

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

25 October 2016

SUPPLEMENTARY INFORMATION

Item:01 Land at rear of 315 Bury Old Road, Prestwich, Manchester, M25 1JA
Application No. 59633
Erection of 4 no. dwellings

Consultations

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

Issues and analysis

A revised site plan is attached.

The maximum parking provision equates to 8 parking spaces for the dwellings and 5 spaces for the office use.

8 spaces would be provided on the driveways to the proposed dwellings and 9 spaces would be provided for the office use in a car park to the rear of the site.

Conditions

Therefore, conditions 2, 13 and 14 (approved plans and car parking) should be amended and conditions 15 - 18 should be added in relation to access improvements, construction traffic management plan, measures to prevent mud from passing onto the highway and turning facilities.

2. This decision relates to drawings numbered DA15149.1.001.1, DA15149.1.002.2, DA15149.1.003., DA15149.1.004., DA15149.1. - Axonometric, DA15149.1. - 3D perspective 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.

13. The 9 No. car parking spaces indicated on approved plan DA15149.1.002 Revision 2 shall be surfaced, demarcated and made available for use by the occupier/operator of No. 315 Bury Old Road 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.

14. The in curtilage car parking indicated on approved plan DA15149.1.002 Revision 2 shall be made available for use prior to the dwellings hereby approved being occupied and thereafter maintained at all times.

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

15. Notwithstanding the details indicated on approved plan reference DA15149.1.002 Revision 2, no development shall commence unless and until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- Revised arrangements at the junction of Henry Street with Bury Old Road to improve the southerly radius, ensure that two vehicles can pass each other on the unadopted section of Henry Street between Bury Old Road and the existing

building and provide a segregated pedestrian route from the adopted highway incorporating the provision of bollards at the back of the facility, including all associated highway drainage remedial works;

- Formation of the proposed segregated pedestrian route along the south-easterly side of Henry Street to the interface with the adopted footway on Henry Street including all associated highway remedial works;
- Formation of the car park access incorporating an inward opening gate.

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

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

Policy EN1/2 - Townscape and Built Design

Policy H2/1 - The Form of New Residential Development

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

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

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

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

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

Policy EN1/2 - Townscape and Built Design

Policy H2/1 - The Form of New Residential Development

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

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

Reason. 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.

18. The turning facilities indicated on approved plan reference DA15149.1.002 Revision 2 shall be provided before the development is brought into use and shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to the following Policies of the Bury

Unitary Development Plan:
Policy EN1/2 - Townscape and Built Design
Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development.

**Item:02 Redisher Works, Holcombe Old Road, Ramsbottom, Bury, BL8 4NQ
Application No. 59715**

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

The additional condition relates to archaeology and is numbered 28 in the main report.

Item:03 1 Glenmere Close, Prestwich, Manchester, M25 3BH Application No. 59951

Change of use from 6 bed HMO to 8 bed HMO with creation of additional car parking space and 6 no. cycle spaces

The Development Manager scheduled a site visit to this application site for the Planning Control Committee for 25 October 2016

A copy of the site plan is attached.

Publicity

2 letters have been received from the occupiers of 3 and 5 Glenmere Close, which have raised the following issues:

- We feel that 6 is more than enough for the size of the dwelling.
- Our greatest issue is the parking and this will be an even bigger problem with the increase in people.
- The parking plan submitted is ridiculous as the site is too small for 7 cars of average size.
- Submitted photos of vehicles parked on the access road stating that the applicant was welcoming tenants.

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

Response to objectors

- A change of use to a 6 bed HMO is permitted development under the General Permitted Development Order 2015.
- The proposed car park is tight but the Traffic Section has no objections to it.

**Item:04 The Roundhouse, Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PN
Application No. 60156**

Variation of condition no. 2 (approved drawings) of planning permission 54249: This decision relates to proposed plans (received on 12 July, 2016) and the development shall not be carried out except in accordance with the drawings hereby approved.

Nothing further to report.

Item:05 Plots 1 & 2, Shrewsbury Road, off Lowther Road, Prestwich, Manchester, M25 9QG Application No. 60194

Variation of condition no. 2 (approved drawings) of planning permission 56691 to change the construction type and position of section of retaining wall behind plots 1 & 2 and revisions to the vehicle access gates (swing to sliding) and addition of lighting on columns to gates.

It is recommended that this application is Minded to Approve subject to the signing and completion of a deed of variation to link this consent to the previous Section 106 agreement. If the agreement is not signed within a reasonable timeframe, then delegated authority is sought by the Development Manager to determine the application.

Conditions

Condition 19 relating to drainage has been amended to read as follows:

19. Within 30 days of the date of this decision, details of surface water drainage for Shrewsbury Road, including an assessment of potential SuDS schemes, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with a approved timetable and the scheme approved under condition 22 of permission 56991 shall be implemented in full prior to occupation of the dwellings hereby approved.

Reason. To reduce the risk of flooding by ensuring the satisfactory storage of/disposal of surface water from the site pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan and Section 10 of the National Planning Policy Framework.

Item:06 34 Parkhills Road, Bury, BL9 9AT Application No. 60413

Two storey extension at side and rear; Excavation of front garden to allow formation of new vehicular and pedestrian access onto Horne Street

Recommendation; Approve with Conditions.

There is nothing further to report.

Item:07 106 Park Road, Prestwich, Manchester, M25 0DY Application No. 60414

Conversion of residential house to 6 no. apartments

Nothing further to report.

Item:08 Killelea House, Brandlesholme Road, Bury, BL8 1JJ Application No. 60425

First floor extension and remodelling of building with new main entrance at front; Creation of outdoor covered outdoor therapy area and outdoor terrace; New roadway within the site, widened access from Brandlesholme Road and additional on site parking; Lighting to external areas; Refuse storage compound and cycle racks accessed from existing service road rear and demolition of 2 no. existing garages

Nothing further to report.

Item:09 Thumbs Up (Bury) Ltd, Greenfields, Dumers Lane, Bury, BL9 9UT
Application No. 60482
Proposed trailer storage area and open material storage, erection of landscaped perimeter bunding and acoustic/security fencing

Publicity

There has been a request for information from No 726 Whitefield Road asking:

- How high are the trailers?;
- Total height (mound plus fence on top)?;
- Is the raw material flammable?;
- Who are the 100 people consulted?

Response that has been sent to resident confirms:

- The overall height of the trailers is 4.5m;
- Height of bund = 3m, height of fence = 2m, overall height =5m;
- Raw material is not classed as flammable;
- Address list of neighbours consulted

Item:10 Harper Fold Farm, Lavender Street, Radcliffe, Manchester, M26 3TJ
Application No. 60508

Proposed barn conversion to form 2 no. new dwellings

Consultations

Highways - There is no objection to the proposed development. The Highway's Section have recommended two conditions, that parking bays be surfaced and demarcated prior to the dwellings being occupied, and turning facilities to be provided and areas used for the manoeuvring of vehicles maintained of obstruction, prior to first occupation.

As the site is located in the Green Belt, and that the area for parking would be located on a cobbled courtyard area, it is considered that demarcating cobbles and resurfacing would not be appropriate or necessary in this instance, given the site is self-contained within a farmstead setting.

A condition to be worded as follows would be included to read:

The development shall make provision for the parking of 4 vehicles which shall be provided prior to first occupation and thereafter maintained.

Reason. To ensure adequate parking is provided for future occupiers of the dwellings hereby approved, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development and OL1/4 - Conversion and Re-use of Buildings in the Green Belt.

Whilst there may be farm vehicles or vehicles associated with the adjacent stables on site using shared areas, the development would not generate significant levels of traffic, and future occupiers would be aware of the use of the site and other vehicle users. It is considered turning facilities within the site would not be necessary.

Item:11 Harper Fold Farm, Lavender Street, Radcliffe, Manchester, M26 3TJ

Application No. 60509
Proposed indoor riding school/menage

For clarification.

The pond annotated on the O.S. Map was infilled before the 1980's.

Nothing further to report.

Item:12 Land Off Roach Bank Road, Bury, BL9 8RQ Application No. 60556
Full planning application for an industrial unit for a food production facility with ancillary offices, associated parking, service yards and landscaping

Revised plans received to show new staff/visitors access/egress to the car park to the south west of the site off Roach Bank Road.

Revised Plan Numbers:

Site layout plan M2172-SK33 Rev A; Location plan M2172-105 D; Elevations M2172-102 E; Site Cross Sections M2172-104 B (Excludes Access Approval); Floor plans M2172-100 F; Upper floor plans M2172-101 B; Roof plan M2172-106 A; Landscape proposals whole site LL01 B (Excludes Access Approval); Landscape proposals car park LL02 B (Excludes Access Approval); Site survey M2172-00; Flood risk Assessment CPH/FRA/3341.v1 August 2016; Transport Assessment 1016/5/A September 2016; Preliminary Ecological Appraisal RDF ecology September 2016; Air Quality Assessment 1016/7 September 2016; Crime Impact Statement 2015/0010/CIS/01 version A 14th October 2016

Unitary Development Plan and Policies

Policies added:

HT2 - Highway Network

HT4 - New Development

Planning history

49295 - Office development (10194 sqm of office floor space) - Refused 21/8/2008. This application was refused due to the rise in additional volumes of traffic which would result in increased congestion in the area and detrimental to the free flow of traffic and highway safety.

50804 - Office Development (total of 8864 sqm of office floor space) - Approved 18/2/2009. This was a resubmission of the above refused office application, and proposed a lesser amount of office development with reductions of 13% in floor space and 15% decrease in the number of parking spaces. As well as a reduction in scale, the application proposed highway mitigation measures at the M66 junction 3 with Pilsworth Road and at the Croft Lane/Hollins Brow/ Hollins Lane junctions. On balance, it was considered not to raise sufficient highway safety concerns that would warrant refusal of the application. It was also considered that this additional traffic generation would not result in such a degree of loss of amenity to residents in the Croft Lane area that would warrant the refusal of planning permission.

Whilst this application proposes a bigger footprint area of 16,110 sqm food, the development would be for a B2 (General Industry) food production facility, which would characteristically generate lower levels of traffic. The business would operate on a 24/7 staff rota basis and as such, demand on the local highway network at peak times of the day would not add significant volumes of traffic to the local area.

Highways England and Transport for Greater Manchester raised no objection to the proposals, concluding that there would be no significant issues arising in relation to base traffic flows, forecast trip generation and distribution of traffic. As such, the development is considered to be acceptable and would comply with H2 - Highway Network and HT4 - New Development.

Conditions.

Condition 2 amended to read:

This decision relates to drawings - Site layout plan M2172-SK33 Rev A; Location plan M2172-105 D; Elevations M2172-102 E; Site Cross Sections M2172-104 B (Excludes Access Approval); Floor plans M2172-100 F; Upper floor plans M2172-101 B; Roof plan M2172-106 A; Landscape proposals whole site LL01 B (Excludes Access Approval) ; Landscape proposals car park LL02 B (Excludes Access Approval); Site survey M2172-00; Flood risk Assessment CPH/FRA/3341.v1 August 2016; Transport Assessment 1016/5/A September 2016; Preliminary Ecological Appraisal RDF ecology September 2016; Air Quality Assessment 1016/7 September 2016; Crime Impact Statement 2015/0010/CIS/01 version A 14th October 2016 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.

Condition 13 amended to read:

No development shall commence unless and until details of the proposed landscaping (to include species, size and type) as shown on approved plans LL01 Rev B (Excludes Access Approval) and LL02 Rev A (Excludes Access Approval), has been submitted to and approved by the Local Planning Authority. The scheme shall include a timetable for implementation and management strategy. The scheme hereby approved shall be implemented prior to completion of the building hereby approved. Any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Reason. Insufficient information submitted at application stage. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan and National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

Condition 17 added :

The development shall be carried out in accordance with the Travel Plan submitted by ashleyhelme report reference 1016/6/A dated September 2016.

Reason. To promote and encourage the use of sustainable transport modes to improve and protect the environment and improve the flow of traffic on the public highways pursuant to Bury Unitary Development plan Policies EC6/1 - Assessing New Business, Industrial and Commercial development, HT4 - New Development and chapter 4 - Promoting sustainable transport the NPPF.

Highways recommended conditions:

Condition 18:

Notwithstanding the details indicated on approved plan references M2172-105 Revision D and M2172-SK33 Revision A, no development shall commence unless and until full details of the following have been submitted to and approved in writing

by the Local Planning Authority:

- Formation of the proposed heavy goods vehicle access/egress onto Roach Bank Road, incorporating an adequate centreline offset from the existing 'Multiwood' access, retention of adequate pedestrian facilities between the two accesses, kerb radii to be determined by the undertaking of an appropriate swept path analysis, visibility splays in accordance with the standards in Manual for Street (with the proposed '2400mm high colour coated v-guard fencing located clear of the sightlines), demarcation of the limits of the adopted highway and provision of appropriate tactile paving, all to a specification to be agreed and including all associated highway and highway drainage remedial works;
- Revised arrangements on the proposed HGV access between the proposed sub-station and gatehouse positions to enable the standing of heavy goods vehicles to wait clear of the two-way access route;
- Formation of the proposed staff and visitor car park access onto Pilsworth Way from the existing turning head, incorporating adequate pedestrian facilities at the interface with, and demarcation of the limits of, the adopted highway, all to a specification and scope to be agreed and including all associated highway and highway drainage remedial works;
- Provision of a segregated pedestrian access from Pilsworth Way/staff and visitor car park access to the proposed building reception and necessary revised car parking layout in this part of the site;
- Provision of a HGV/car park entrance signage scheme;

The details subsequently approved shall be implemented to an agreed programme. Reason. Insufficient information submitted at application stage. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EC6/1 - Assessing New Business, Industrial and Commercial Development, HT2 - Highway Network, HT4 - New Development and HT6/2 - Pedestrian/Vehicular Conflict.

Condition 19:

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

- Access route and arrangements for construction traffic from the highway network via M66, Pilsworth Road and Roach Bank Road;
- Hours of operation and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
- Parking on site or on land within the applicant's control of operatives' and construction vehicles together with storage on site of construction materials.

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

Reason. Insufficient information submitted at application stage. To mitigate the impact of construction traffic generated by the proposed development on the adjacent residential streets and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies HT2 - Highway network and HT4 - New Development.

Condition 20:

No development shall commence unless and until details have been submitted to and approved in writing by the Local Planning Authority to cover measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved details shall be implemented and maintained thereafter during the period of construction.

Reason. Insufficient information submitted at application stage. To ensure that the adopted highways are kept free of deposited material from the groundworks operations pursuant to Bury Unitary development plan Policies HT2 - Highway network and HT4 - New Development.

Condition 21:

The turning facilities indicated on the approved plans shall be provided before the development is brought into use and shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Bury Unitary Development Plan Policies EC6/1 - Assessing New Business, Industrial and Commercial Development and HT2/4 - Car Parking and New Development.

Condition 22:

The car and cycle parking indicated on the approved plans 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 Bury Unitary Development Plan Policies E6/1 - Assessing New Business, Industrial and Commercial Development and HT2/4 - Car Parking and New Development.

Issues and Analysis

Access - The site layout plan has been amended to show that a separate access for staff and visitors would be created from the existing hammerhead at the south westerly point of Roach Bank Road. This would lead directly into the staff and visitors car park. The access at the south east end of the site would be utilised by delivery HGV's only.

Segregating the access points into the site for the different users would improve the circulation of vehicular traffic into and out of the site. The separation of the staff parking and the pedestrian route into the building from the area used by HGV's would also improve safety of both employees and visitors.

The Highway's section has raised no objection and would support the new access layout. As such, the proposal would comply with EN1/2 - Townscape and Built Design and EC6/1 - Assessing New Business, Industrial and Commercial Development and HT6/2 - Pedestrian/Vehicular Conflict.

Policies

Unitary Development Plan Policy added - HT6/2 - Pedestrian and Vehicular Conflict.

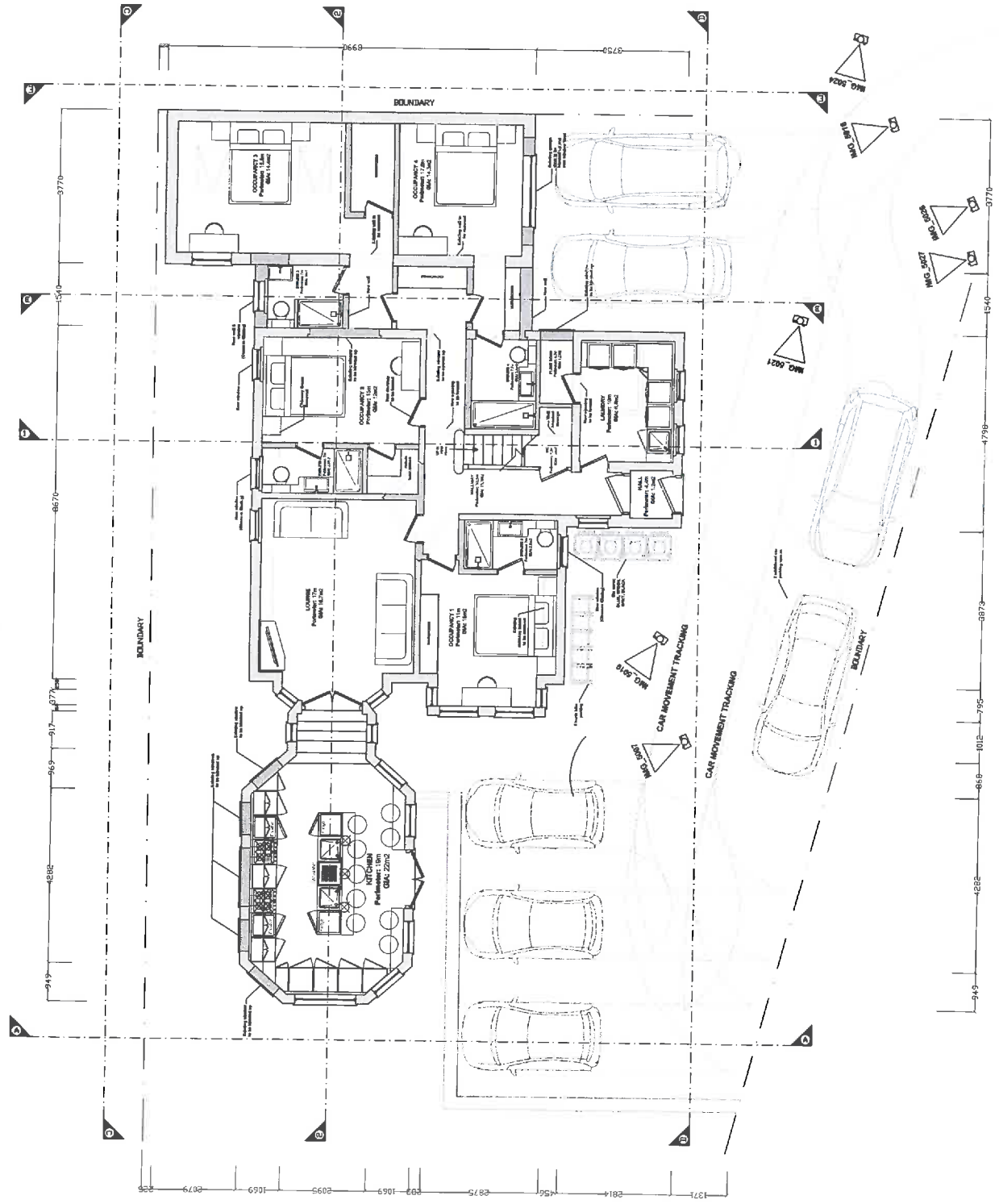
Item 03:59951

IF IN DOUBT, ASK
NOTES

1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
2. ALL WORK IS TO BE ACCORDING TO THE PERMITS AND REGULATIONS OF THE LOCAL AUTHORITY.
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Contractor	00000	00000
Contract No.	00000	00000
Contract Date	00000	00000
Contract Value	00000	00000
Contract Status	00000	00000
Contract Location	00000	00000
Contract Description	00000	00000
Contract Reference	00000	00000
Contract Contact	00000	00000
Contract Email	00000	00000
Contract Phone	00000	00000
Contract Fax	00000	00000
Contract Website	00000	00000
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Contract Date Home	00000	00000
Contract Date Back	00000	00000



PROPOSED GROUND FLOOR PLAN

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NOTE

REV	DATE	DESCRIPTION
A	18/10/16	WED LIME MARKER
B	20/10/16	BUILDING MARKER
C	20/10/16	RED LIME BOUNDARY MARKER
D	20/10/16	LANE MARK ENTRANCE RELOCATED

BUILDING MANAGEMENT SERVICES LTD
HARRINGTON ROAD
ELLAND, WEST YORKSHIRE
M5 2RW
TELEPHONE: 01422 371616
FAX: 01422 371617
EMAIL: H.M.S@BMSL.COM

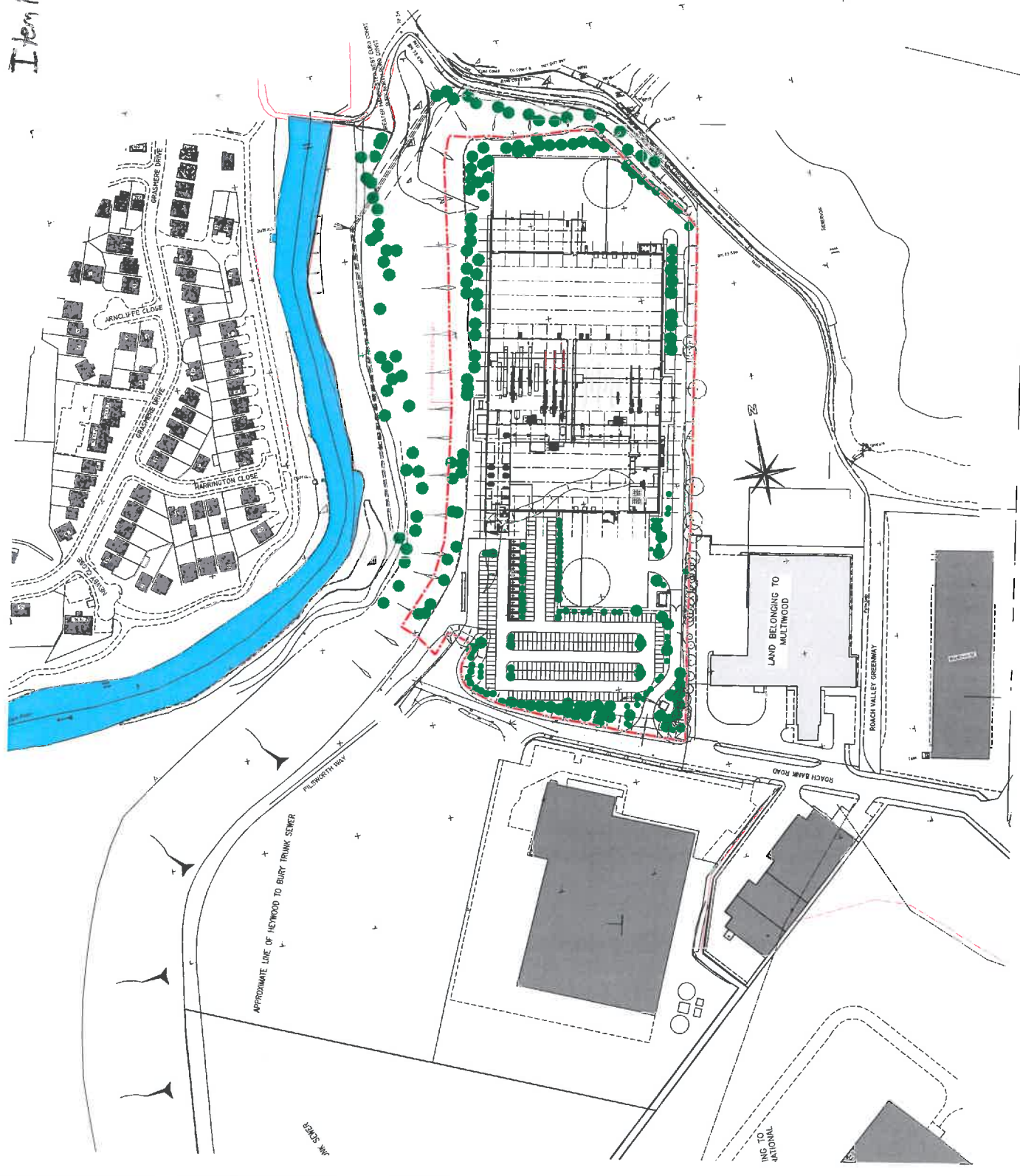
Building Management Services

CLIENT
C. D. P. LIMITED

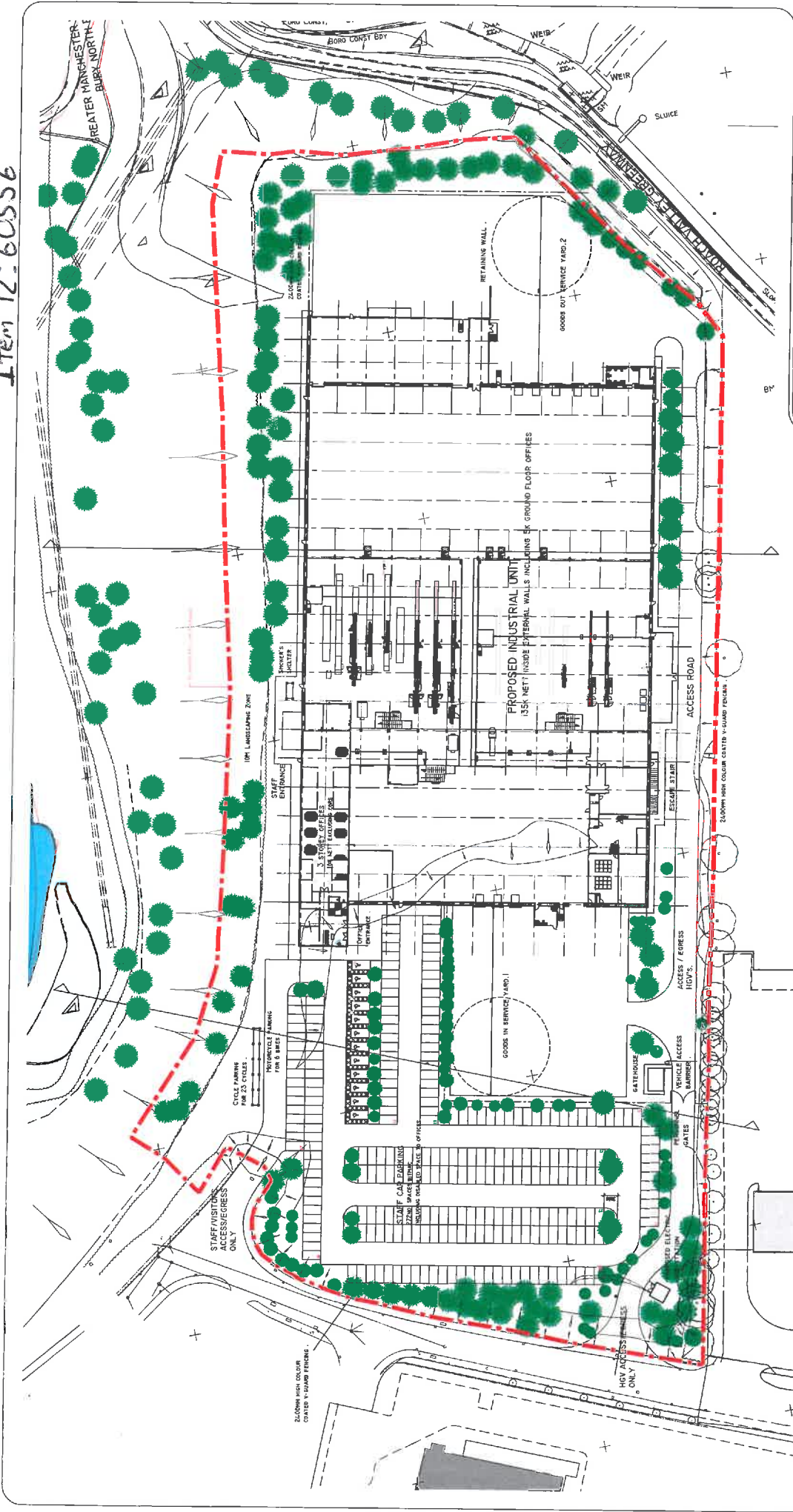
PROJECT
INDUSTRIAL DEVELOPMENT
ROACH BANK ROAD
PILSWORTH, BURY

SHEET	
LOCATION PLAN	
DRAWN: A. J. BAKER	DATE: SEPT 16
SCALE: 1:1000	
TITLE: PLANNING	
CUSTOMER: M2172-105	REV: D

Item 12:60556



Item 12: 60556



REVISIONS NO. DATE DESCRIPTION 1 OCT 18 CAR PARK ENTRANCE RELOCATED		CURT C.D.P. LIMITED
PROJECT INDUSTRIAL DEVELOPMENT AT ROACH BANK ROAD, PILLSWORTH, BURY.		SHEET SCHEMATIC SITE LAYOUT PLAN
BUILDING MANAGEMENT SERVICES LTD BUILDING MANAGEMENT SERVICES LTD 115 GLENVIEW ROAD ELAND, WILLOW WAY, WILLOW LE11 2JW TEL: 01452 371666 FAX: 01452 371666 EMAIL: PM@BMS-UK.COM		Building Management Services
CLIENT C.D.P. LIMITED		DATE 15/09/18
PROJECT INDUSTRIAL DEVELOPMENT AT ROACH BANK ROAD, PILLSWORTH, BURY.		DATE 15/09/18
SHEET SCHEMATIC SITE LAYOUT PLAN		REV A
Drawing No: M2172-SK33		REV A

