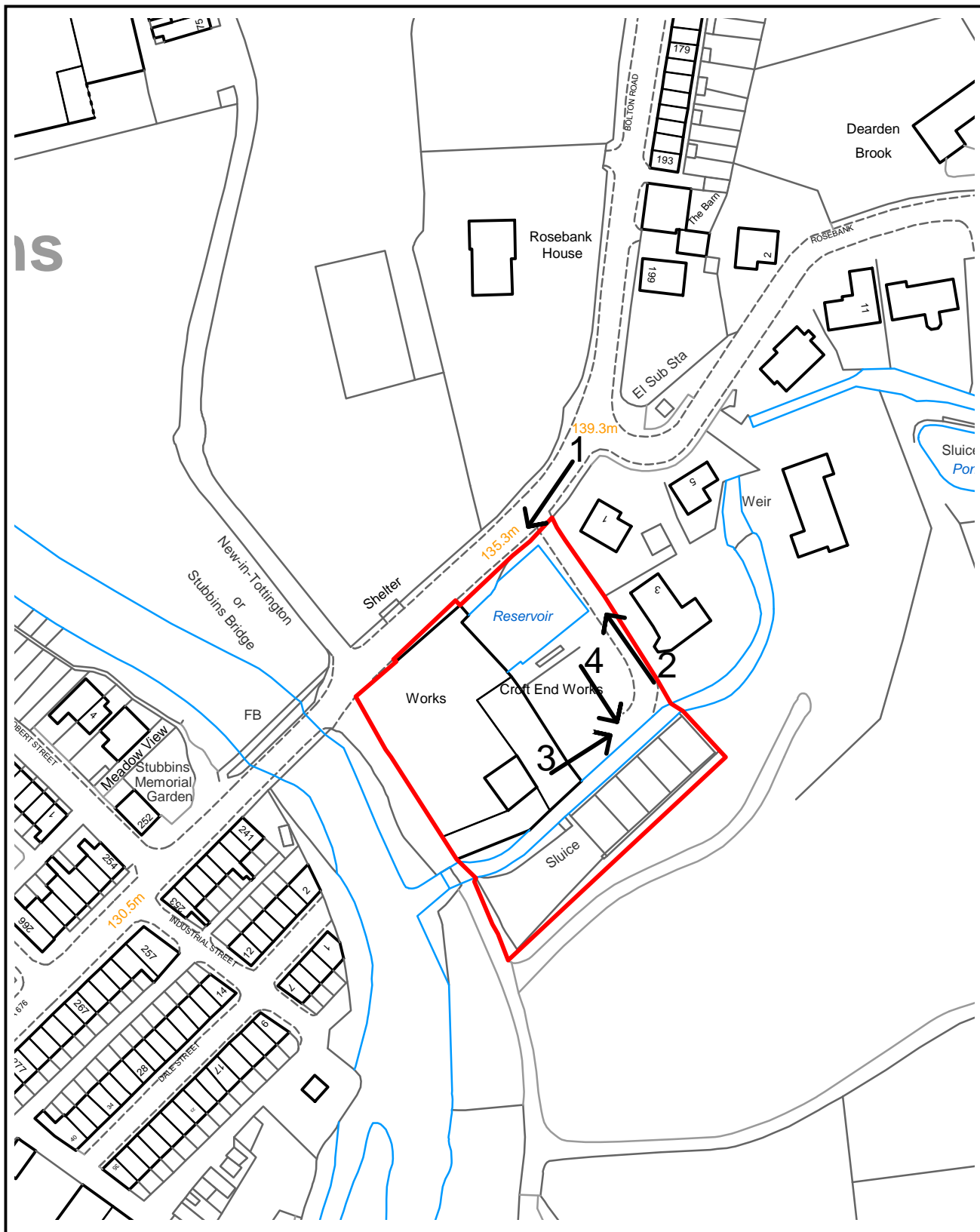
1. The development must be begun not later than three years beginning with the date of this permission.  
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered 101, EH025/TOO, 102, 103, F06, 6054 01-02, P.673.16.02, P.673.16.03 and 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. No development shall commence unless or until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Only the approved CEMP shall be implemented before construction works commence and shall be maintained for the duration of the development hereby approved.  
Reason. No information has been provided and to protect Dearden Brook and the River Irwell from pollution pursuant to Section 11 of the National Planning Policy Framework and Policy EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan.
6. No works shall be carried out to the trees that would disturb nesting birds between 1st March and 31st August inclusive in any year.  
Reason. In order to ensure that no harm is caused to a Protected Species

pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

7. No development, site clearance or earth moving shall take place or material or machinery brought on site, unless or until a method statement to protect the Dearden Brook and River Irwell from accidental spillages, dust and debris has been submitted to and approved in writing by the Local Planning Authority. Only the approved method statement will be implemented and must be maintained for the duration of the construction period in accordance with the approved details.  
Reason. No information has been provided and to protect Dearden Brook and the River Irwell from pollution pursuant to Section 11 of the National Planning Policy Framework and Policy EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan.
8. The landscaping scheme hereby approved shall be implemented to the written satisfaction of the Local Planning Authority not later than 12 months from the date the building(s) is first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted to the written satisfaction of the Local Planning Authority.  
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
9. No landfilling or restoration shall take place outside the hours of:  
0730 to 1830 hours, Monday to Fridays  
0800 to 1300 hours Saturdays.  
No such development or restoration shall take place at any time on Sundays or Public Holidays.  
Reason In the interests of the amenities of the area pursuant to Policies MW4/1 - Assessing Waste Disposal proposals and MW4/2 - Development Control Conditions (Waste) of the Bury Unitary Development Plan.
10. All vehicles transporting minerals, of a size less than 100mm in any dimension, from the site shall be securely sheeted.  
Reason: In the interests of highway safety and the amenities of the area pursuant to Policies MW4/1 - Assessing Waste Disposal proposals and MW4/2 - Development Control Conditions (Waste) of the Bury Unitary Development Plan.
11. The types of reversing alarms to be used on the vehicles and equipment associated with the development shall be agreed with the Local Planning Authority prior to the use on the site. Only the approved alarms shall be used on site.  
Reason - In the interests of the amenity of the area pursuant to Policies MW4/1 - Assessing Waste Disposal proposals, MW4/2 - Development Control Conditions (Waste) of the Bury Unitary Development Plan.
12. 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.



# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

APP. NO 60212

ADDRESS: Croft End Mill, Bolton Road North  
Ramsbottom

Planning, Environmental and Regulatory Services

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



60212

Photo 1



Photo 2





60212

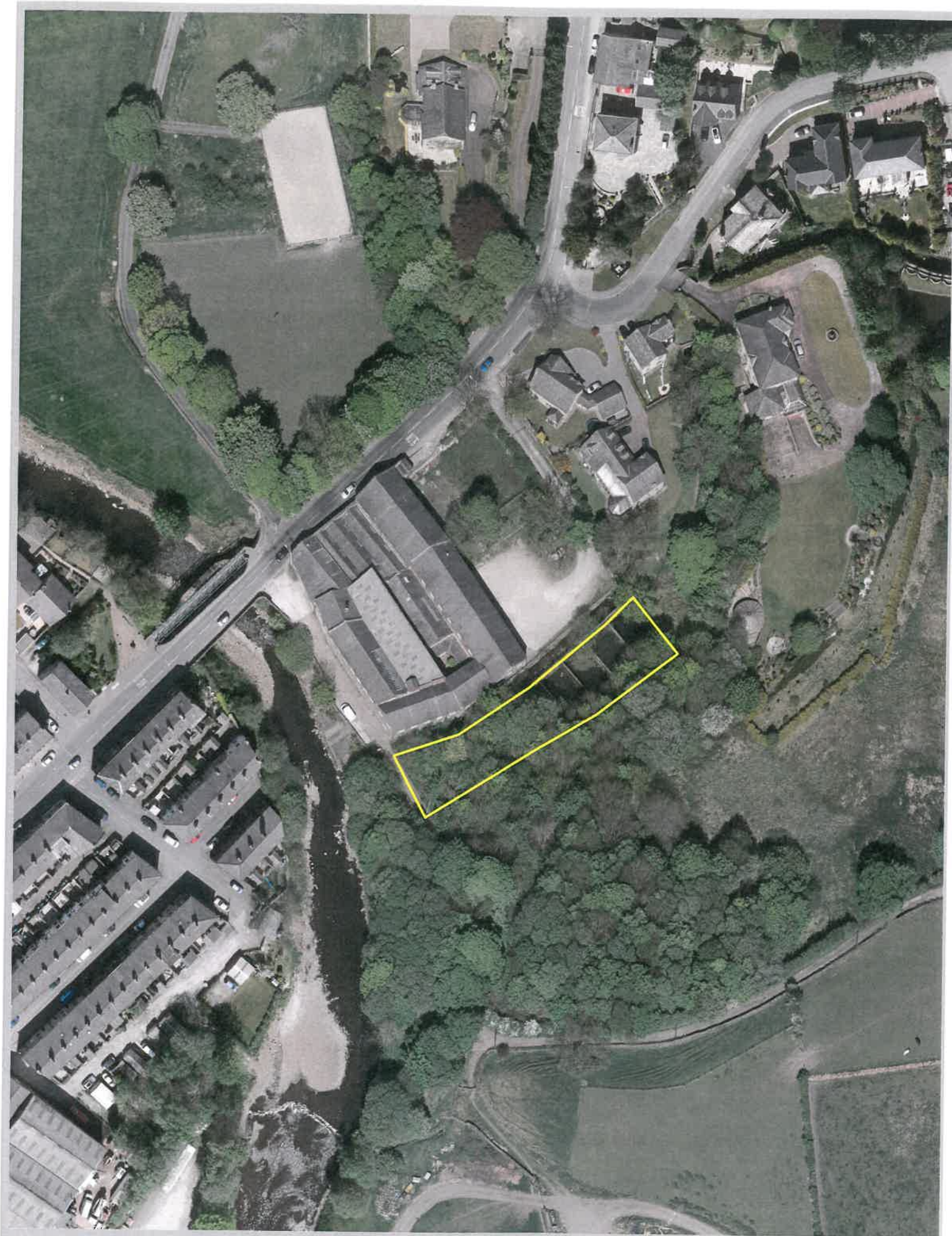
Photo 3



Photo 4







SCALE: 1:1250 DATE: 16/08/2016

© Crown copyright. All Rights Reserved. Bury MBC. 100023063 / 2016



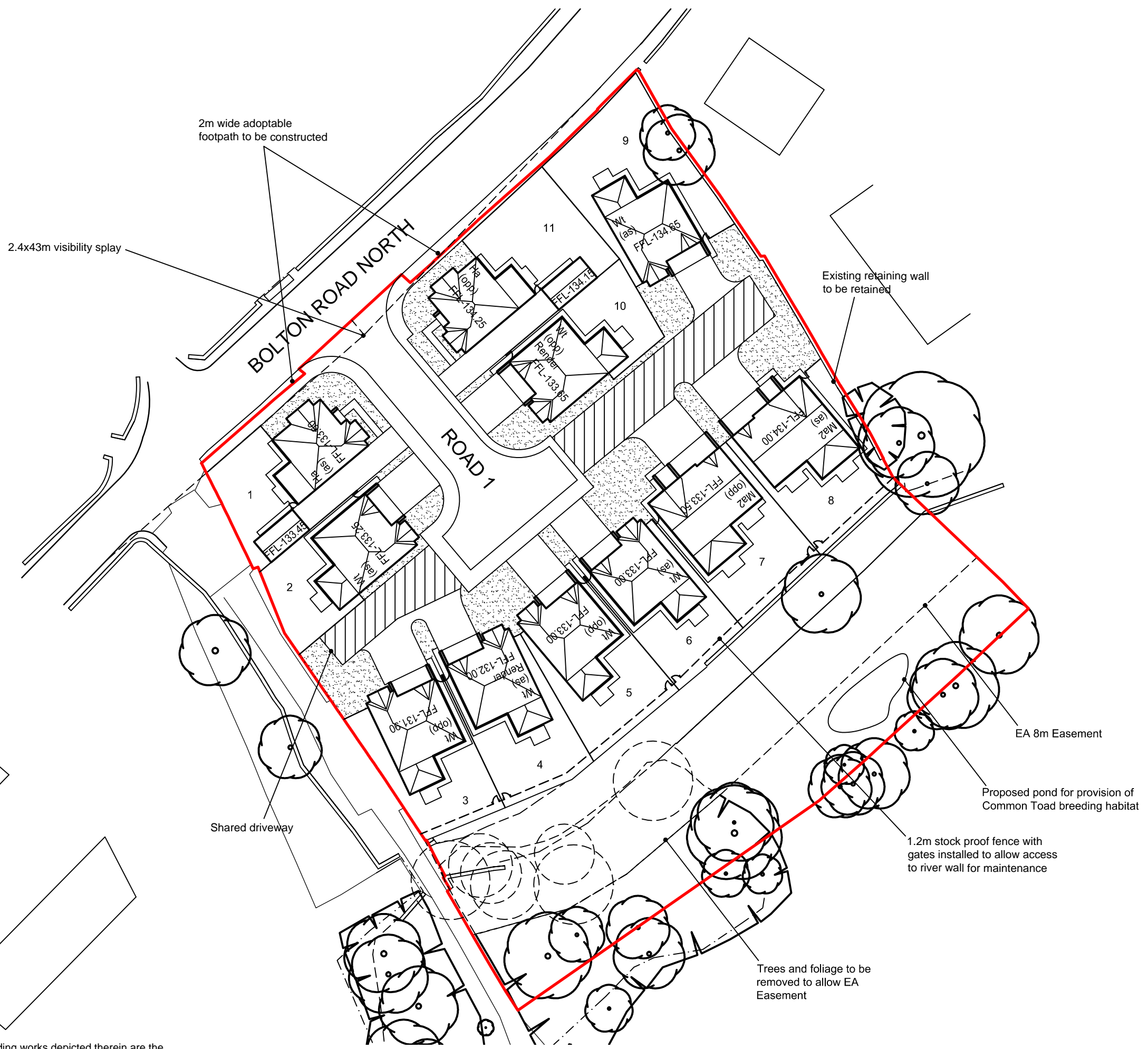
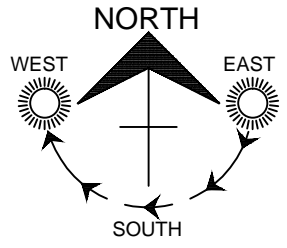
**Bury**  
COUNCIL



- NOTE:
- DO NOT SCALE FROM THIS DRAWING.
  - ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE EXECUTION OF ANY WORK.
  - ANY DISCREPANCY TO BE FOUND TO EXIST BETWEEN DRAWINGS AND/OR DOCUMENTS IT SHOULD BE REPORTED TO THE TECHNICAL DEPARTMENT IMMEDIATELY.

SCHEDULE OF ACCOMODATION				
HAIGH	4 BED DETACHED HOUSE	1492sqft	2	2984sqft
WHITTINGTON	4 BED DETACHED HOUSE	1610sqft	7	11270sqft
MAWDESLEY 2	5 BED DETACHED HOUSE	1799sqft	2	3598sqft
<b>TOTAL</b>			<b>11</b>	<b>17852sqft</b>

SITE AREA: 1.11 Acres  
 SITE DENSITY: 9.91 Units/Acre  
 TOTAL FOOTAGE: 17852 Sqft  
 SITE FOOTAGE: 16083 Sqft/Acre



REV.	DESCRIPTION	INT.	DATE



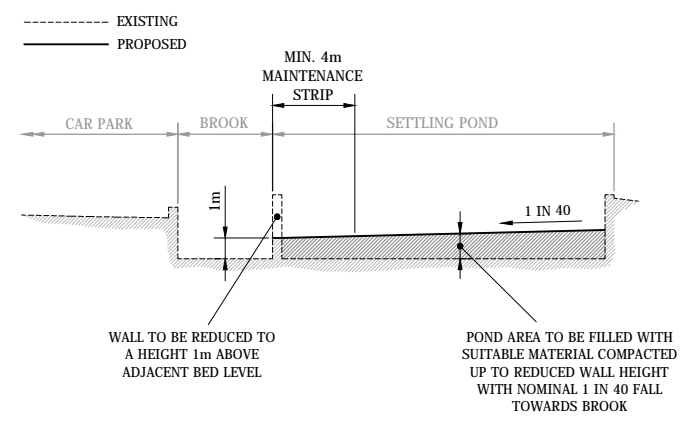
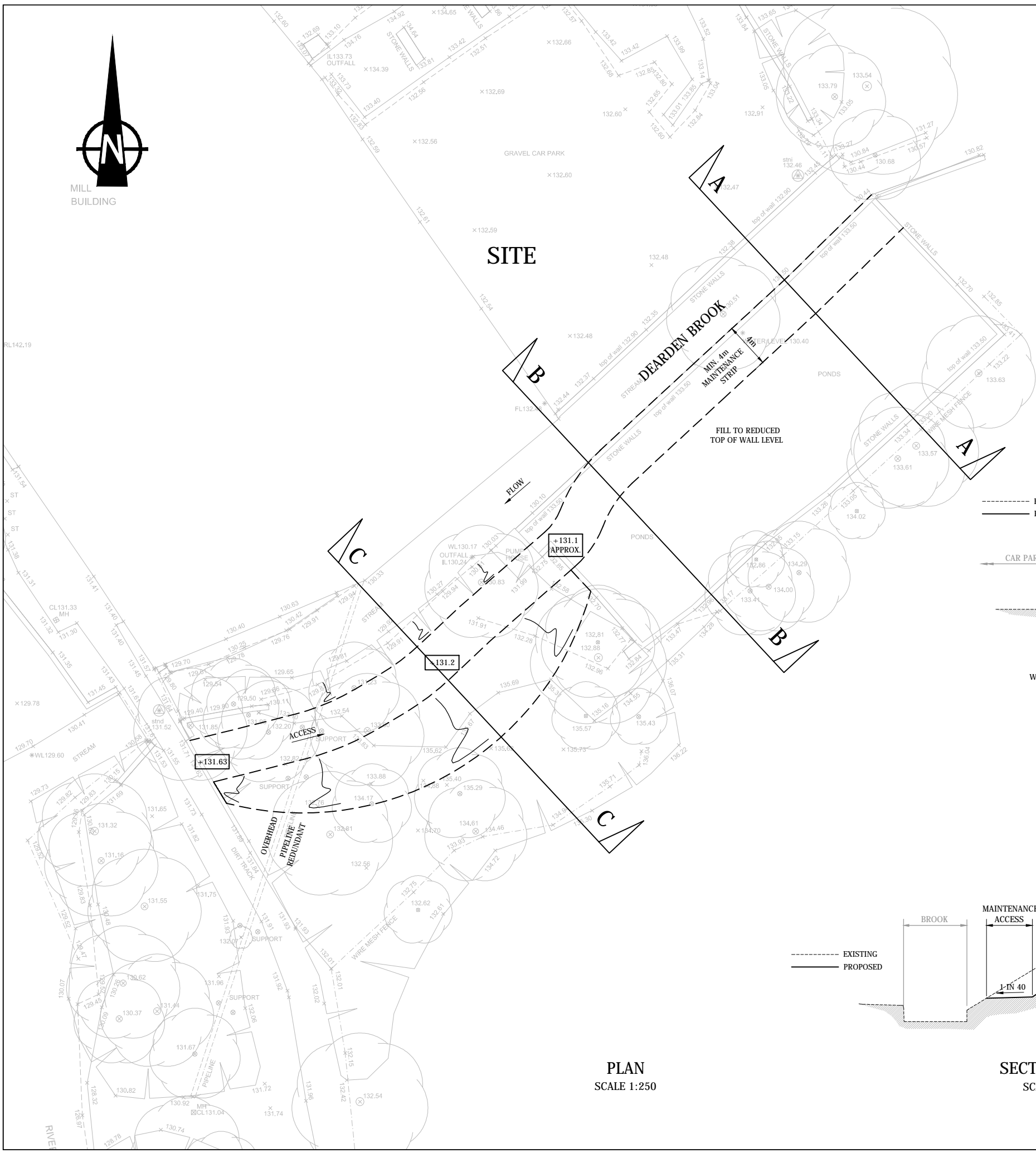
PROJECT

**CROFT END MILL,  
 BOLTON ROAD NORTH,  
 STUBBINS**

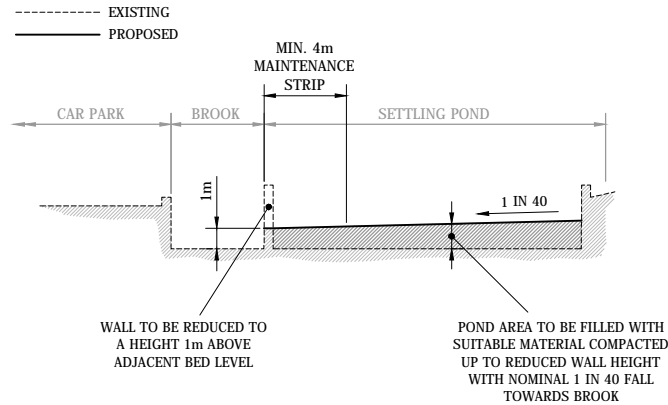
DRAWING TITLE

**PLANNING LAYOUT**

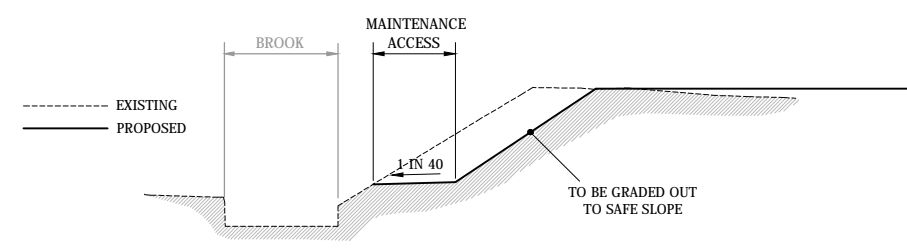
JOB NUMBER	012	REV	
DRAWING NUMBER	102		
DRAWN	JSM	31.03.16	SCALE
CHECKED	-	-	1:500



SECTION A - A  
SCALE 1:250



SECTION B - B  
SCALE 1:250



SECTION C - C  
SCALE 1:250

PLAN  
SCALE 1:250

DRAWING FILE LOCATION:-

Rev	REVISION	By	Date

ECCLESTON HOMES

BOLTON ROAD NORTH  
RAMSBOTTOM

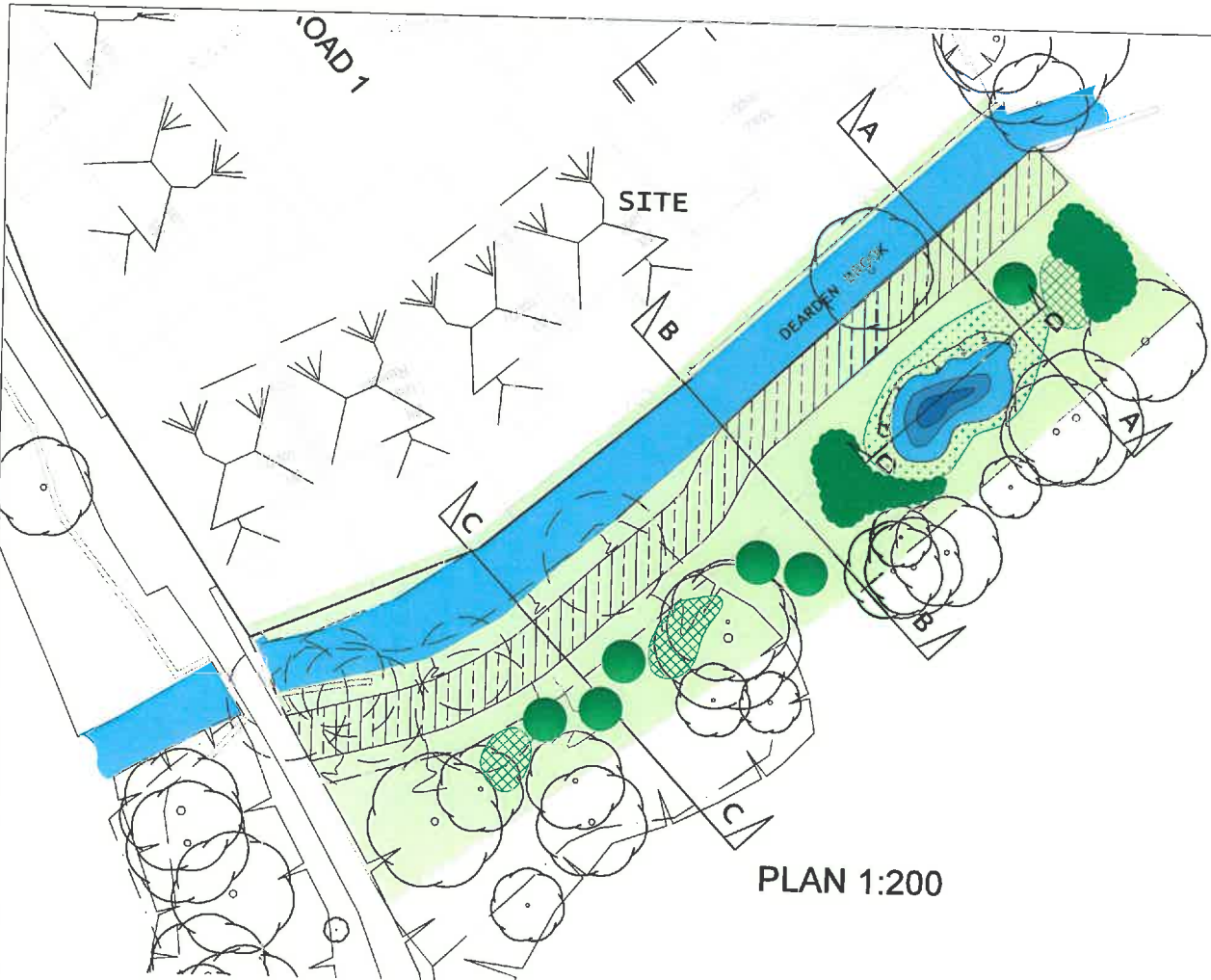
BANK WORKS TO DEARDEN BROOK



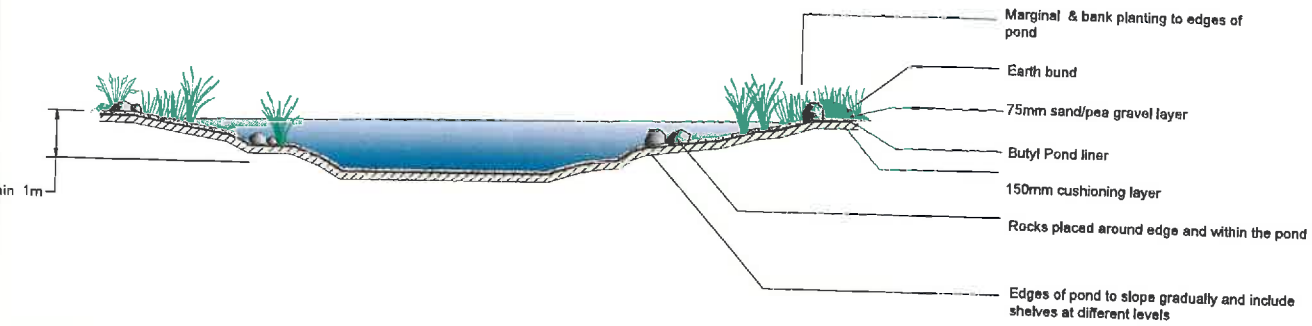
THE GENESIS CENTRE, SCIENCE PARK SOUTH,  
BIRCHWOOD, WARRINGTON, CHESHIRE, WA3 7BH.  
Tel: 01925 812898 Fax: 01925 838864

Job No. 6054	Drawing No. 01-02	Revision. -
Scale AS SHOWN @ A2	Date JUNE 2016	
Drawn By MG	Designed By JEL	Checked By JEL

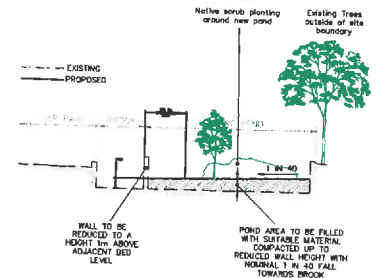




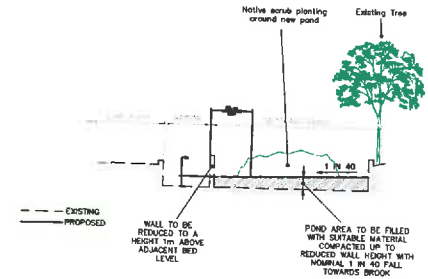
PLAN 1:200



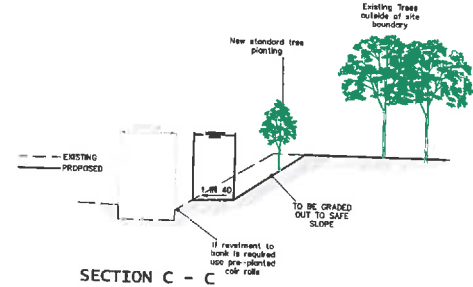
SECTION D - D INDICATIVE POND PROFILE  
SCALE 1:50



SECTION A - A  
SCALE 1:250



SECTION B - B  
SCALE 1:250



SECTION C - C  
SCALE 1:250

- NOTES:
- Water tanks and sediment need to be tested and if not contaminated, sediment and some water to be re-used within the new pond. Remaining water from tanks may be pumped into river or latter of site. Any plants to be relocated.
  - If contamination is found, water and sediment will need to be treated and disposed appropriately.
  - Topsoil to be imported to areas of planting at a minimum depth of 400mm. 150mm topsoil to the access track and 150mm subsoil to be spread to rest of the area.
  - The pond to be randomly shaped as shown to provide maximum pond edge, with shallow shelves and deeper areas to increase variety of habitats.
  - Works to be carried out in winter to minimise impact on ecology.
  - Pond depth to be a minimum of 1m
  - Where land slopes towards stream pond level to be made up with an earth bund, shaped to include an low point as an overflow.
  - Himalayan Balsam to be removed by hand and continued to be managed as part of the maintenance programme.

DO NOT SCALE

This drawing, including the design and technical information contained on it, is the property of Ascerta. The drawing may only be used for the specific purpose for which it has been intended and may not be reproduced or copied without prior permission.

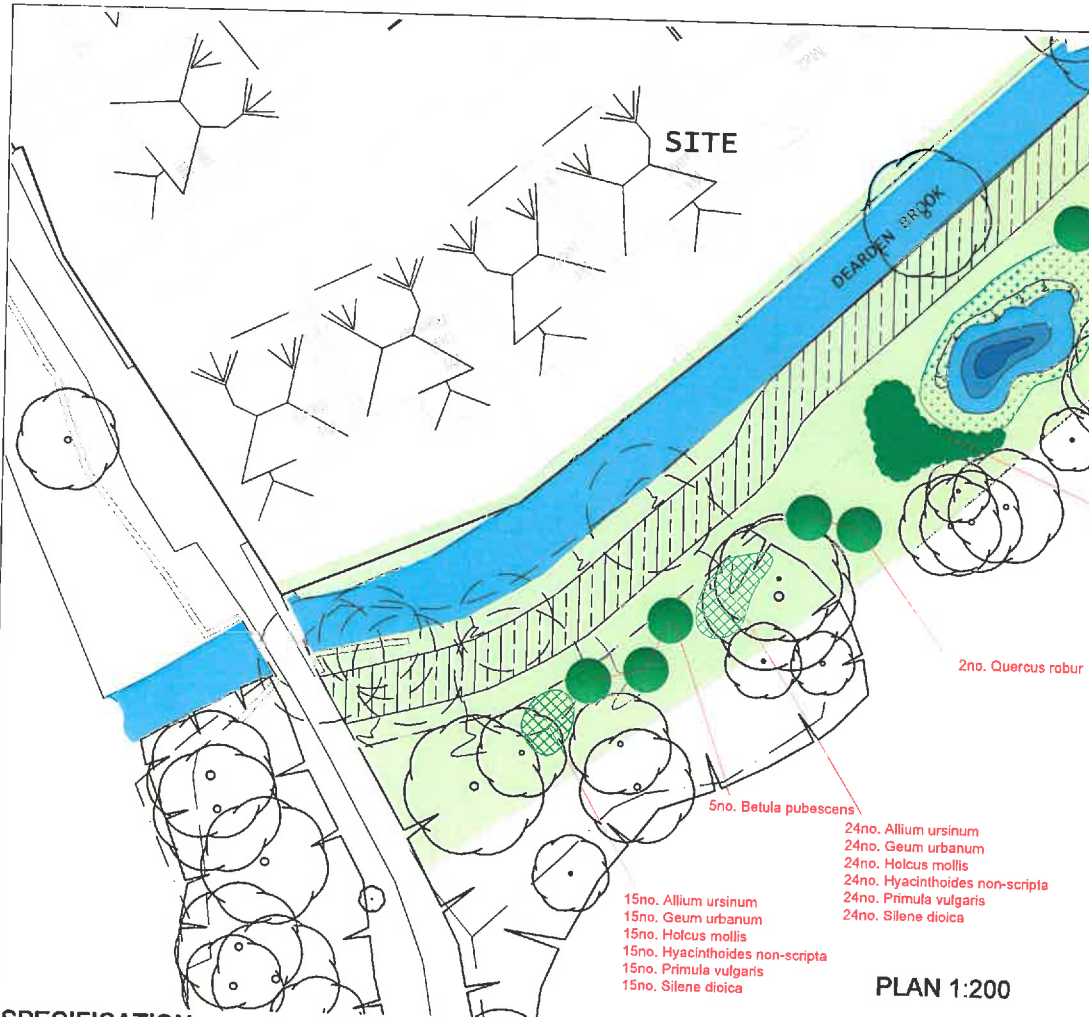
- KEY:
- Existing trees retained and protected during the works.
  - Existing lines removed where require to allow regrading
  - Ground levelled to create new grass access track. Sown with Gamagrass A22 low maintenance grass seed at 50g/m<sup>2</sup>
  - Proposed standard trees - refer to plant schedule for detail
  - Proposed native scrub planting - refer to plant schedule for detail
  - Proposed marginal and wetland planting. Planted randomly in species groups 6-11.
  - Willowherb plug planting - planted in species groups 6-11.
  - Area to be seeded with Gamagrass A22 Shaded Areas at rate of 5g/m<sup>2</sup>

NOTE:  
Sections A-A, B-B and C-C are based on the engineering drawing 01-02 Bank Works for Dearden Brook produced by Lewis Rodburgh

**Ascerta**

Landscape | Trees | Ecology  
Mere One, Mere Grange  
Elton Head Road, St Helens  
Merseyside WA9 5GG  
t: 0845 463 4404 f: 0845 463 4405  
e: info@landscapetreescology.com  
www.landscapetreescology.com

CLIENT:  
Eccleston Homes  
PROJECT:  
CROFT END MILL, STUBBINS  
DRAWING TITLE:  
Landscape Proposals for Dearden Brook  
SCALE: DRAWN BY: DRAWING NO: REV:  
Vierles RV  
DATE: CHECK BY: P.673.16.02  
JULY 2016 AM



8no. *Alnus glutinosa*  
 4no. *Betula pubescens*  
 12no. *Corylus avellana*  
 8no. *Crataegus monogyna*  
 4no. *Quercus robur*  
 4no. *Salix cinerea*  
 16no. *Viburnum opulus*

21no. *Allium ursinum*  
 21no. *Geum urbanum*  
 21no. *Holcus mollis*  
 21no. *Hyacinthoides non-scripta*  
 21no. *Primula vulgaris*  
 21no. *Silene dioica*

1no. *Quercus robur*

8no. *Alnus glutinosa*  
 4no. *Betula pubescens*  
 12no. *Corylus avellana*  
 8no. *Crataegus monogyna*  
 4no. *Quercus robur*  
 4no. *Salix cinerea*  
 16no. *Viburnum opulus*

2no. *Quercus robur*

5no. *Betula pubescens*  
 24no. *Allium ursinum*  
 24no. *Geum urbanum*  
 24no. *Holcus mollis*  
 24no. *Hyacinthoides non-scripta*  
 24no. *Primula vulgaris*  
 24no. *Silene dioica*

15no. *Allium ursinum*  
 15no. *Geum urbanum*  
 15no. *Holcus mollis*  
 15no. *Hyacinthoides non-scripta*  
 15no. *Primula vulgaris*  
 15no. *Silene dioica*

PLAN 1:200

**SPECIFICATION**

**1. INTRODUCTION AND GENERAL NOTES**  
 1.1. The client is Ascerta Ltd.  
 1.2. The site is located at Elton Head Road, St Helens, Merseyside.  
 1.3. The site is a 1.2 hectare site.  
 1.4. The site is a 1.2 hectare site.  
 1.5. The site is a 1.2 hectare site.

**2. MATERIALS AND METHODS**  
 2.1. All plants shall be supplied as bare root or container grown.  
 2.2. All plants shall be supplied as bare root or container grown.  
 2.3. All plants shall be supplied as bare root or container grown.

**3. MAINTENANCE AND MONITORING**  
 3.1. The contractor shall be responsible for the maintenance of the site.  
 3.2. The contractor shall be responsible for the maintenance of the site.  
 3.3. The contractor shall be responsible for the maintenance of the site.

**PLANT SCHEDULE**

Abbrev.	Botanical Name	Common Name	Qty/No.	Height cm	Root Zone	Specification	Qty
	<i>Corylus pedunculata</i>	Downy Birch	10-12	300-350	B	2x Feathers; 7 bris	1.00
	<i>Quercus robur</i>	Common Oak	10-12	300-350	B	2x SS; clear stem 175-200cm; 4 bris	1.00

Abbrev.	Botanical Name	Common Name	Qty/No.	Height cm	Root Zone	Specification	No./m <sup>2</sup>	Qty
	<i>Allium ursinum</i>	Wild Garlic			0.5L	Full pot Sept to April planting; British native-origin	5	60
	<i>Geum urbanum</i>	Wood Anemone			0.5L	Full pot Sept to April planting; British native-origin	6	80
	<i>Holcus mollis</i>	Creeping Soft Grass			0.5L	Full pot Sept to April planting; British native-origin	8	80
	<i>Hyacinthoides non-scripta</i>	English Bluebell			0.5L	Full pot Sept to April planting; British native-origin	6	60
	<i>Primula vulgaris</i>	Primrose			0.5L	Full pot	6	60
	<i>Silene dioica</i>	Red Campion			0.5L	Full pot Sept to April planting; British native-origin	6	60

Abbrev.	Botanical Name	Common Name	Qty/No.	Height cm	Root Zone	Specification	No./m <sup>2</sup>	Qty
	<i>Ca. (Zizic) a. (Zizic)</i>	Common Water Starwort			0.5L	Established root; Full to July planting; British native-origin	2	20
	<i>Polygonum persicaria</i>	Broad leaved Pondweed			0.5L	Established root; Full to July planting; British native-origin	4	35
	<i>Ranunculus aquatilis</i>	Common Water Crowfoot			B	Bunches and Weights; 4-5 stems; British native-origin	1	15
	<i>Scirpus sagittalis</i>	Japanese Arrowweed			0.5L	Full pot	5	20

Abbrev.	Botanical Name	Common Name	Qty/No.	Height cm	Root Zone	Specification	No./m <sup>2</sup>	Qty
	<i>Carex paniculata</i>	Greater Tussock Sedge			0.5L	Full pot Sept to April planting; British native-origin	3	30
	<i>Ca. x. n. p.</i>	Common Sedge			0.5L	Full pot Sept to April planting; British native-origin	5	40
	<i>Sparganium angustifolium</i>	Water Hyacinth			0.5L	Full pot Sept to April planting; British native-origin	1	20
	<i>Lythrum salicaria</i>	Yellow Flag Iris			0.5L	Full pot	5	30
	<i>Lythrum salicaria</i>	Red Loosestrife			0.5L	Full pot Sept to April planting; British native-origin	4	30
	<i>Lythrum salicaria</i>	Purple Loosestrife			0.5L	Full pot	7	60
	<i>Lythrum salicaria</i>	Red Loosestrife			0.5L	Full pot Sept to April planting; British native-origin	1	40

Abbrev.	Botanical Name	Common Name	Qty/No.	Height cm	Root Zone	Specification	Qty
	<i>Alnus glutinosa</i>	Common Alder	80-100	B	1+1; Transplant - seed raised	1.00	16
	<i>Betula pubescens</i>	Downy Birch	80-100	B	1+1; Transplant - seed raised	1.00	0
	<i>Corylus avellana</i>	Common Hazel	80-100	B	1+1; Transplant - seed raised; branched; 3 bris	0.55	24
	<i>Crataegus monogyna</i>	Common Hawthorn	80-100	B	1+1; Transplant - seed raised	1.00	10
	<i>Hedera helix</i>	Common Holly	80-100	BL	Leads with laterals	1	0
	<i>Quercus robur</i>	Common Oak	80-100	B	1+1; Transplant - seed raised	1.00	8
	<i>Salix cinerea</i>	Grey Willow	80-100	B	01; Cutting; branched; 2 bris	1.00	8
	<i>Viburnum opulus</i>	Guelder Rose	80-100	B	1+2; Transplant - seed raised; branched; 3 bris	0.71	32

DO NOT SCALE

This drawing, including the design and technical information contained on it, is the property of Ascerta. The drawing may only be used for the specific purpose for which it has been prepared and may not be reproduced or copied without prior permission.

- KEY:**
- Existing trees retained and protected during the works.
  - Existing trees to be removed where required to allow regrading.
  - Ground level to create new grass access track. Soam with Germinall A22 low maintenance grass seed at 50g/m<sup>2</sup>.
  - Proposed standard trees - refer to plant schedule for detail.
  - Proposed native scrub planting - refer to plant schedule for detail.
  - Proposed marginal and wetland planting. Planted randomly in species groups 5-11.
  - Wetland plug planting - planted in species groups 5-11.
  - Area to be seeded with: Germinall WFO8 Shaded Areas at rate of 5g/m<sup>2</sup>.

NOTE: Sections A-A, B-B and C-C are based on the engineering drawing 01-02 Bank Works to Dearden Brook

**Ascerta**  
 Landscape | Trees | Ecology  
 Mere One, Mere Grange  
 Elton Head Road, St Helens  
 Merseyside WA9 5GG  
 t: 0845 463 4404 f: 0845 463 4405  
 e: info@landscapetreecology.com  
 www.landscapetreecology.com

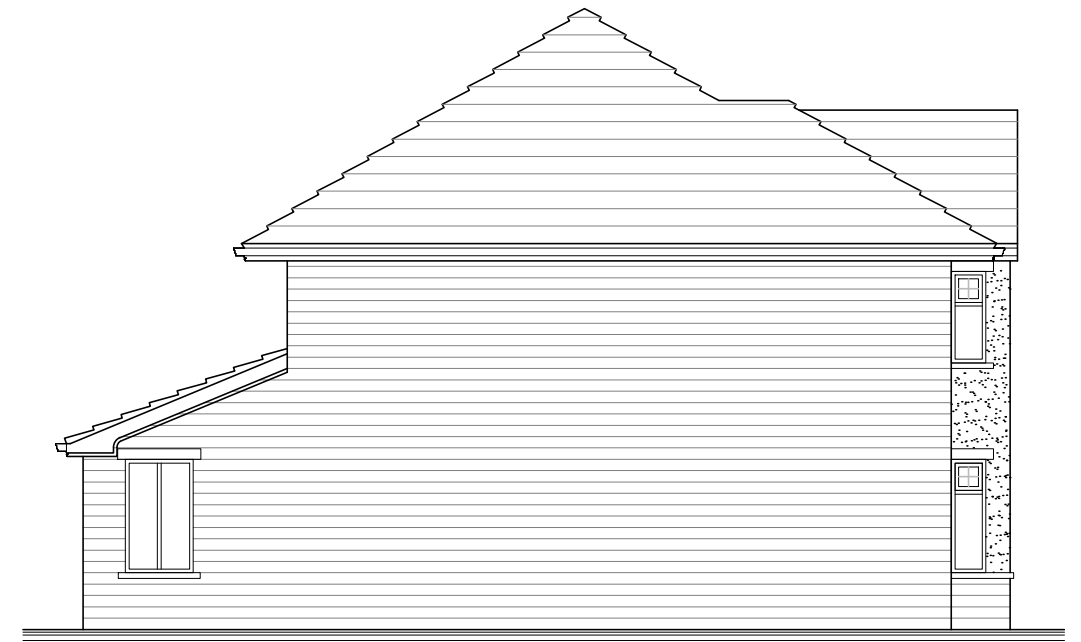
CLIENT: Eccleston Homes  
 PROJECT: CROFT END MILL, STUBBINS  
 DRAWING TITLE: Planting Plan  
 SCALE: Various  
 DATE: July 2016  
 DRAWING NO: P.673.16.03  
 CHECKED BY: AM  
 DESIGNED BY: RV  
 REV: 1



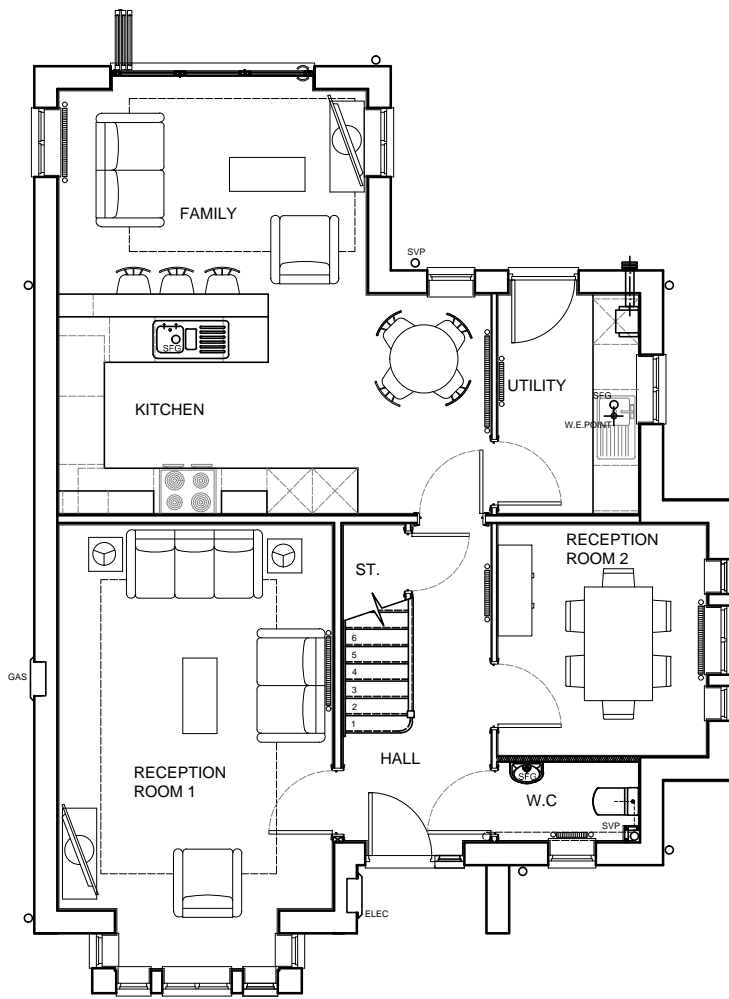
FRONT ELEVATION



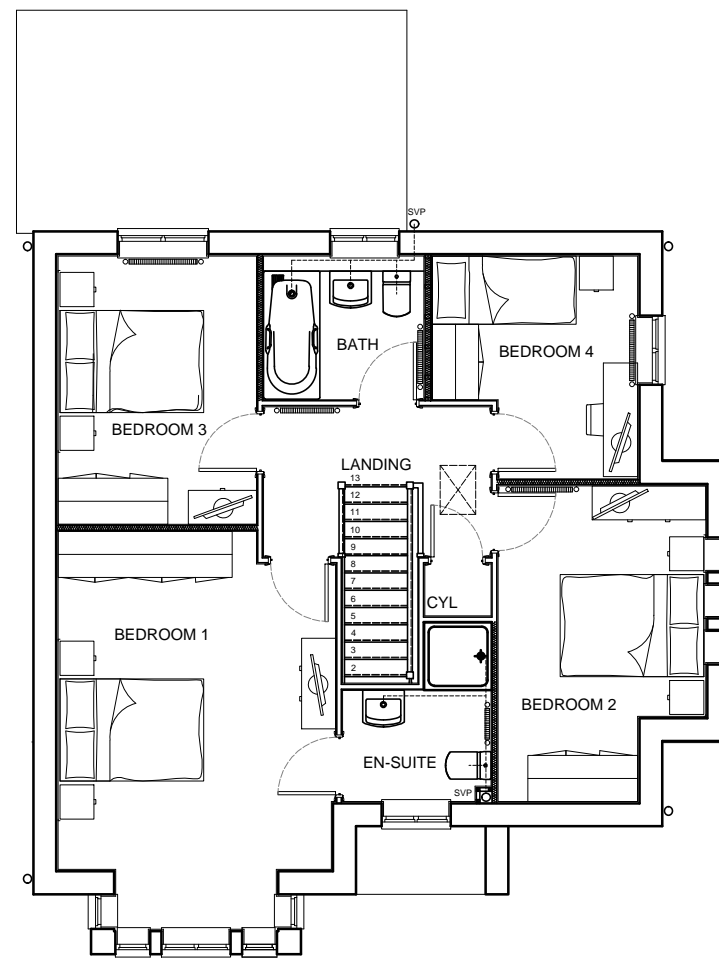
SIDE ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



REAR ELEVATION

REV.	DESCRIPTION	INT.	DATE



dave gowen design LTD  
ARCHITECTURE + INTERIORS

PROJECT  
**CROFT END MILL,  
BOLTON ROAD NORTH,  
STUBBINS**

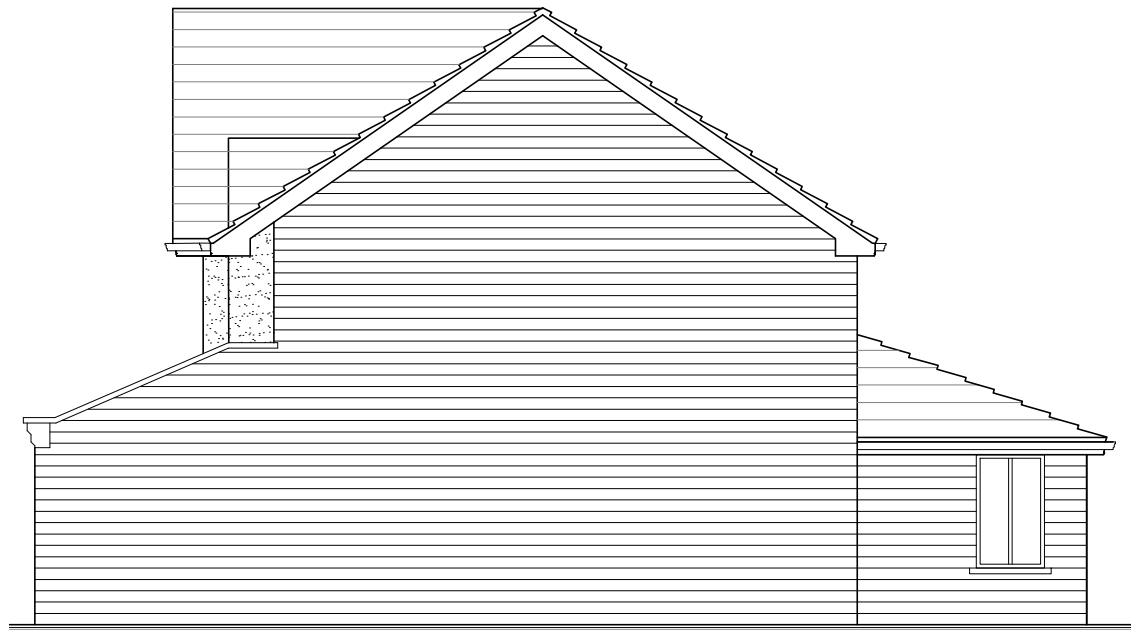
DRAWING TITLE  
**HAIGH HOUSETYPE  
PLANNING DRAWING**

JOB NUMBER	-	REV	-
DRAWING NUMBER	HA-P-01		
DRAWN	DG	10.05.16	SCALE
CHECKED	-	-	1:100
			<b>A3</b>

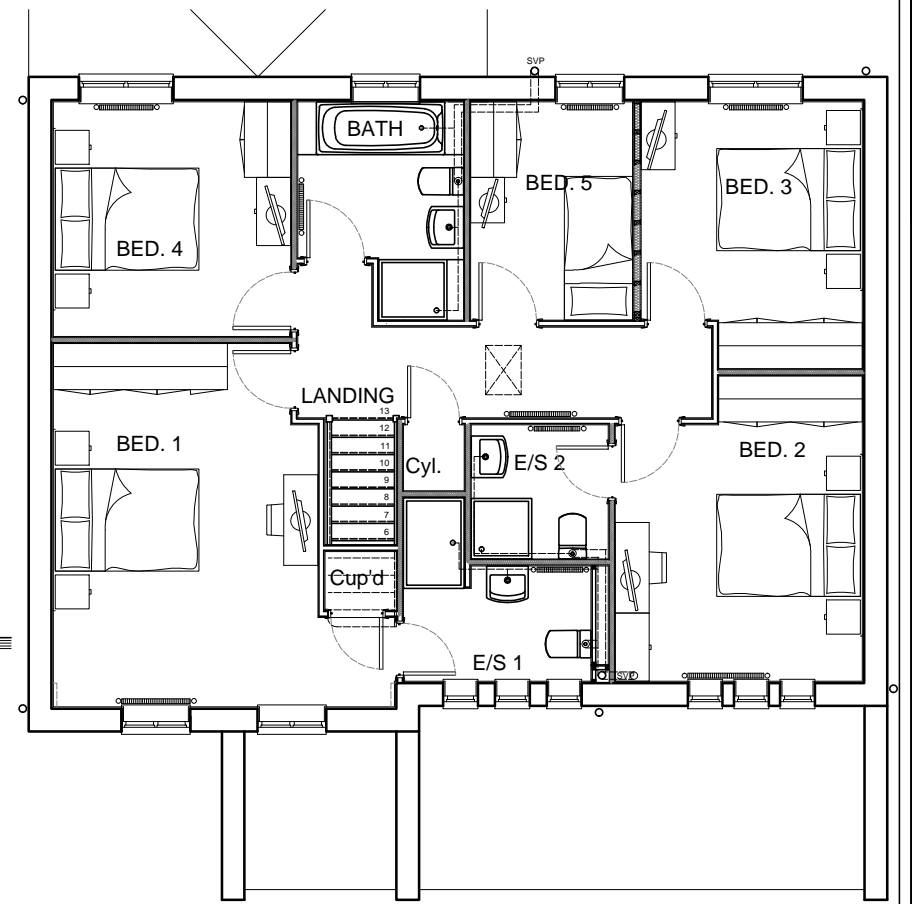




FRONT ELEVATION



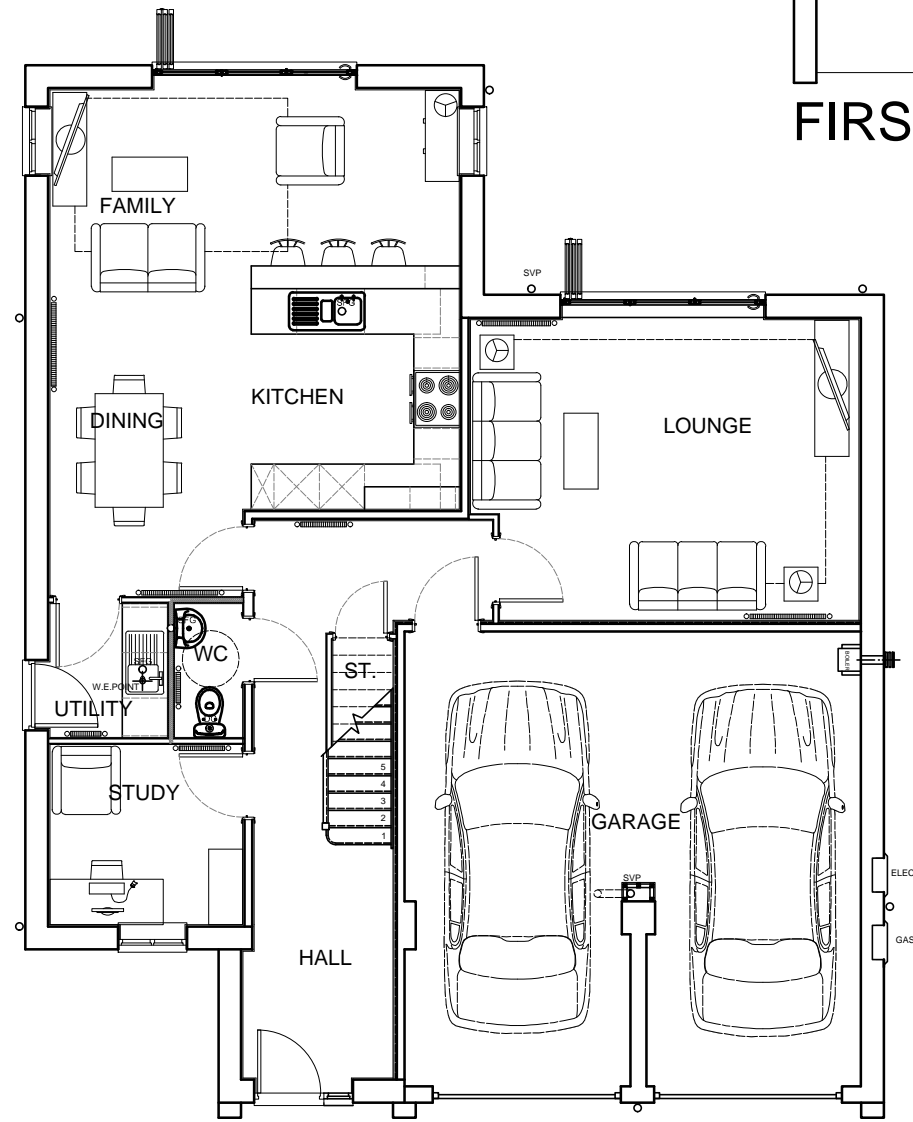
SIDE ELEVATION



FIRST FLOOR PLAN



SIDE ELEVATION



GROUND FLOOR PLAN



REAR ELEVATION

REV.	DESCRIPTION	INT.	DATE
------	-------------	------	------



dave gowen design LTD  
ARCHITECTURE + INTERIORS

PROJECT  
**CROFT END MILL,  
BOLTON ROAD NORTH,  
STUBBINS**

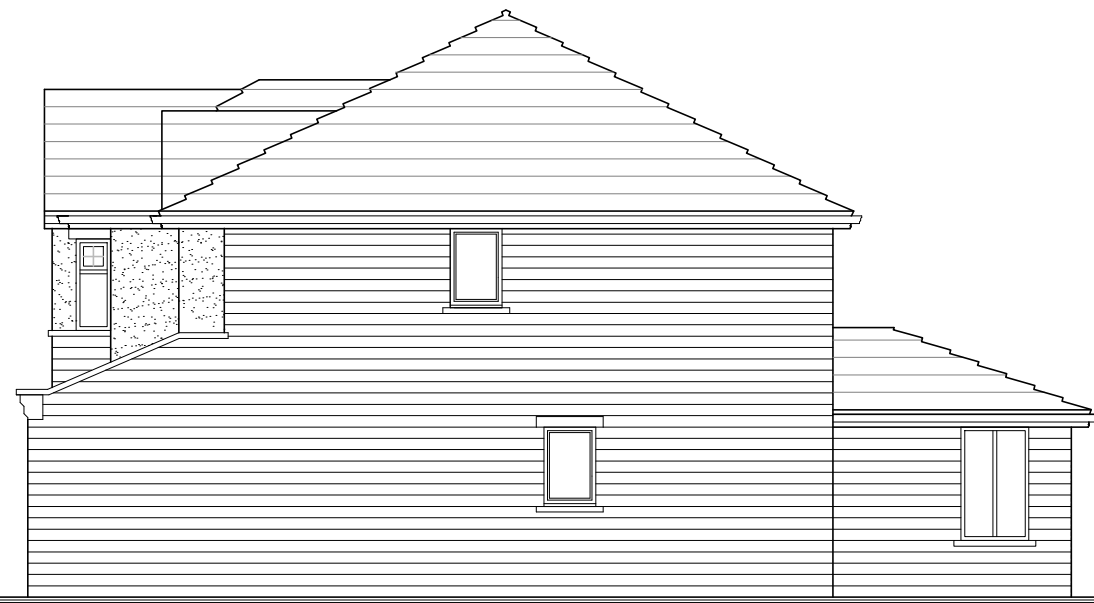
DRAWING TITLE  
**MAWDESLEY 2 HOUSETYPE  
PLANNING DRAWING**

JOB NUMBER	-	REV	-
DRAWING NUMBER	MA2-P-01		
DRAWN	DG	10.05.16	SCALE
CHECKED	-	-	1:100

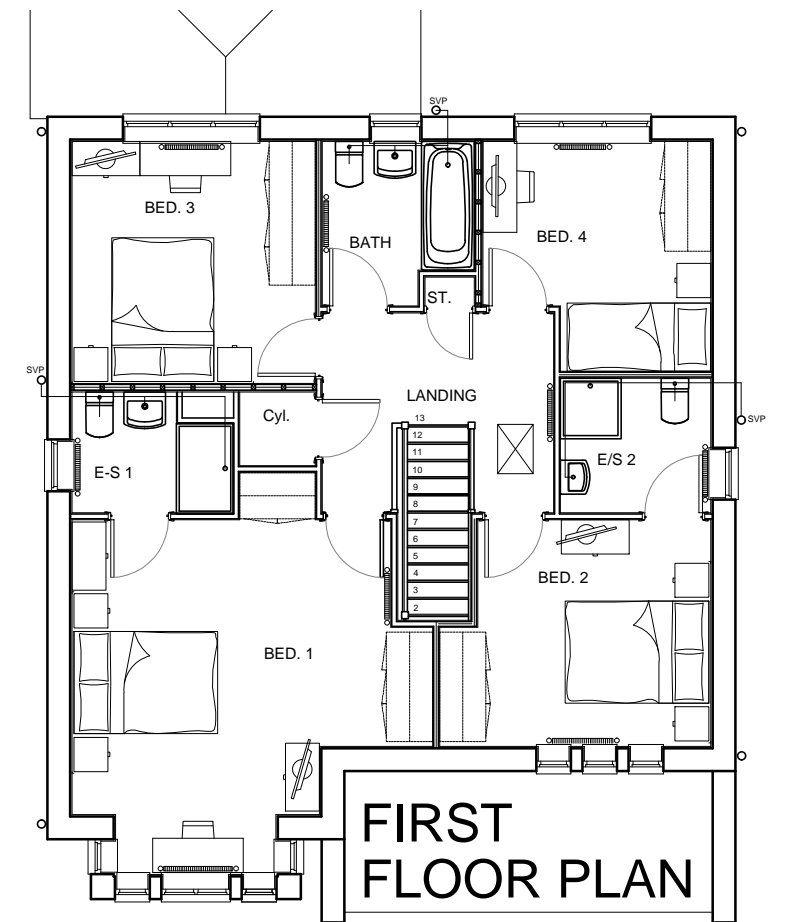
A3



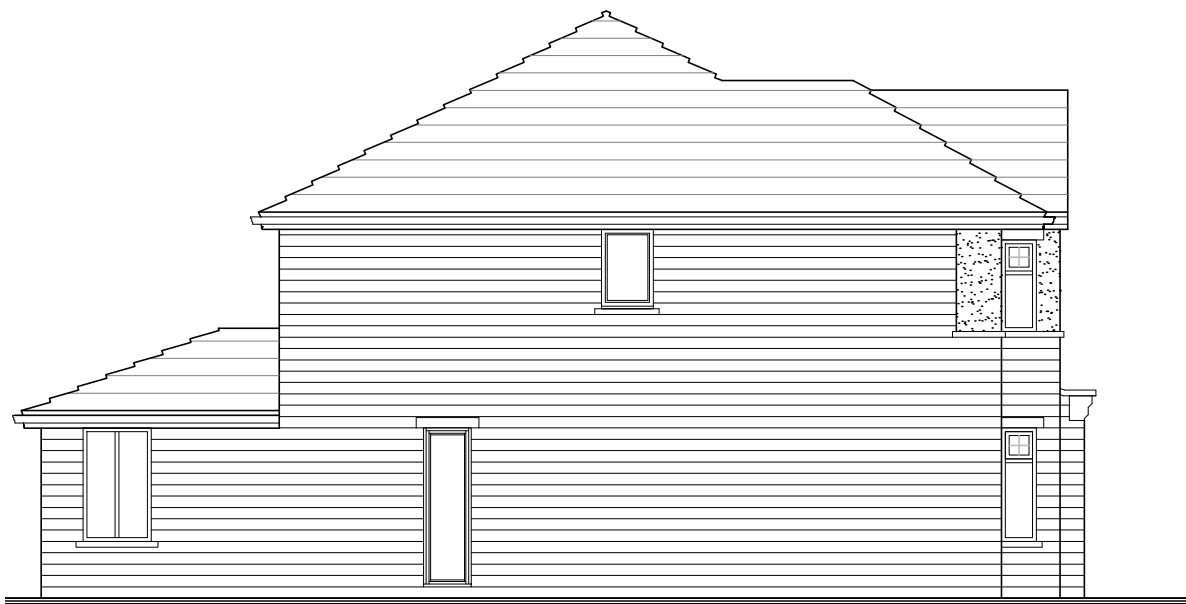
FRONT ELEVATION



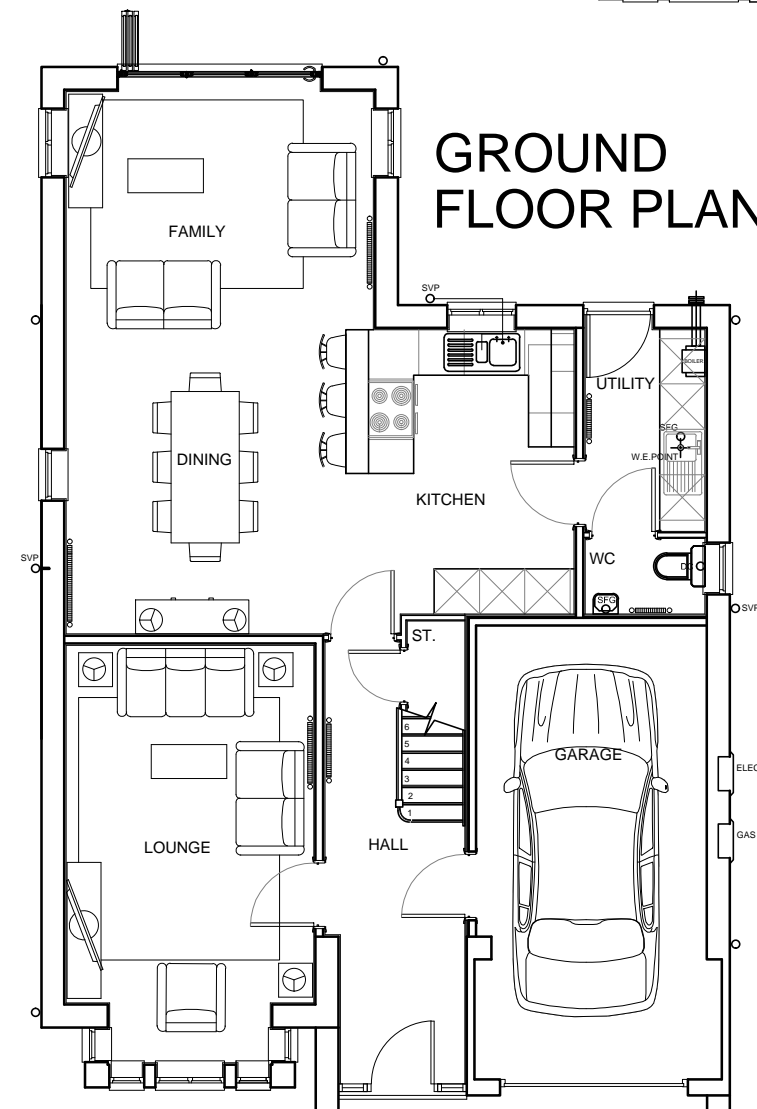
SIDE ELEVATION



FIRST FLOOR PLAN



SIDE ELEVATION



GROUND FLOOR PLAN



REAR ELEVATION

REV.	DESCRIPTION	INT.	DATE
------	-------------	------	------



dave gowen design LTD  
ARCHITECTURE + INTERIORS

PROJECT  
**CROFT END MILL,  
BOLTON ROAD NORTH,  
STUBBINS**

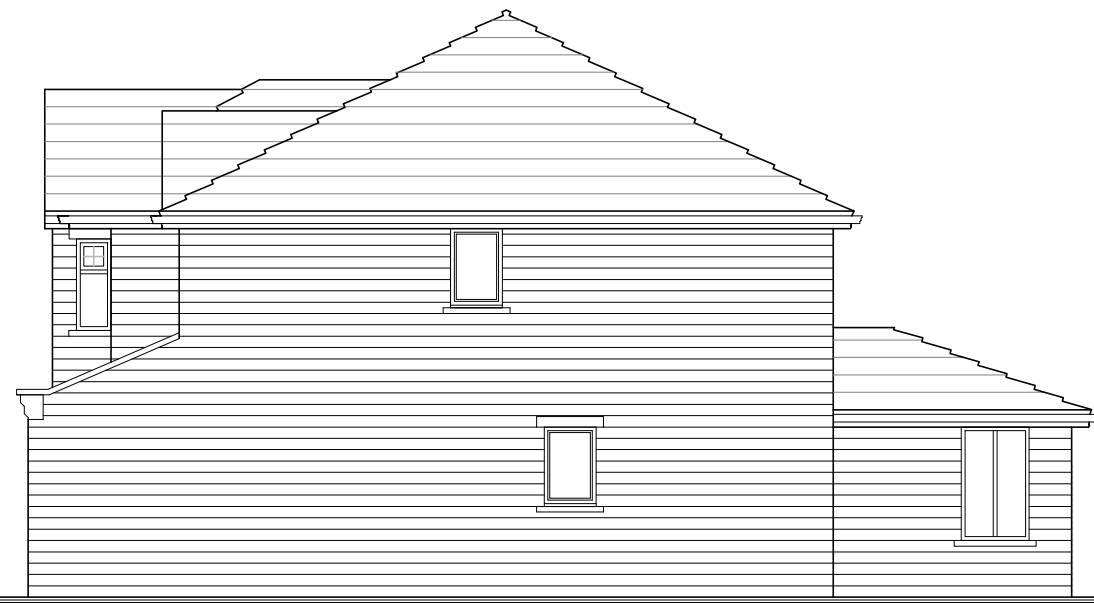
DRAWING TITLE  
**WHITTINGTON HOUSETYPE  
RENDER VERSION  
PLANNING DRAWING**

JOB NUMBER	-	REV	-
DRAWING NUMBER	WH-P-01-1		
DRAWN	DG	10.05.16	SCALE
CHECKED	-	-	1:100

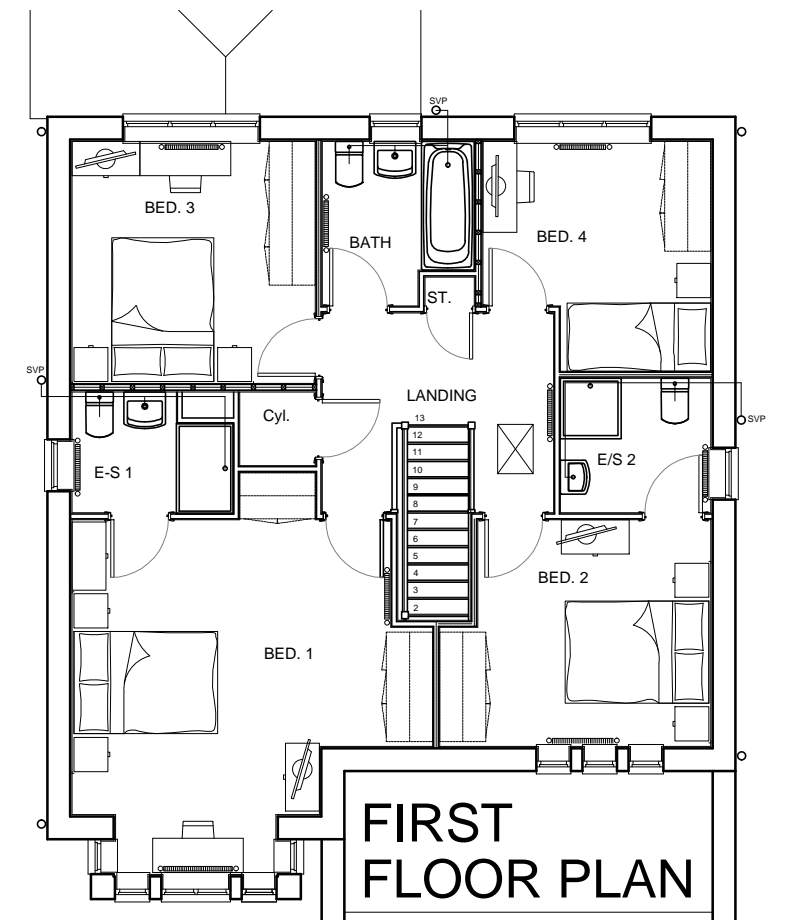
A3



FRONT ELEVATION



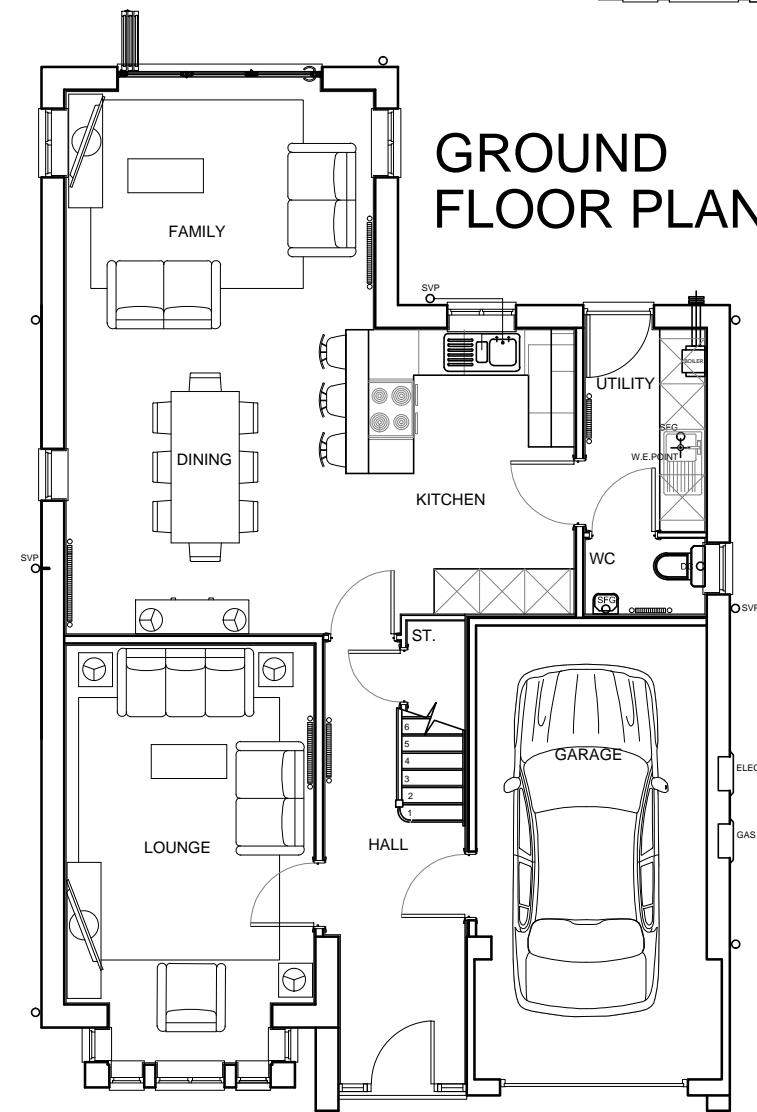
SIDE ELEVATION



FIRST FLOOR PLAN




SIDE ELEVATION



GROUND FLOOR PLAN



REAR ELEVATION

REV.	DESCRIPTION	INT.	DATE
 dave gowen design LTD ARCHITECTURE + INTERIORS			
<b>PROJECT</b> CROFT END MILL, BOLTON ROAD NORTH, STUBBINS			
<b>DRAWING TITLE</b> WHITTINGTON HOUSETYPE STONE VERSION PLANNING DRAWING			
JOB NUMBER		-	REV
DRAWING NUMBER		WH-P-01	-
DRAWN	DG	10.05.16	SCALE
CHECKED	-	-	1:100
			<b>A3</b>



**Applicant:** Mrs Carol Spirit

**Location:** Side of 64 Polefield Hall Road, Prestwich, Manchester, M25 2WW

**Proposal:** Erection of 1 no. detached dwelling at side; New driveway/vehicular access to no. 64

**Application Ref:** 60216/Full

**Target Date:** 09/09/2016

**Recommendation:** Approve with Conditions

### **Description**

The application relates to the side garden area of 64 Polefield Hall Road. The property is a two storey red brick, semi-detached house located within an area characterised by similar styled two storey houses. There is a detached garage on the site with a driveway onto Polefield Hall Road.

The proposal involves demolishing the existing garage and erecting a 3-bed, detached two storey house adjacent to the existing house. The proposed house would have a footprint measuring 10.5m by 8m and comprise a two storey main section with a single storey wrap-around section on the east side. The single storey element would include a porch and an integral garage at the end of the driveway which would have space for two cars. A separate new driveway would be formed in front of the existing house to provide space for two cars. The new house would be constructed in red brick and tile to match the adjacent property.

### **Relevant Planning History**

00703/E - Proposed detached property in side garden of 64 Polefield Hall Road - Enquiry completed 15/07/2010

### **Publicity**

The following neighbours were notified by letter dated 15/07/16.

81 - 91(odd), 58 - 64(even) Polefield Hall Road, 110, 112 and 114 Polefield Circle, 27 - 33 Daneshill.

Objections from 29, 31 and 33 Daneshill, situated to the east of the site, The objections are summarised:

- Polefield Hall Road consists of terraced in units of 4 and semi-detached houses with no porches to the front or attached garages - the proposed property does not respect local context / street pattern or, in particular, the scale and proportions of surrounding buildings, it would be out of the character of the area, to the detriment of the local environment.
- The properties are also characterised with large spacing between them, the proposed dwelling is also extremely close to 64 Polefield Hall Road.
- Another house will mean overlooking, especially from the rear of the property on the first floor bedrooms.
- Loss of natural light to neighbours.
- The road/corner is already very dangerous. Another dwelling would mean more cars on the road and greater parking problems.
- The area has previously had a subsidence problem - so another building on unstable land could result in further problems

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

### **Consultations**

Traffic Section - No objection.

Drainage Section - No objection.

Environmental Health - No objection subject to conditions relating to contaminated land.

Waste Management - No objection.

United Utilities - No objection.

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

EN1/2	Townscape and Built Design
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/6	Garden and Backland Development
SPD11	Parking Standards in Bury
SPD16	Design and Layout of New Development in Bury
HT2/4	Car Parking and New Development
NPPF	National Planning Policy Framework
EN7	Pollution Control
EN7/3	Water Pollution
EN7/5	Waste Water Management
EN5/1	New Development and Flood Risk

### **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** - UDP Policy H1/2 - Further Housing Development states that the Council will have regard to various factors when determining a proposal for residential development including the availability of infrastructure, the suitability of the site, the nature of the local environment and the surrounding land uses.

The application site and surroundings are within the urban area of Prestwich and is residential in character. As such the proposed development would be appropriate in land use terms and would not conflict with the surrounding uses. Furthermore it is considered that there is adequate infrastructure to support the development. Subject to compliance with other policy considerations, the proposed development would be in accordance with Policy H1/2.

The details and 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 and character of the streetscape** - Although the site has a semi-detached dwelling and garage on it, with a frontage of 166m and an area measuring approximately 360sqm, the plot is sizeable and considered capable of accommodating an additional dwelling without appearing to constitute overdevelopment or be out of character within the locality. The crucial issue is the size and siting of the dwelling within the plot.

In terms of siting and massing, the proposed house would be centrally positioned on the new plot and generally in line with other properties along this side of Polefield Hall Road. With an eaves height of 5m and a maximum ridge height of 6.7m, the proposed house, with a hipped roof, would not be dissimilar in scale and height to the neighbouring properties in the vicinity.

The footprint of the dwelling would measure L10m by W8m. This would leave a rear garden of over 64sqm and a frontage width of approximately 9m.

On the east side the gap to the shared side boundary with No.33 Daneshill would be 900m to accommodate a footpath. On the west side the side of the new house would run along the shared boundary with 64 Polefield Hall Road.

The proposed dwelling with a conventional design and in line with the residential pattern, would be considered to be in keeping with the character of the streetscape.

In terms of visual amenity, the proposal is acceptable and complies with UDP Policies and guidance.

**Residential Amenity** - There are habitable room windows on the rear elevation of 33 Daneshill facing the site, but these are 10m from the single storey element and 13m from the two storey element.

Whilst the new development would be more prominent when viewed from the rear of 33 Daneshill, it is not considered that the new build would have a particularly serious impact on the residential amenity and light levels.

With regard to overlooking from the new dwelling, there are no windows on the side facing over the rear garden of 33 Daneshill. The main habitable room windows on the rear elevation would face over the garden rather than the neighbours property. There would be no serious overlooking of the neighbours to either side or to the rear.

The houses directly across Polefield Hall Road to the front are about 27m away, well in excess of the 20m minimum, direct window to window, separation distance for two storey dwellings. In this relationship, impact on light is not a significant factor.

In terms of residential amenity, the revised proposal is now considered to be acceptable and complies with UDP Policies and guidance.

**Parking and Access** The dwelling would have a separate driveway and garage to accommodate up to three cars and the existing house would have a new access and parking area formed to the front. The proposed access and parking for both the existing and proposed dwellings would be satisfactory and would comply with UDP Policy H2/2 The Layout of New Residential Development and SPD11 relating to parking and new development.

**Drainage** - The proposed hardstanding/parking areas would be constructed with permeable

surfacing to reduce surface water run-off. A suitable condition would require a sustainable drainage plan to be submitted and approved by the Local Planning Authority prior to commencement of development.

**Waste collection** - Bins would be stored at the rear and brought to the front on collection day, a practice that is commonplace in the neighbourhood. The proposal, in terms of refuse collection is considered satisfactory. The Traffic Section has no objections, subject to conditions. The proposed development complies with UDP Policy H2/2 The Layout of New Residential Development.

**Land Contamination** - Environmental Health have no objections to the proposals and, as is usual, a condition is proposed to require a Risk Assessment and prior to commencement of works pursuant to UDP Policy EN7 Pollution.

**Objectors** - The material planning issues raised by the objectors have been addressed in the above report.

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in 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 S16-338, Sheet 1, 2, 3, 4(revised), 5(revised) and 6 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, boundary structures and hardsurfacing , 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. Details have not been provided and 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. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.  
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.
5. 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. Details have not been provided and 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.

6. Following the provisions of Condition 5 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.

7. The proposed vehicular access arrangements indicated on approved plan Sheet 4, incorporating the construction of a new footway crossing and all associated highway remedial works, shall be implemented to an agreed specification before the dwellings hereby approved are first occupied.

Reason. In the interest of highway safety pursuant to UDP Policies H2/2 The Layout of New Residential Development and HT6/2 Pedestrian/Vehicular Conflict.

8. The turning and parking facilities indicated on approved plans, shall be provided prior to the dwelling hereby approved being occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

Reason: To minimise the standing and turning movements of vehicles on the highway in the interests of road safety and pursuant to UDP Policy H2/2 The Layout of New Residential Development.

9. The proposed driveways and paved areas at the front of the property shall be constructed of permeable/porous materials as set out in the Dept of Communities and Local Government publication "Guidance on the Permeable Surfacing of Front Gardens".

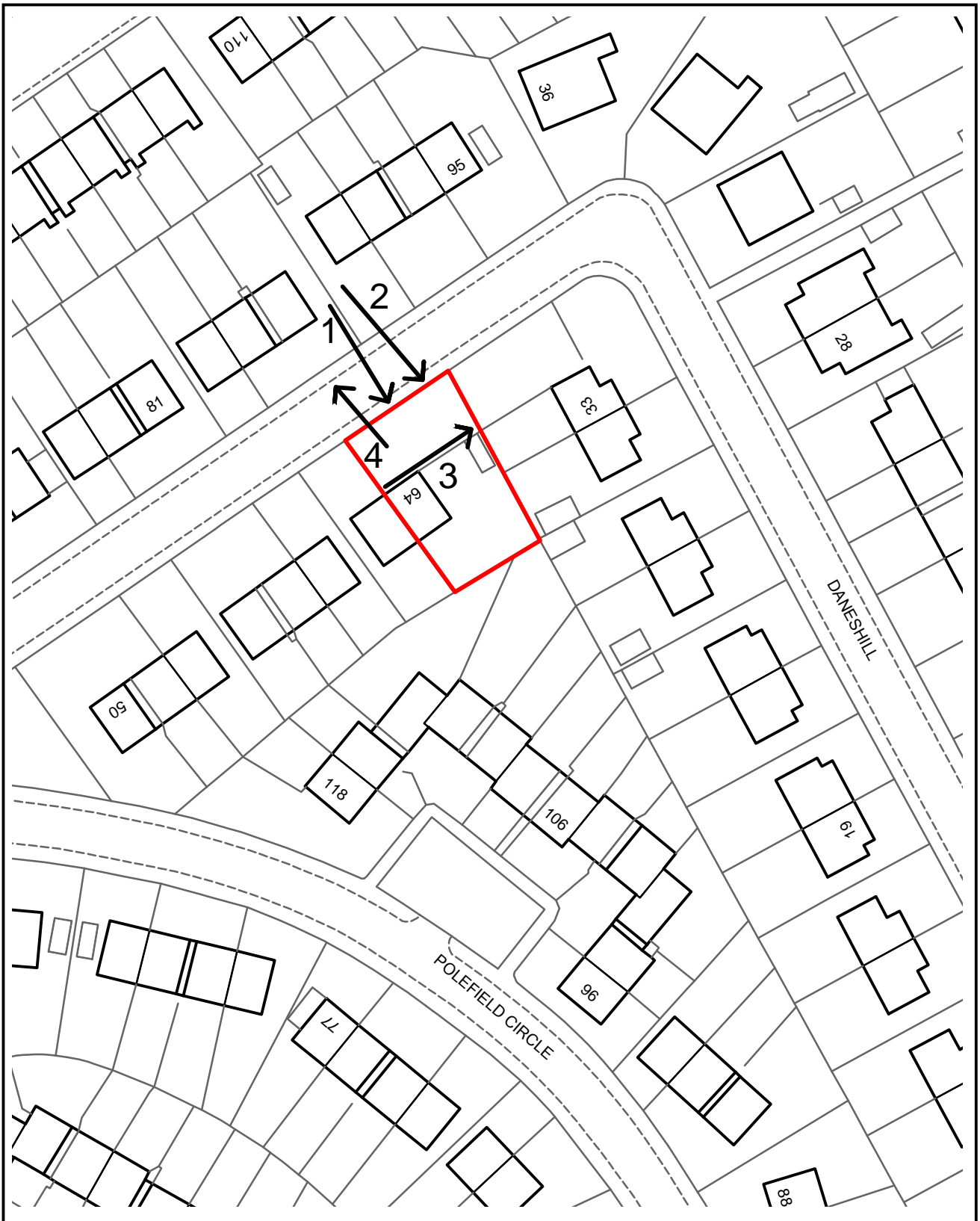
Reason. To secure the satisfactory development of the site pursuant to UDP Policy EN5/1 New Development and Flood Risk.

10. The development hereby approved shall not commence until a scheme to dispose of foul and surface water, including SUDS options, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved before the dwelling hereby approved is first occupied and thereafter maintained.

Reasons. Insufficient information has been submitted with regard to drainage and to prevent pollution of the water environment pursuant to UDP Policy EN7/3 Water Pollution.

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

# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 60216**

**ADDRESS: Side of 64 Polefield Hall Road  
Prestwich**

**Planning, Environmental and Regulatory Services**

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



60216

Photo 1



Photo 2



60216

Photo 3



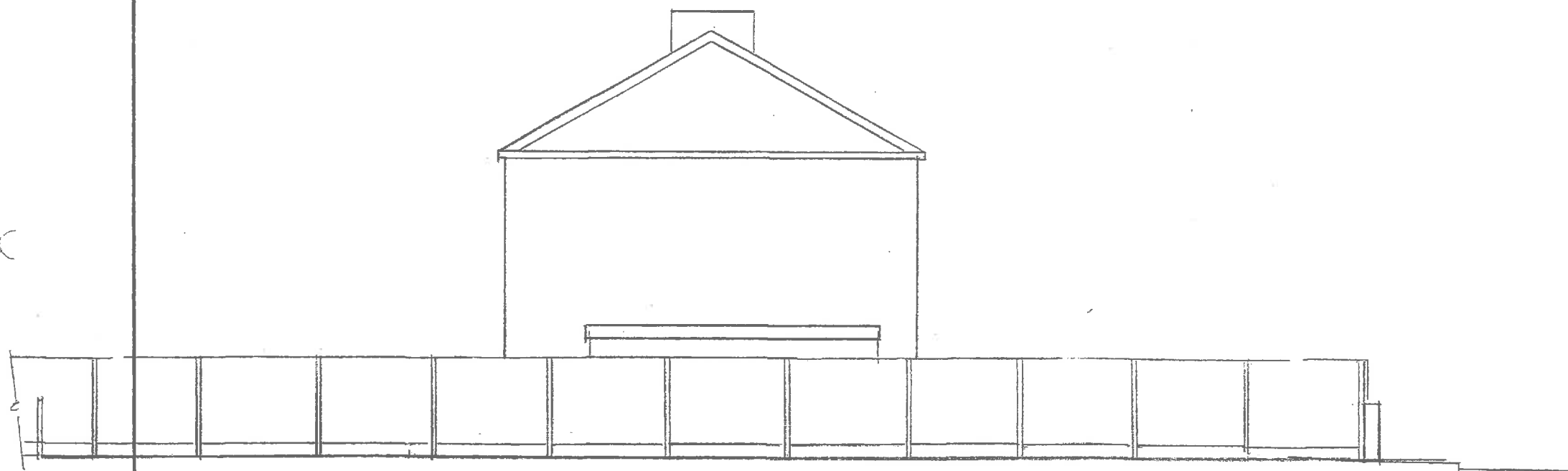
Photo 4







Existing Front Elevation



Existing Side Elevation

**Thompson Designs**  
Tel 0161 705 1458 Mob 07884 318634

Sheet 1  
Existing Elevations  
64 Polefield Hall Road  
Prestwich M25 2WW  
Scale 1 : 100 Date May 2016



Existing Ground Plan

**Thompson Designs**  
Tel 0161 705 1458 Mob 07884 318634

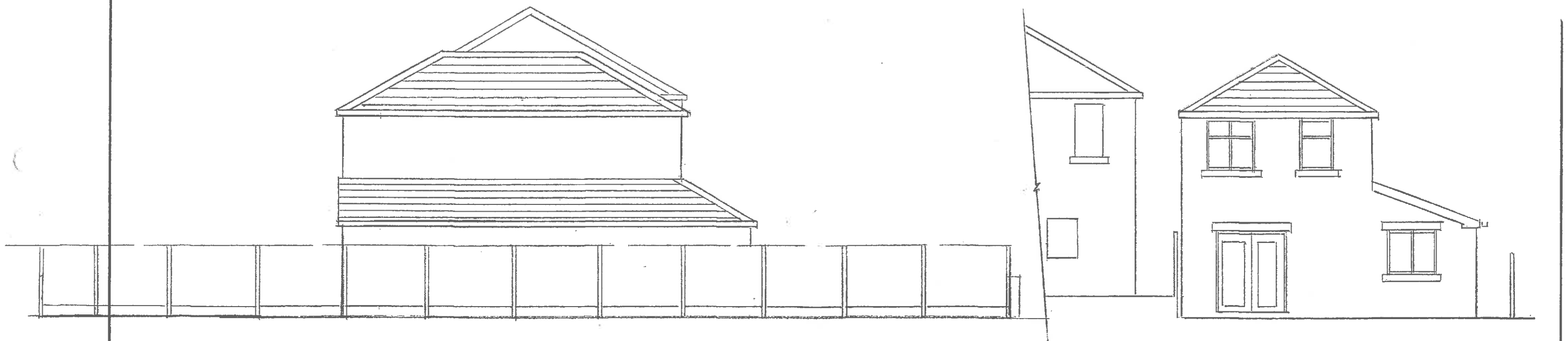
---

Sheet 2  
Existing Plans  
64 Polefield Hall Road  
Prestwich M25 2WW  
Scale 1 : 100 Date May 2016



Proposed Front Elevation

Proposed Side Elevation

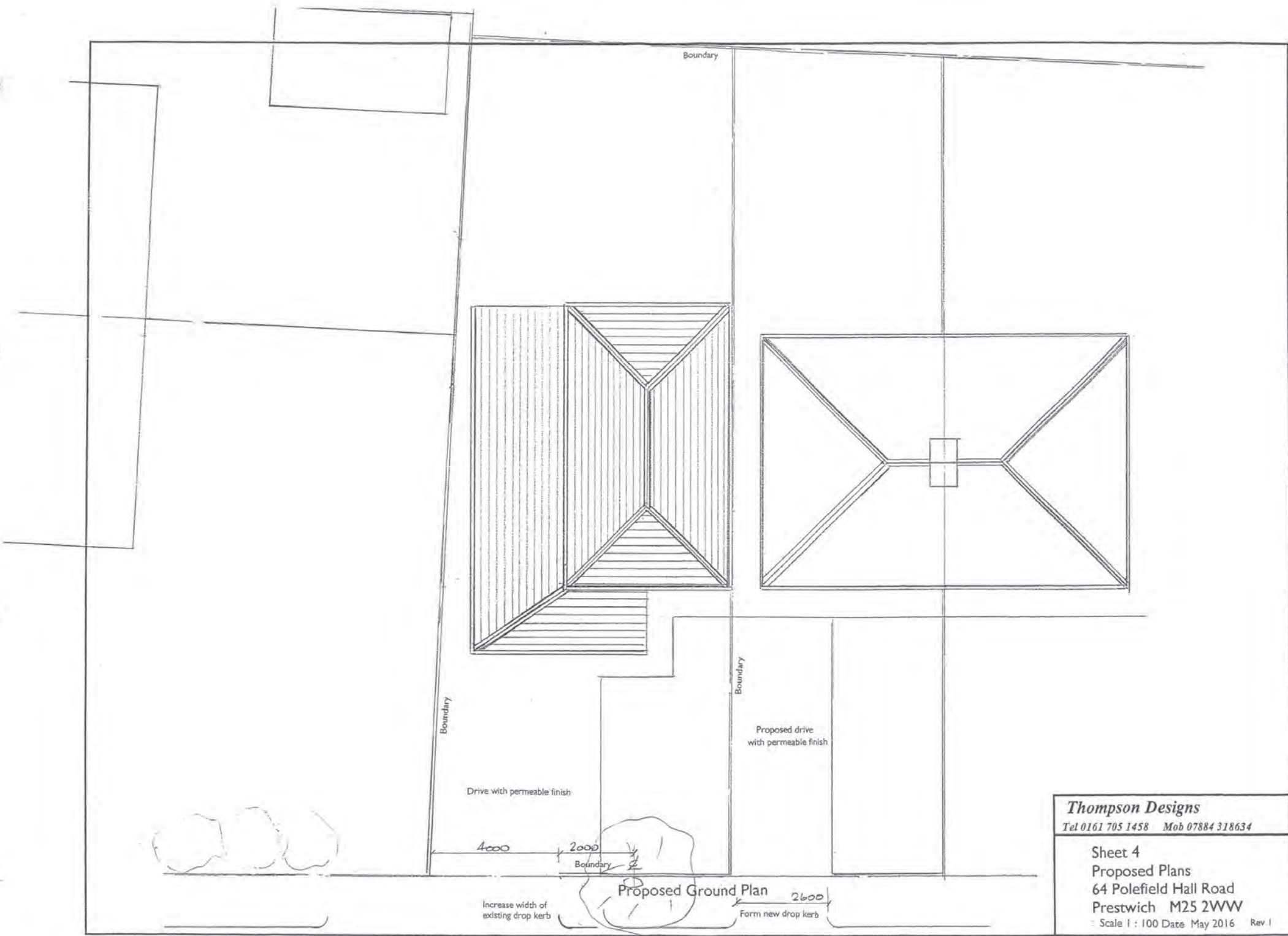


Proposed Side Elevation

**Thompson Designs**  
Tel 0161 705 1458 Mob 07884 318634

---

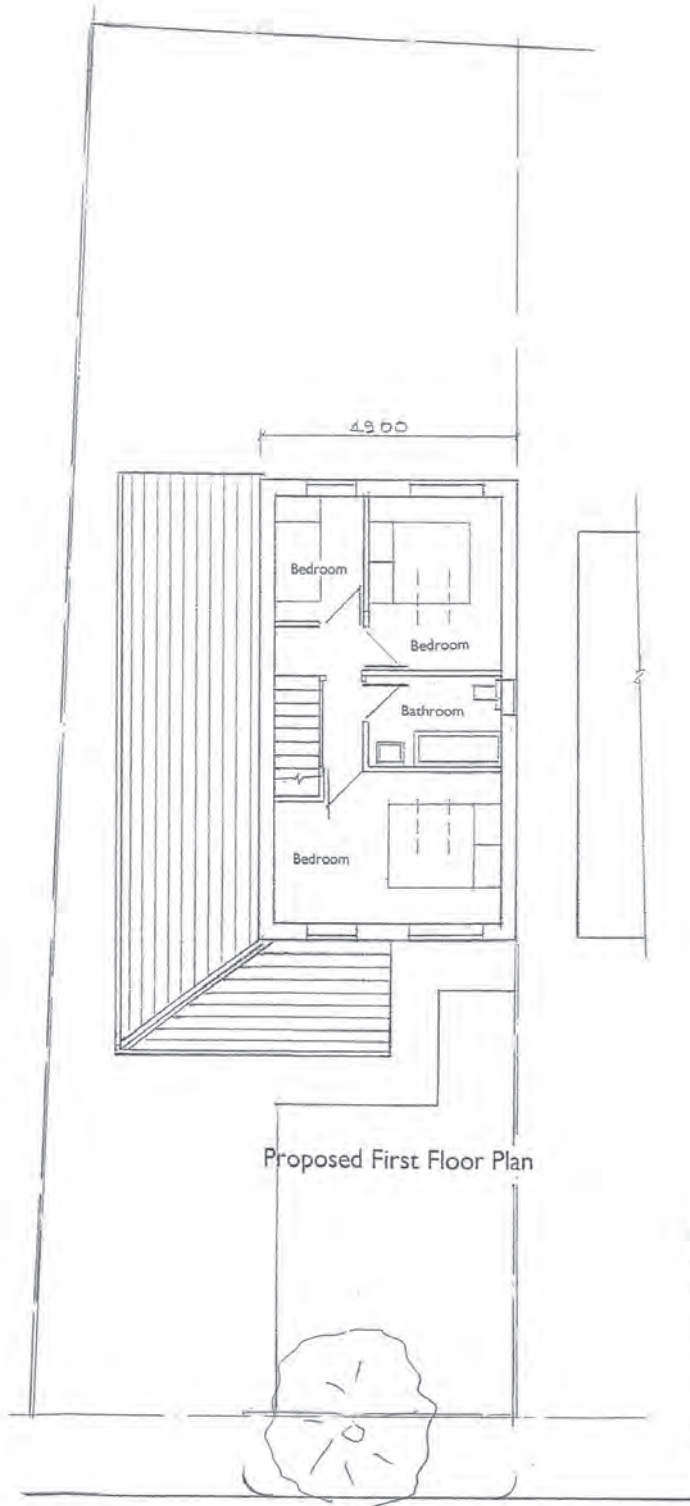
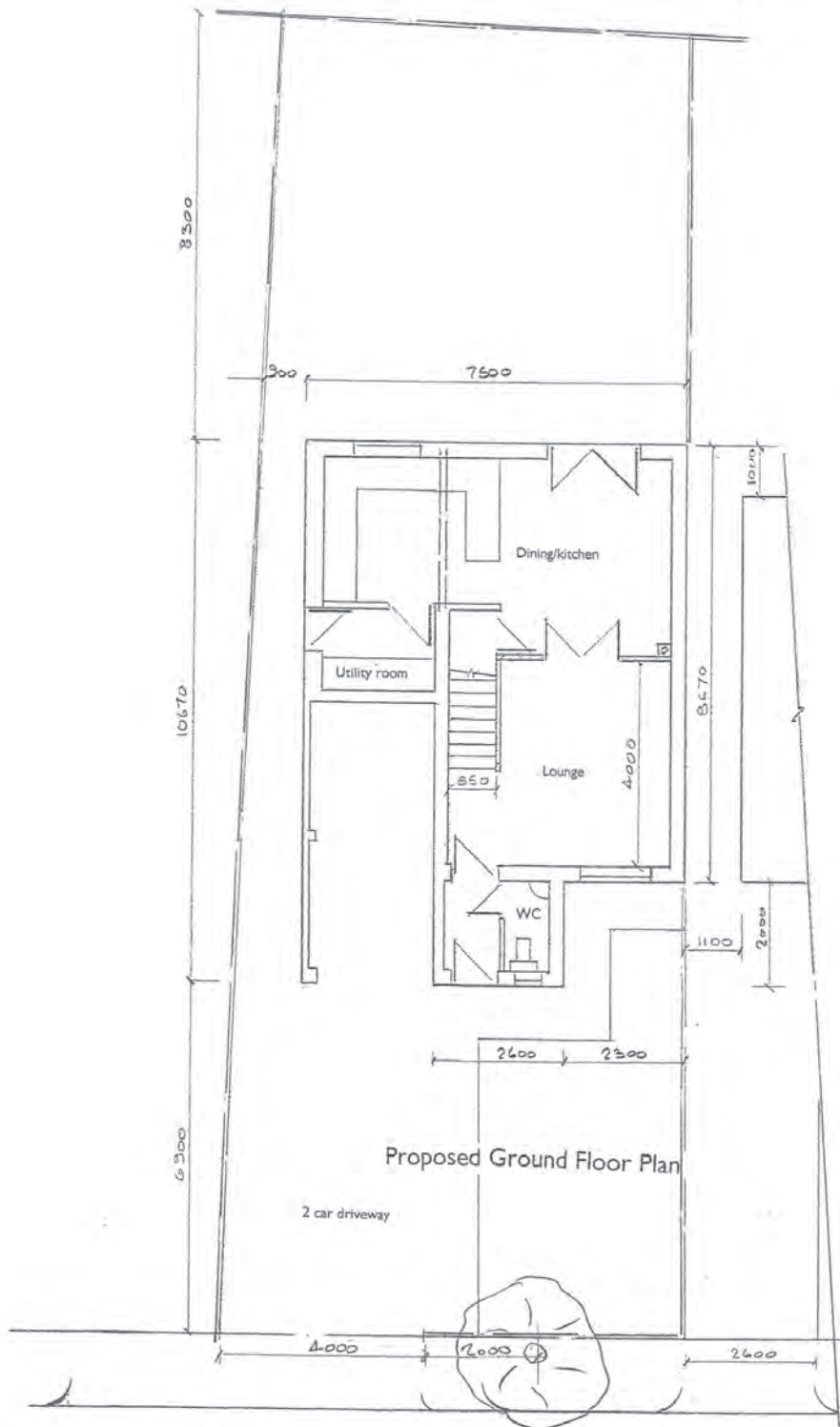
Sheet 3  
Proposed Elevations  
64 Polefield Hall Road  
Prestwich M25 2WW  
Scale 1 : 100 Date May 2016 Rev 1



**Thompson Designs**  
 Tel 0161 705 1458 Mob 07884 318634

Sheet 4  
 Proposed Plans  
 64 Polefield Hall Road  
 Prestwich M25 2WW  
 Scale 1 : 100 Date May 2016 Rev 1

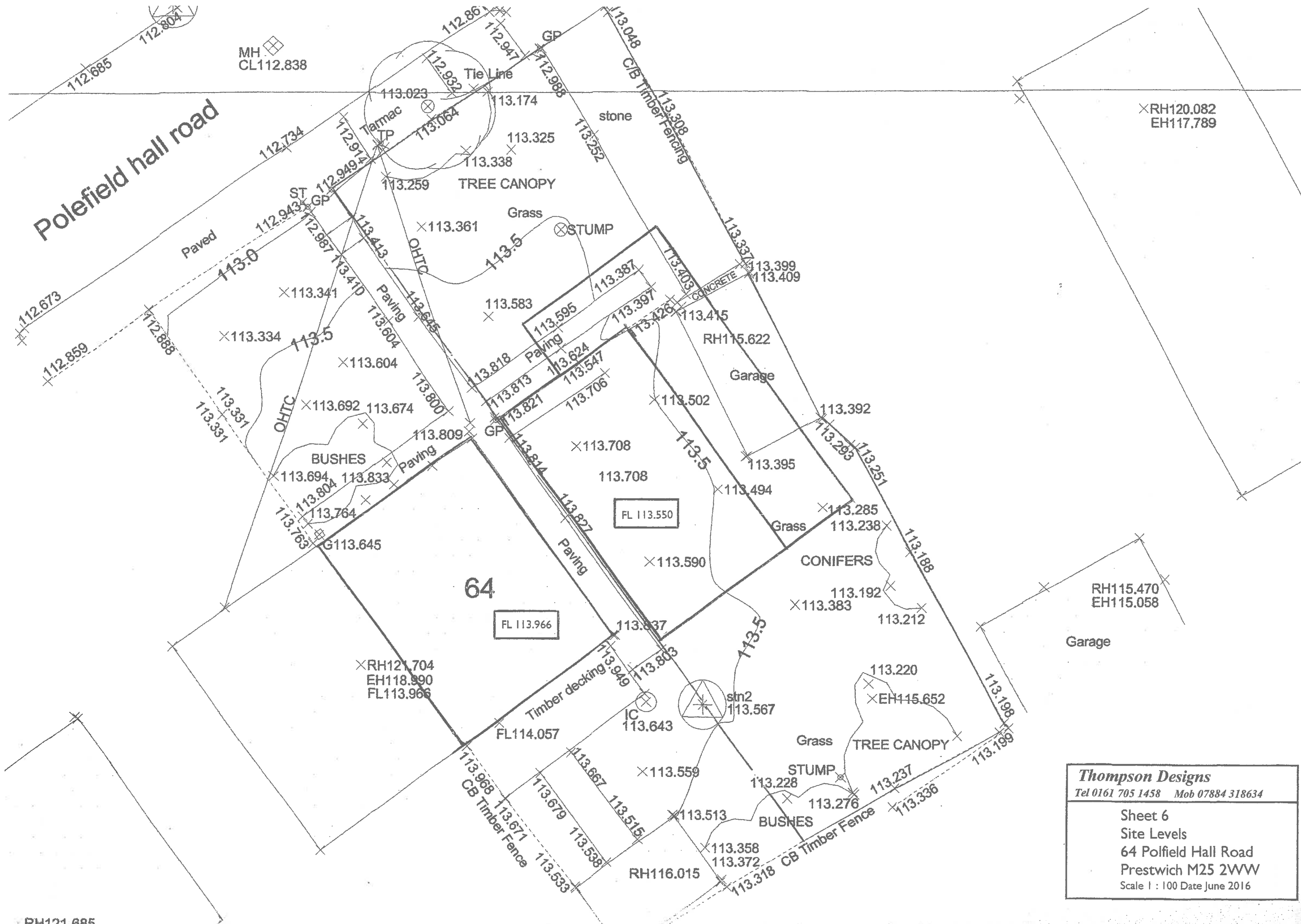




**Thompson Designs**  
 Tel 0161 705 1458 Mob 07884 318634

---

Sheet 5  
 Proposed Plans  
 64 Polefield Hall Road  
 Prestwich M25 2WW  
 Scale 1 : 100 Date May 2016 Rev 1



MH  
CL112.838

Polefield hall road

×RH120.082  
EH117.789

64

FL 113.966

×RH121.704  
EH118.990  
FL113.966

**Thompson Designs**  
 Tel 0161 705 1458 Mob 07884 318634

---

Sheet 6  
 Site Levels  
 64 Polefield Hall Road  
 Prestwich M25 2WW  
 Scale 1 : 100 Date June 2016

×RH121.685



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

Item 05

**Applicant:** Multi Tile Limited

**Location:** 558 Bury New Road, Prestwich, Manchester, M25 9ND

**Proposal:** Change of use from car repairs to tile centre (Sui generis) (storage, distribution and sale of hard wall and floor finishes and associated products), external alterations.

**Application Ref:** 60310/Full

**Target Date:** 30/08/2016

**Recommendation:** Approve with Conditions

### **Description**

The application relates to an existing vehicle service centre and repair garage (500sqm) on the east side of Bury New Road to the south of the roundabout over the M60. There are two storey semi-detached houses to the east (Highfield Road) and south (Willow Road). There is a kitchen showroom (Stuart Frazer) to the south, adjacent to the access into the site. Across Bury New Road to the west is a petrol filling station and a TGI Fridays restaurant. The access into the site would not change and this is from Willow Road.

The proposal involves converting the vehicle service centre into a Topps Tile Centre. The commercial operation involves a mix of storage and distribution and sales of tiles and related products to the trade and to a lesser degree, the general public. Given the mix of uses involved, the proposed development would be considered 'sui generis'. No external changes to the building are proposed.

There would be 16 parking spaces for staff and customers and the parking layout would be similar to the existing layout with a turning area introduced for service/delivery vehicles.

There would be 5 staff and opening hours would be:

0730 - 1800hrs Monday to Friday,

Saturday 0900 - 1800hrs,

Sunday 1000 - 1600hrs

Bank Holidays 0900 - 1700hrs.

### **Relevant Planning History**

None relevant.

### **Publicity**

The following neighbours were notified by letter dated 05/07/16 and site notice posted. 26 - 38 (even) and 31 Willow Road, 53 - 79 (odd) Highfield Road, 552 - 556 Bury New Road, 1 Glenmere Close.

One letter of objection has been received from the occupier of 30 Willow Road whose concerns are summarised below:

- increased noise from larger vehicles,
- increased traffic will add to congestion and parking problems,
- longer working hours to add to the problems.

The objector has been notified of the Planning Control Committee.

### **Consultations**

**Traffic Section** - No objection subject to conditions.



## **Unitary Development Plan and Policies**

EN1/2	Townscape and Built Design
EN1/7	Throughroutes and Gateways
S2	Control of New Retail and Non-Retail Development
S4/1	Retail Development Outside Town and District Centres
H3/1	Assessing Non-Conforming Uses
HT2/4	Car Parking and New Development
NPPF	National Planning Policy Framework
SPD14	Employment Land and Premises
SPD11	Parking Standards in Bury

## **Issues and Analysis**

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

**Policy** - The National Planning Policy Framework supports the new business development whilst retaining the main retail uses within the existing town centres.

The following Unitary Development Plan Policies are considered relevant.

EC2/2 - Employment Land and Premises Outside the Employment Generating Areas. The Council will seek the retention of existing employment land and premises outside the Employment Generating Areas except where it can be clearly demonstrated that an existing employment site or premises is no longer suited in land use terms to continued employment use. In such circumstances consideration will be given to alternative development providing it does not conflict with the character of the surrounding area and other policies and proposals of the Plan.

EC4 - Small and Growing Businesses. The Council will ensure that the needs of small and growing businesses are met by looking favourably on proposals for such developments, where these do not conflict with other policies and proposals of the Plan.

EC6/1- Assessing New Business, Industrial and Commercial Development. All new business, industrial and commercial development will be expected to be of a high standard of design and appearance and to take account of the surrounding environment, amenity and the safety of employees, visitors and adjacent occupiers. Factors to be considered when assessing proposals will include:

- a) scale, size, density, layout, height and materials;
- b) access and car parking provision;
- c) landscaping and boundary treatment;
- d) the effect on neighbouring properties;
- e) the safety of employees, visitors and adjacent occupiers.

S2 - Control of new retail and non-retail development. The Council will seek to protect and enhance the vitality and viability of the Borough's shopping centres by encouraging and controlling the type and location of retail and non-retail development to benefit the retailing activities of the centres.

HT2/4 - Car Parking and New Development. The Council will require all applications for development to make adequate provision for their car parking and servicing requirements in accordance with the Council's car parking standards.

EN1/2 - Townscape and Built Design. The Council will give favourable consideration to

proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. Factors to be considered when assessing proposals will include:

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

**Impact on Town Centre** - The proposed development involves the re-use of the building as a trade counter (*sui generis*). This primarily involves storage with an ancillary display and sales counter. As this is not classed as a primary retail use (A1), the proposal would not be subject to the 'town centres first' approach. Therefore the proposed development would not have a seriously adverse impact on the vitality and viability of Prestwich Town Centre and would be in accordance with UDP Policies S1, S1/2, S2 and TC1 relating to shopping and town centres.

**Visual Amenity** - There are no external changes to the building proposed, other than signage, which are subject to separate planning controls. As such there would be no detrimental impact on the streetscape. The proposed development would comply with UDP Policy EN1/2 Townscape and Built Design.

**Residential amenity** - With houses to the south and east, the residential amenity of neighbours is an important factor in the assessment of any proposal.

Given the nature of operations (storage, display and modest ancillary direct sales) at the proposed tile centre, with relatively few staff and limited public visiting and daytime opening hours. The proposed development would have no greater impact than the existing vehicle service centre. Therefore, subject to conditional control of the opening hours, the proposed development would not have a significantly adverse impact on the amenity of the neighbouring residents.

**Access and Parking** - The access from Willow Road would remain as existing and retains the appropriate visibility at the junction.

The proposal essentially retains the existing parking arrangement with 16 parking spaces although there would be space for 4 more without interfering with the layout. With spaces for large vans/ delivery vehicles and a suitable turning area, there are no serious issues with regard to parking and access. The proposal complies with UDP Policies HT2/4, EC4 and EC6/1 relating to traffic and parking and as such the Traffic Section has no objection to the proposal.

**Objections** - The issues raised by the objector have been addressed in the above report.

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework.

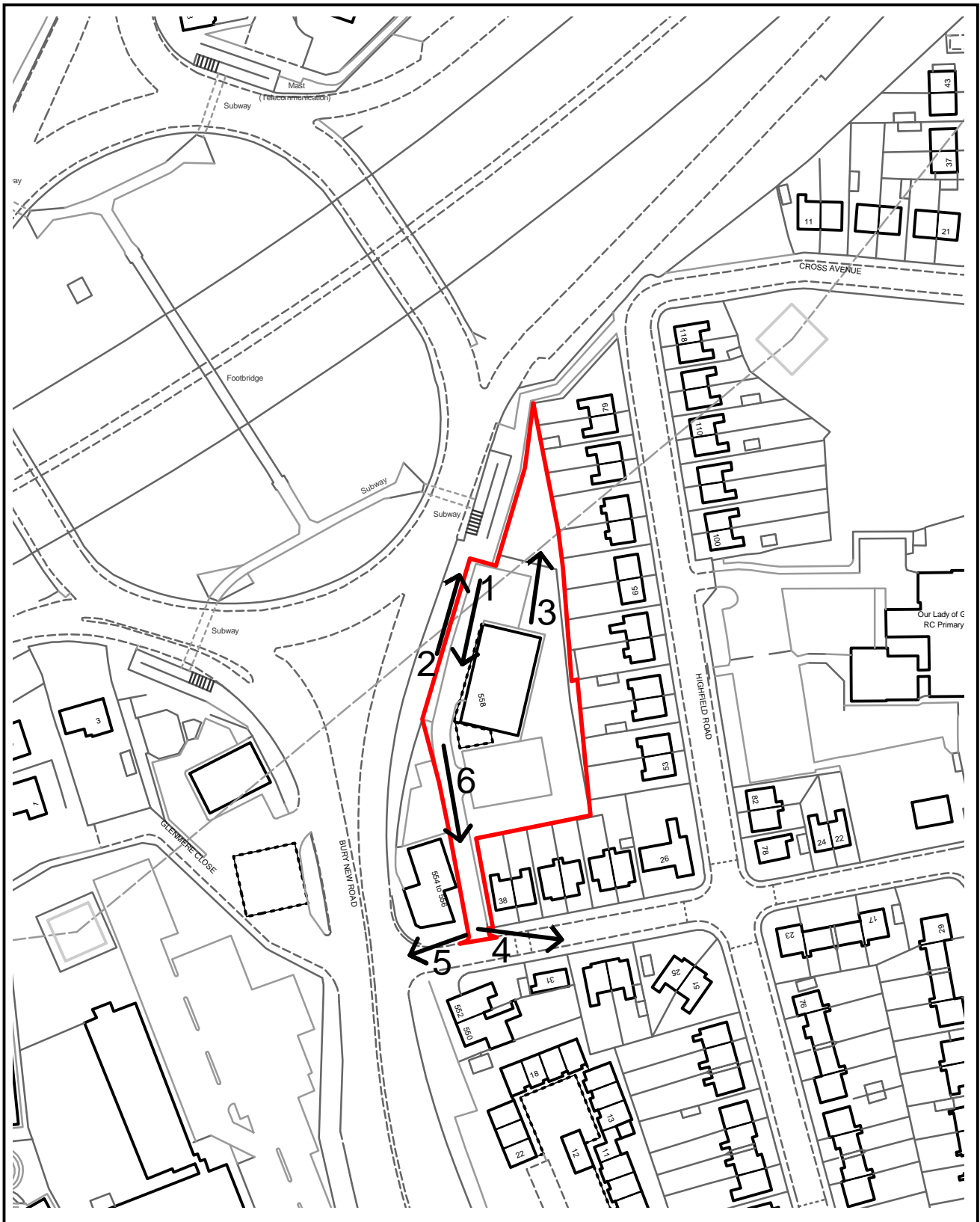
**Recommendation:** Approve with Conditions

## 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 SLP-12116, 1994-001, 002 and 003 and the development shall not be carried out except in accordance with the drawings hereby approved.  
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. The use hereby permitted shall not be open to customers outside the following times:  
Monday to Saturday 0730 - 1800hrs  
Sundays/Bank Holidays 0900 - 1700hrs  
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to UDP Policies EN7/2 Noise Pollution and EC4 Small and Growing Businesses.
4. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the extension 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.
5. Deliveries to and from the premises shall not be permitted outside the following times:  
Monday to Saturday 0730 - 1800hrs  
Sundays/Bank Holidays 0900 - 1700hrs  
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to UDP Policies EN7/2 Noise Pollution and EC4 Small and Growing Businesses.

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

# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 60310**

**ADDRESS: 558 Bury New Road  
Prestwich**

**Planning, Environmental and Regulatory Services**

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





60310

Photo 1



Photo 2



60310

Photo 3



Photo 4



60310

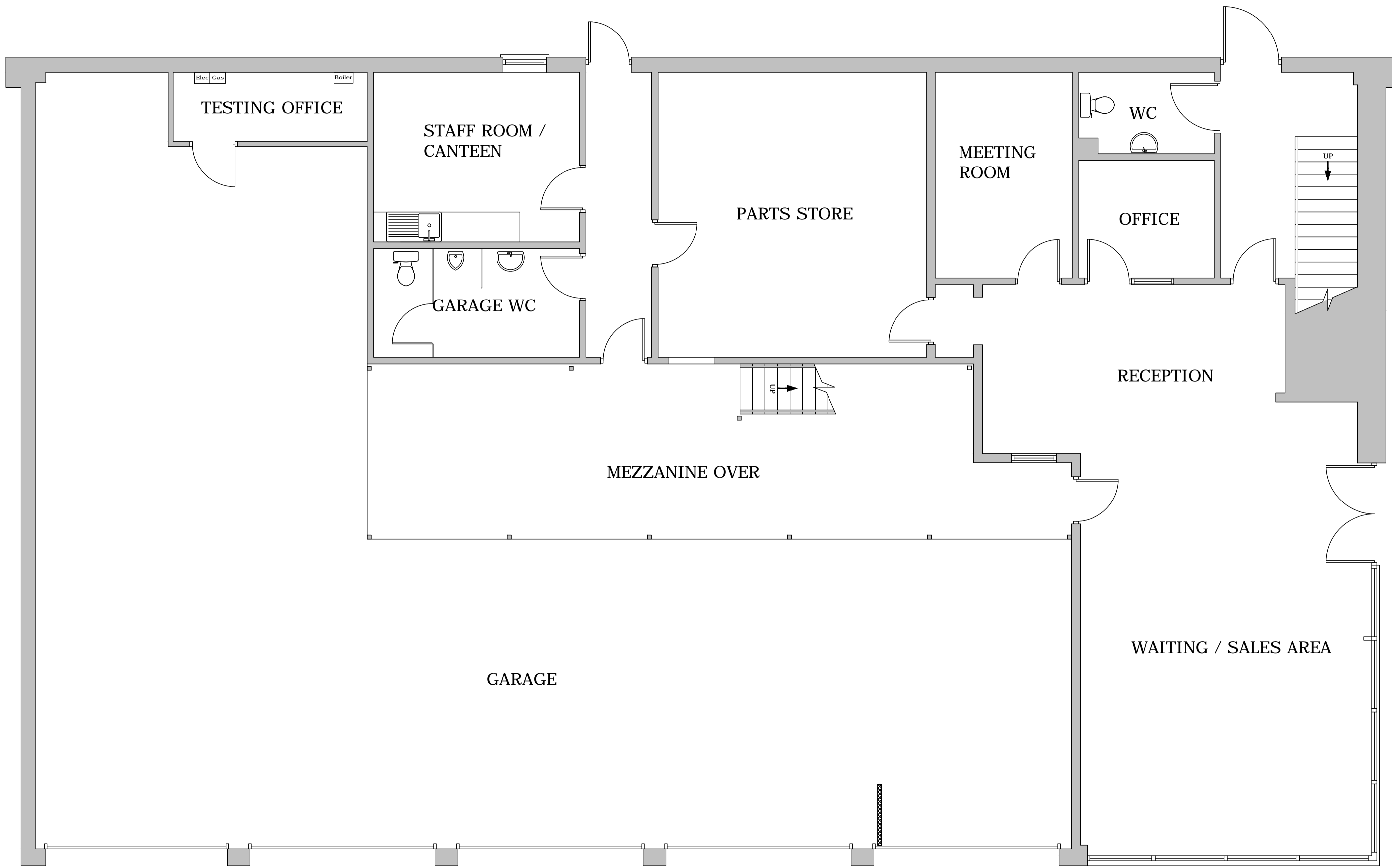
Photo 5



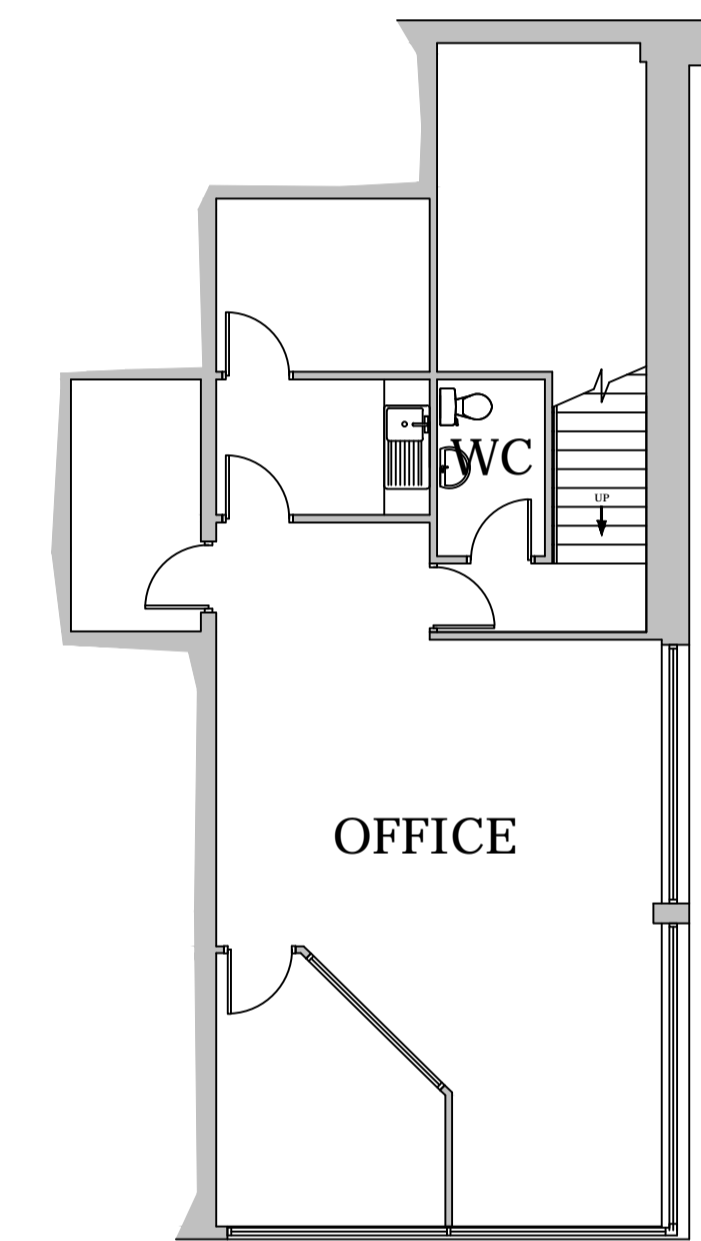
Photo 6



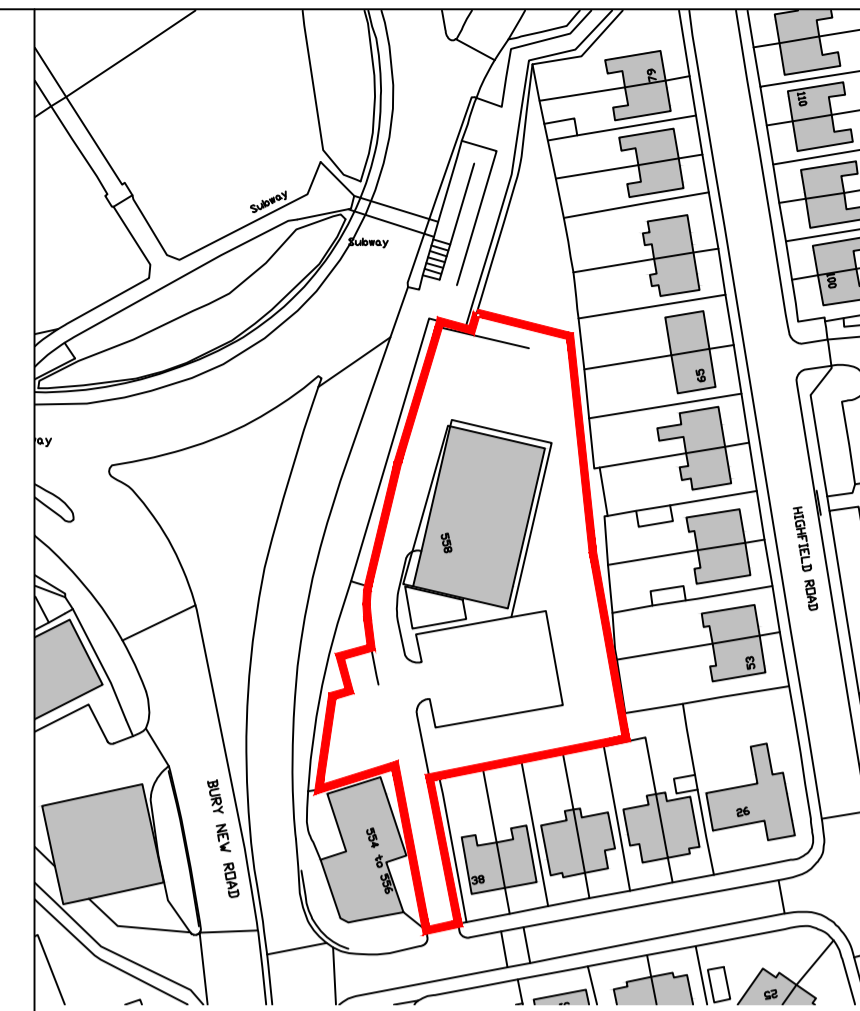




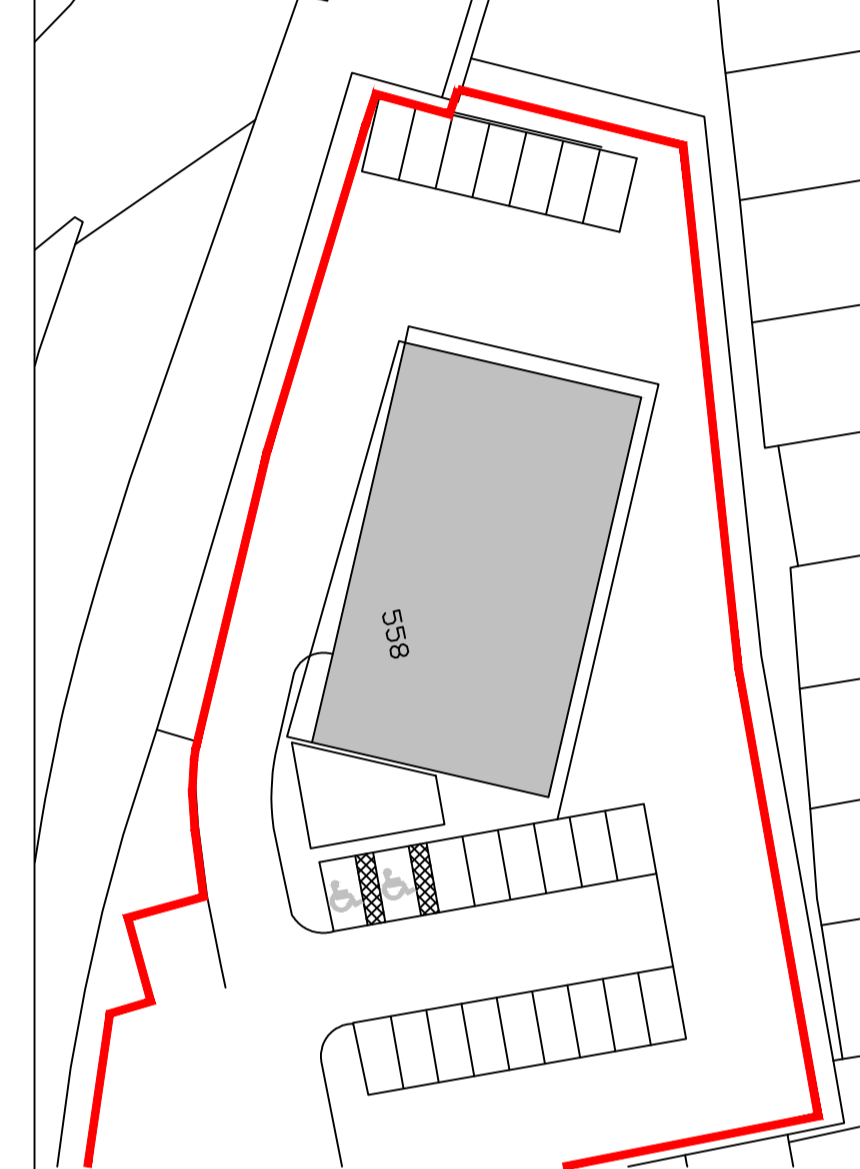
Ground Floor as Existing (1:50)



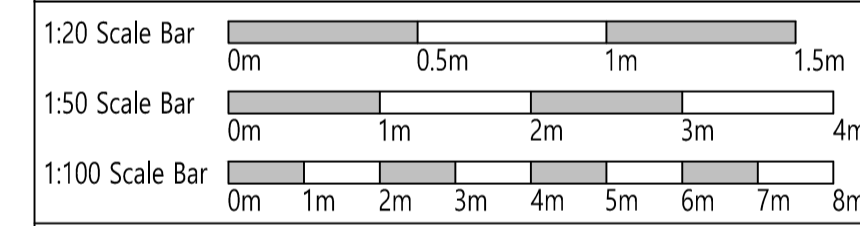
Mezzanine as Existing (1:100)



Location Plan (1:1250)



Block Plan (1:500)



B	Parking bays added to drawing	05/07/2016
A	Initial Issue	26/06/2016

# Topps Tiles

DMU Designs Limited  
Architectural Services

01133 280930  
mail@dmudesigns.co.uk  
www.dmudesigns.co.uk

---

**PROJECT :**  
Proposed new Topps Tiles branch

---

**CLIENT :**  
Topps Tiles, Thorpe Way, Grove Park, Leicester, LE19 1SU

---

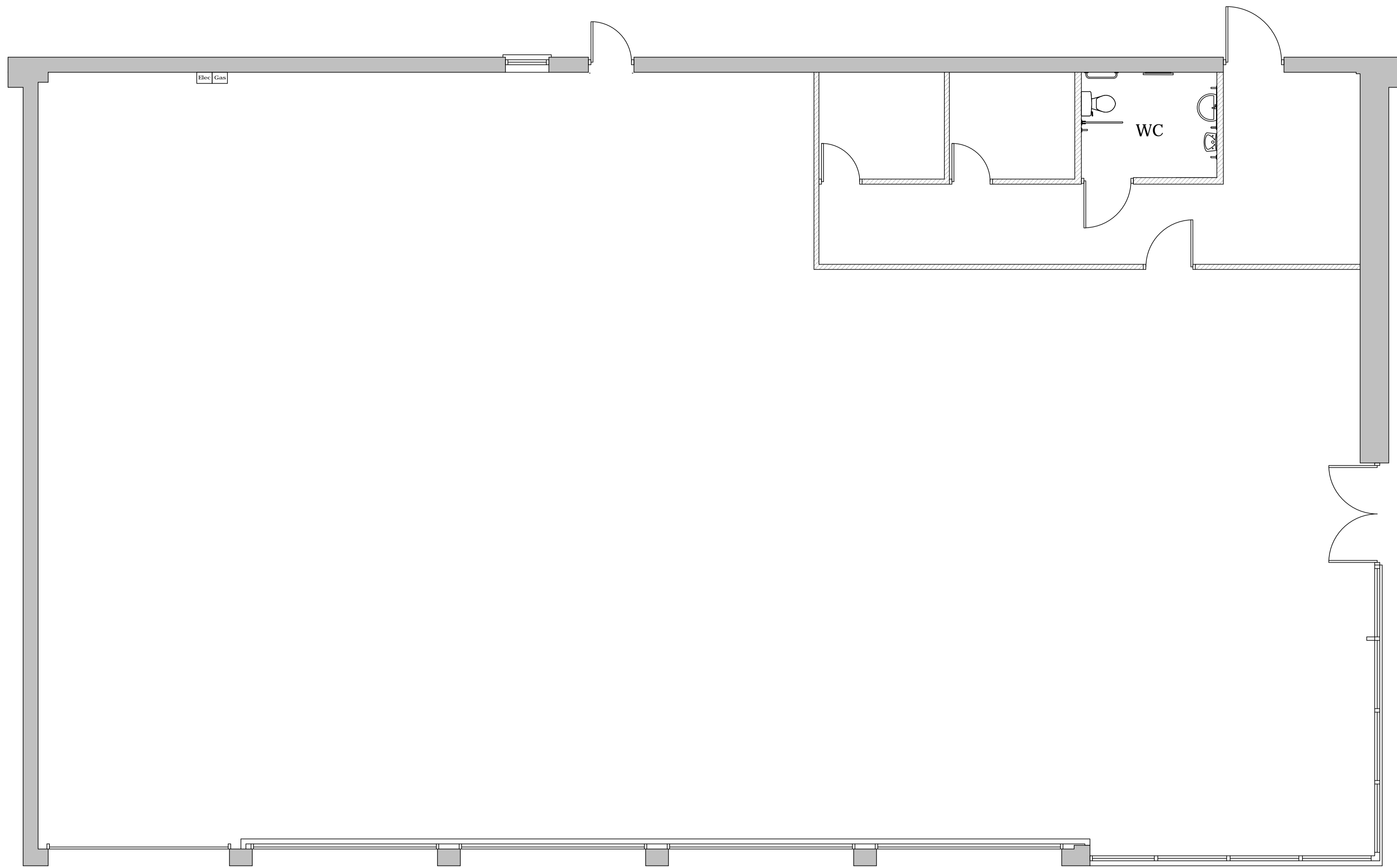
**PROPERTY :**  
Former 'Pentagon Vauxhall', 558 Bury New Road,  
Prestwich, Manchester, M25 3DB

---

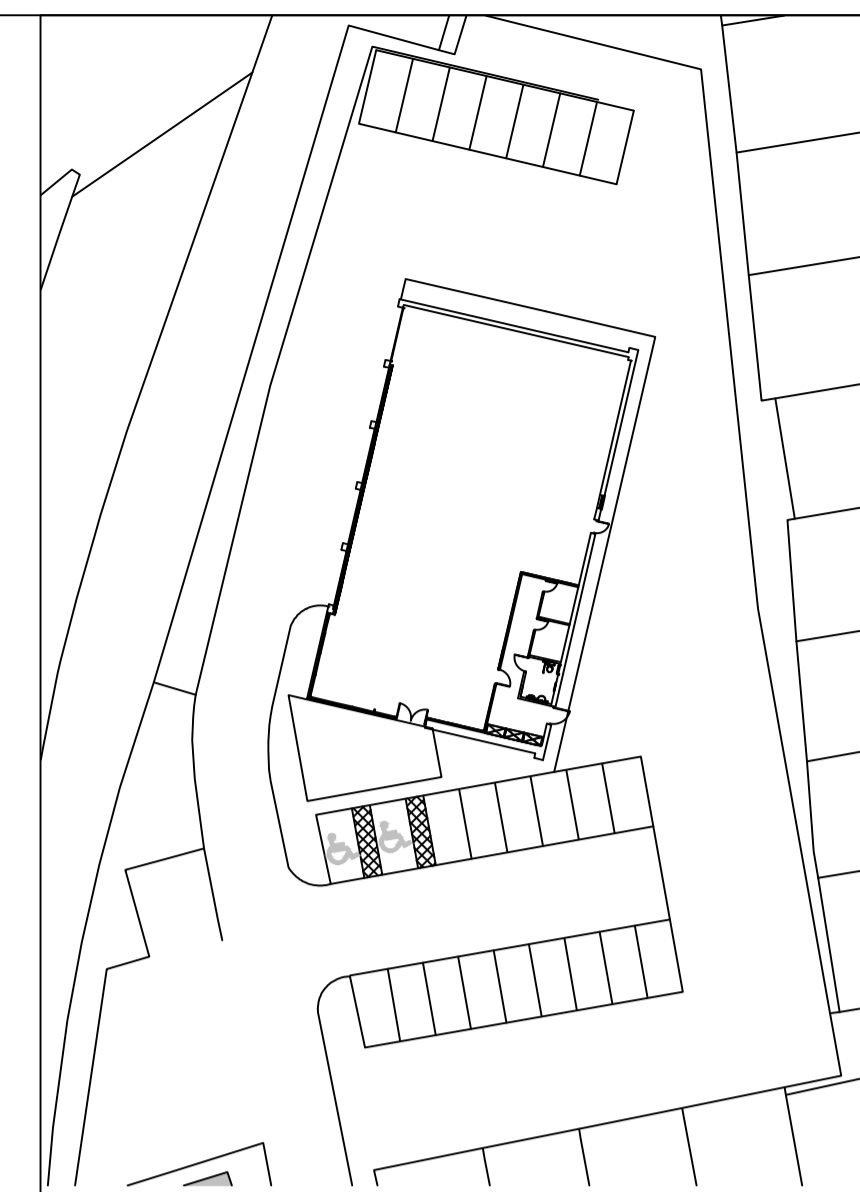
<b>DRAWING :</b> 1994-001	<b>DATE :</b> June 2016
<b>DRAWING TITLE :</b> Existing Details	<b>PAPER :</b> A1
	<b>REV :</b> B

Do not scale from this drawing, any discrepancies to be reported immediately.  
DMU Designs is a limited company registered in England and Wales.  
Registered number: 718997

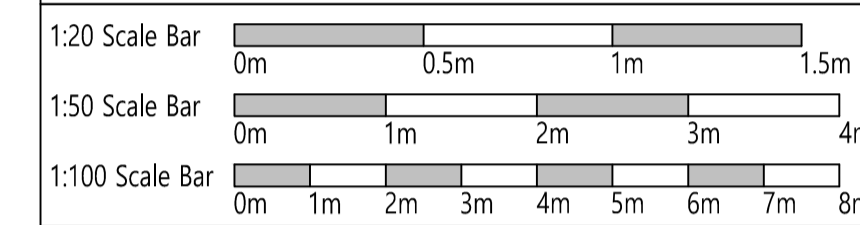




Ground Floor as Proposed (1:50) 



Block Plan (1:500) 



B	Parking bays added to drawing	05/07/2016
A	Initial Issue	26/06/2016

**Topps Tiles**

**DMU designs** DMU Designs Limited  
Architectural Services  
01133 280930  
mail@dmudesigns.co.uk  
www.dmudesigns.co.uk

**PROJECT :**  
Proposed new Topps Tiles branch

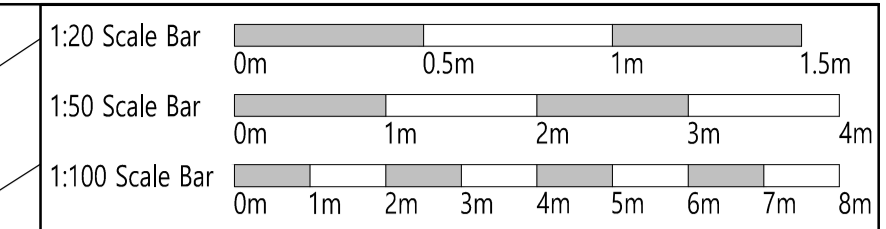
**CLIENT :**  
Topps Tiles, Thorpe Way, Grove Park, Leicester, LE19 1SU

**PROPERTY :**  
Former 'Pentagon Vauxhall', 558 Bury New Road,  
Prestwich, Manchester, M25 3DB

**DRAWING :** 1994-002 **DATE :** June 2016

**DRAWING TITLE :** Proposed Details **PAPER :** A1  
**REV :** B

Do not scale from this drawing, any discrepancies to be reported immediately.  
DMU Designs is a limited company registered in England and Wales.  
Registered number: 718997



A Initial Issue 11/08/2016

# Topps Tiles



DMU Designs Limited  
 Architectural Services  
 01133 280930  
 mail@dmudesigns.co.uk  
 www.dmudesigns.co.uk

**PROJECT :**  
 Proposed new Topps Tiles branch

**CLIENT :**  
 Topps Tiles, Thorpe Way, Grove Park, Leicester, LE19 1SU

**PROPERTY :**  
 Former 'Pentagon Vauxhall', 558 Bury New Road,  
 Prestwich, Manchester, M25 3DB

**DRAWING :** 1994-003 **DATE :** June 2016

**DRAWING TITLE :** Proposed Details **PAPER :** A1  
**REV :** A

Do not scale from this drawing, any discrepancies to be reported immediately.  
 DMU Designs is a limited company registered in England and Wales.  
 Registered number: 718997

Site as Proposed (1:200) ↗