

Title	Planning Applications
To:	Planning Control Committee
On:	22 November 2016
By:	Development Manager
Status:	For Publication

Executive Summary

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

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

This report has the following implications

Township Forum/ Ward: Identified in each case.

Policy: Identified in each case.

Resources: Not generally applicable.

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

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

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

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

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

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

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

Development Manager

Background Documents

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

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

01	Township Forum - Ward: Radcliffe - East	App No. 59869
	Location: JLT House, Brook Street, Radcliffe, Manchester, M26 2PQ	
	Proposal: Residential development comprising 22 no. dwellings.	
	Recommendation: Minded to Approve	Site Visit: Y
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02	Township Forum - Ward: Radcliffe - East	App No. 60139
	Location: 10-14 Water Street, Radcliffe, Manchester, M26 4TW	
	Proposal: Change of use of former public house and first floor flat to form 6 no. apartments and creation of 6 no. car parking spaces	
	Recommendation: Approve with Conditions	Site Visit: N
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03	Township Forum - Ward: Bury East - Redvales	App No. 60222
	Location: Swintex Limited, Derby Works, Manchester Road, Bury, BL9 9NX	
	Proposal: Extension to existing factory to provide space for extra machinery and storage	
	Recommendation: Approve with Conditions	Site Visit: N
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04	Township Forum - Ward: Ramsbottom and Tottington - Ramsbottom	App No. 60370
	Location: Land to the West of Manchester Road, Ramsbottom, Bury, BL0 0BZ	
	Proposal: Outline - residential development including means of access only	
	Recommendation: Approve with Conditions	Site Visit: Y
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05	Township Forum - Ward: Ramsbottom and Tottington - Ramsbottom	App No. 60426
	Location: 258 Whalley Road and Adjacent Land, Shuttleworth, Ramsbottom, Bury, BL0 0EF	
	Proposal: Erection of 1 no. dwelling; First floor patio and garden to no. 258 Whalley Road	
	Recommendation: Approve with Conditions	Site Visit: N
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06	Township Forum - Ward: Radcliffe - East	App No. 60512
	Location: Spenside, Bury and Bolton Road, Radcliffe, Manchester, M26 4LA	
	Proposal: Erection of 5 no. detached dwellings	
	Recommendation: Approve with Conditions	Site Visit: N
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07 Township Forum - Ward: North Manor **App No.** 60515

Location: Kenyons Farm, 300 Bolton Road, Tottington, Bury, BL8 4JN

Proposal: Erection of 1 no. detached dwelling

Recommendation: Approve with Conditions

Site Visit: N

08 Township Forum - Ward: Whitefield + Unsworth - Unsworth **App No.** 60576

Location: Brook House, 122 Hollins Lane, Bury, BL9 8AH

Proposal: Partial demolition and conversion of existing dwelling into 2 no. dwellings and construction of 1 no. dwelling and 1 no. bungalow and creation of 7 no. parking spaces

Recommendation: Approve with Conditions

Site Visit: N

09 Township Forum - Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 60601

Location: Eagle And Child, 3 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0DL

Proposal: Change of use of first floor to bed and breakfast creating 5 bedrooms with juliet balcony to 2 bedrooms and single storey extension to rear

Recommendation: Approve with Conditions

Site Visit: N

10 Township Forum - Ward: Bury East **App No.** 60645

Location: 1 Tithebarn Street, Bury, BL9 0JR

Proposal: Change of use from shop (Class A1) to Private Hire booking office (sui generis)

Recommendation: Approve with Conditions

Site Visit: N

11 Township Forum - Ward: Radcliffe - North **App No.** 60675

Location: 20 Moss Shaw Way, Radcliffe, Manchester, M26 4NN

Proposal: Change of use from A1(shop) to A5 (hot food take away) with flue to rear elevation

Recommendation: Approve with Conditions

Site Visit: N

Ward: Radcliffe - East

Item 01

Applicant: Wiggett Construction

Location: JLT House, Brook Street, Radcliffe, Manchester, M26 2PQ

Proposal: Residential development comprising 22 no. dwellings.

Application Ref: 59869/Full

Target Date: 03/08/2016

Recommendation: Minded to Approve

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

The Development Manager has requested a site visit.

Description

The site is located to the east of Radcliffe town centre. The site was formerly used for industrial purposes and all the commercial (B2 use) buildings have been cleared from the site. The vacant site slopes from north to south and there is a difference in levels of 1.5 metres adjacent to the River Irwell. The site is accessed from Brook Street, via Glebe Street and Church Street West.

The embankment to the Metrolink line is located to the west of the site and the East Lancashire Paper Mill site is located to the east. The River Irwell forms the boundary to the south with industrial buildings beyond. There is a works building to the north with residential properties to the northeast.

The proposed development involves the erection of 22 dwellings. The proposed dwellings would be semi-detached or terraced and there would be a mix of two and three storey dwellings. The proposed dwellings would be constructed from red brick with a grey roof tile. The site would be accessed from Brook Street and parking for residents and visitors would be provided.

Relevant Planning History

50949 - Outline residential development including details of access, layout and scale for 20 2 and 3 storey dwellings and 10 apartments in 3/4 storey building at JLT House, Brook Street, Radcliffe. Refused - 14 May 2009.

The application was refused due to loss of employment land and lack of information with regard to bats.

52136 - Outline planning application for the erection of 20 no. two/three storey houses in four blocks and a four storey block of 10 no. apartments at JLT House, Brook Street, Radcliffe. Approved with conditions - 26 May 2010.

56320 - Application to extend the time limit for implementation of outline planning permission 52136 for the erection of 20 no. two/three-storey houses in four blocks and a four-storey block of 10 no. apartments at JLT House, Brook Street, Radcliffe. Approved with conditions - 17 July 2013.

Adjacent site

45598 - Hybrid application - outline planning permission for housing and Class B1, B2 and

B8 uses; full planning permission for new school - Approved - 13/9/07

Publicity

The neighbouring properties were notified by means of a letter on 5 May 2016 and a press notice was published in the Bury Times on 12 May 2016. Site notices were posted on 20 May 2016.

1 letter has been received from the occupiers of 18 Cockey Moor Road, which has raised the following issues:

- I own 5 Brook Street, but do not live there and only became aware of the application by visiting the property.
- Concerns regarding site access have not been addressed by the latest revisions.
- Councillors visited the site previously and agreed that it was unrealistic to change the make up of Brook Street from a dead end to a thoroughfare. They sited problems with:
 - the width of the current access road
 - access for emergency services and vehicles collecting waste
 - the reduction in parking for current residents of Brook Street
 - the huge increase in traffic flow and the complete change of a living experience from a quiet, virtually traffic free road to one that would be busy and congested
- The use of Brook Street will change the living experience of residents from a quiet backwater street to a road with constant traffic on it.

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 - No objections, subject to the inclusion of a condition relating to surface water drainage.

Environmental Health - Contaminated Land - Comments awaited.

Environmental Health - Pollution Control - No response.

Waste Management - No response.

Environment Agency - No objections, subject to the inclusion of conditions relating to mitigation measures, contaminated land and foul and surface water drainage.

Design for security - Recommend a full crime impact statement be submitted.

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

GM Ecology Unit - No objections, subject to the inclusion of conditions relating to construction risks, nesting birds, Japanese Knotweed, badgers, bats, otters and ecological enhancement.

Transport for Greater Manchester - Comments awaited.

Metrolink - Comments awaited.

Unitary Development Plan and Policies

EC2/1	Employment Generating Areas
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN5/1	New Development and Flood Risk
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN6/4	Wildlife Links and Corridors
EN7	Pollution Control
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting

RT2/2	Recreation Provision in New Housing Development
HT2/4	Car Parking and New Development
HT4	New Development
SPD1	Open Space, Sport and Recreation Provision
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
SPD14	Employment Land and Premises
NPPF	National Planning Policy Framework

Issues and Analysis

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

Principle (Employment) - The site is located within an Employment Generating Area (EGA) and the approval of application 45598 on the adjacent East Lancashire Paper Mill (ELPM) site surrounded this site with residential development. As such, the application site was the only site on the north of the River Irwell in industrial use.

The application site has been assessed against the detailed criteria used for non-employment generating area sites and it was concluded that the site is inappropriate for continued employment use from a land use perspective due to the restricted access and the impact upon the amenity of the adjoining residential properties. As such, there would be no objections to the loss of the site in the context of the approach set out in SPD14, and consequently, the loss of the site would not detract from the EGA's value for generating employment. In conclusion, the application is considered not to be in conflict with both UDP Policy EC2/1 and SPD14.

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

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

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

The site is located close to the urban boundary and there is residential development to the immediate north and west (beyond the metrolink line). As such, the proposed development would not conflict with the surrounding land uses. The site is within walking distance of public transport and as such, is in a sustainable location. The site contained a hardstanding and is previously developed land. Therefore, the proposed development would be acceptable in principle and would be in accordance with Policy H1/2 of the Bury Unitary Development Plan.

Design and layout - The proposed dwellings would be located on either side of the access road and would be a mix of terraced and semi-detached dwellings. The proposed dwellings

would be a mix of two and two and a half storeys in height and the ground floor of plots 1 - 8 and 14 - 22 would be raised up by 0.8 metres to 2.3 metres to alleviate flood risk. The floor level of the proposed dwellings nearest the existing dwellings would not be raised and as such, the proposed dwellings would match the height of the adjacent dwellings.

The proposed dwellings would be constructed from red brick with a grey roof tile, which would be appropriate and would match the existing buildings. The use of headers and cills, porches and pike details would add visual interest to the elevations. Therefore, the proposed dwellings would not be a prominent feature in the locality.

It was a condition of the previous approval on this site, that the proposed access must be located on the line of the existing access into the site (opposite Nos. 9 - 11 Brook Street) following a series of objections from local residents. The proposed plan indicates that the proposed access would be relocated to the end of Brook Street and would be at right angles with Brook Street. There are no objections in principle to the relocation of the proposed access and as there has been 1 objection to the proposal, it is acceptable in this instance.

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

Impact upon residential amenity - SPD6 provides guidance on aspect standards between residential properties and as such, would be relevant in this case. The aspect standards states that there should be a minimum of 20 metres between directly facing habitable windows and 13 metres between a habitable room window and a two storey blank wall. If there is an additional storey in height, a further 3 metres should be added to the aspect standard.

There would be 3.3 metres from the rear elevation to plot 10 to the boundary, which would look out onto the embankment to the Metrolink line. As such, any future occupiers would be aware of this relationship when purchasing the property and it would not stifle any future development on the adjacent site.

There would be a minimum of 25.8 metres between plots 21 and 22, which would be in excess of relevant aspect standard (23 metres). Therefore, the proposed development would not have an adverse impact upon the amenity of the neighbouring properties.

Noise - The scheme is submitted with an acoustic report that has looked at the site in relation to intermittent noise from the nearby Metrolink line. The category of the site falls within NEC C noise category. The Council's Environmental Health Pollution Control Section do highlight that, the measurement position chosen for the noise survey (1.5m. above ground level) may not adequately reflect the actual noise levels at the most sensitive locations, these being the bedroom windows of the proposed development - the major noise source (especially at night) is the adjacent Metrolink Line which is positioned above the houses.

However, there are no major planning objections in relation to the development's proximity to the Metrolink Line and the development of this site, particularly as many other recent developments have occurred in closer proximity to this site. Some of these include noise sensitive uses.

Mitigation measures would be required which could be secured through planning condition and should include acoustic ventilation to windows facing the Metrolink line. Equally there are no major concerns from noise experienced in external areas as noise from the Metrolink is infrequent and commonplace to the area. There are no planning objections to the redevelopment of the site in terms of noise and as such, the proposed development would be in accordance with Policy EN7/2 of the Bury Unitary Development Plan.

Ecology - A phase 1 habitat survey and a otter survey have been submitted as part of the application. There is evidence of badger activity near to the site (but not within it) and there is the potential for Japanese Knotweed and Giant Hogweed to be on site. GM Ecology Unit has no objections, subject to the inclusion of conditions relating to construction risks, nesting birds, Japanese Knotweed, badgers, bats/lighting and ecological enhancement and an informative relating to otters.

The proposed development would be immediately adjacent to the River Irwell and the impact of development on the ecological status or potential as defined by the EU Water Framework Directive, on rivers is a material consideration for planning. In the UK the relevant issue for any waterbody are defined in the relevant River Basin Management Plan, in this instance the NW River Basin Management plan. As such, the proposed development would need to demonstrate that there would not be any further deterioration of the river as a result of their proposal.

The proposed development would not directly impact upon the river, but there are risks during construction of increased sediment, pollution spillage and post development increase run off and increased urban diffuse pollution. GM Ecology Unit have no objections to the proposed development, subject to the inclusion of a condition to address the construction risks.

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

Flood risk - The proposed development is located within flood zone 2. Following the initial comments from the Environment Agency, the agent has revised the proposed house types and raised the finished floor levels by between 0.8 and 2.3 metres for plots 1 - 8 and 14 - 22. The Environment Agency has no objections to the revised proposed development, subject to the inclusion of conditions relating to flood risk mitigation measures, foul and surface water drainage and contaminated land conditions. As such, the proposed development would not be at risk from flooding and would not increase the risk for those downstream of the proposed development. Therefore, the proposed development would be in accordance with Policies EN5/1 and EN7/5 of the Bury Unitary Development Plan.

Highways issues - The road access from Brook Street currently runs diagonally across the site, which was a historic response to ease the movements of larger scale vehicles that needed to access and egress the site during its use as a general industrial use. As the proposals now reflect an entirely residential layout the need for accommodating large heavy vehicular use is not required. In an effort to ensure vehicle speeds are restricted, the design shows a near right angle bend where the extension to Brook Street commences.

Brook Street is an adopted highway for the entirety of its length and is 6.1m wide. There is a 1.7m wide footway on the northerly side of the street, immediately in front of the houses fronting Brook Street. This highway width exceeds the minimum standard 5.5m wide carriageway, and as such would be similar to other adopted highways elsewhere within the Borough. The proposed access layout would maintain the highway and width whilst providing pedestrian access on the southerly side of Brook Street. Given the above, the proposed arrangement would ensure that vehicles can park outside the existing Brook Street properties whilst allowing other vehicles to pass. The Traffic Section has no objections in principle to the proposed development and further comments will be reported in the Supplementary Report.

Parking - SPD11 states that the maximum parking standards is 1.5 spaces per 2 bed dwelling and 2 spaces per 3 bed dwelling. This equates to 40.5 parking spaces.

The proposed development would provide 40 spaces. The site has good access to public transport and would be located within walking distance of the town centre. As such, the level

of parking provision would be acceptable. Therefore, the proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Planning obligations - A contribution for recreation provision would be required of £64,622.88 in accordance with Policy RT2/2 of the Bury Unitary Development Plan and SPD1. This would be secured through a Section 106 agreement.

The proposed projects would be:

- Improvements to access and to footpaths at Springwater park including Sailor Brow (phase 1)
- Improvements to clubroom, changing facilities and playing pitches at Redbank Playing Fields (phase 1)

Response to objectors

- The issues relating to the proposed access have been addressed in the main report.
- The proposed development would result in a significant reduction in the volume of traffic when compared to the previous industrial use.
- The Traffic Section has no objections in principle to the proposed development and further comments will be reported in the Supplementary 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: Minded to Approve

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered M4032.PL.001 C, M4032.PL.002 D, M4032.PL.003 E, CW/8104-P-SP and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. Details/Samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.
4. No development, site clearance, earth moving shall take place or material or machinery brought on site unless or until a method statement to protect the River Irwell from accidental spillages, dust and debris has been submitted to and

approved in writing by the Local Planning Authority. All measures from the approved Method Statement will be implemented and maintained for the duration of the construction period.

Reason. In order to ensure that no harm is caused to the River Irwell 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.

5. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.

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.

6. No development shall commence until full details of a scheme for the eradication and/or control of Japanese Knotweed (*Fallonia Japonica*, *Rouse Decraene*, *Polygonum Cuspidatum*), Giant Hogweed and Himalayan Balsam (*Impatiens Glandulifera*) has been submitted to and approved in writing by the Local Planning Authority. The approved management plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority.

Reason. The scheme does not provide full details of the actual extent of Japanese Knotweed, Giant Hogweed and Himalayan Balsam in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

7. The development hereby approved shall be carried out in accordance with the recommendations contained in the Extended Phase 1 Habitat survey of Land off Brook Street, Radcliffe, Bury - Rachel Hacking Ecology 2016 Section 5.3 as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

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.

8. Prior to the commencement of the development hereby approved, a lighting design plan adjacent to the River Irwell, shall be submitted to and approved in writing by the Local Planning Authority. The plan shall show how and where the external lighting will be installed and through appropriate lighting contour plans demonstrated clearly that any impacts on the River Irwell with regards to bats are negligible.

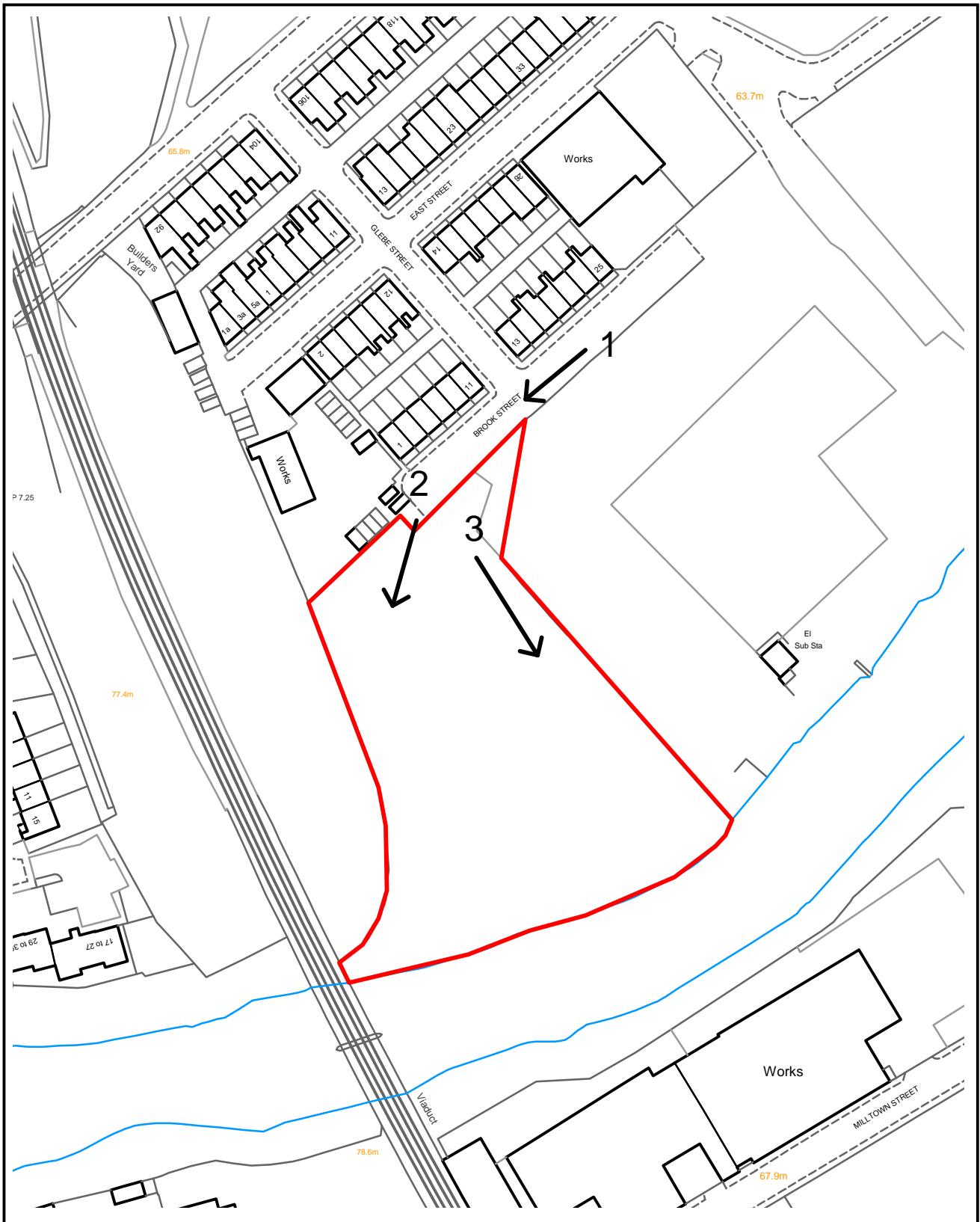
All external lighting shall be installed in accordance with agreed specifications and locations set out in the strategy prior to first occupation of the dwellings hereby approved.

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

9. A hard and soft landscaping scheme, which shall include details of a scheme to replace the existing trees fronting onto Brook Street and should consist of native species only typical to a riparian location, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. It shall be implemented not later than 12 months from the date the building(s) is first occupied; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design, Policy EN6/4 - Wildlife Links and Corridors and Policy 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.
10. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided. The final scheme should comply with the principles outlined in the approved Flood Risk Assessment.
Reason: To ensure a satisfactory means of drainage, promote sustainable development and to manage the risk of flooding and pollution pursuant to Policy EN5/1 - New Development and Flood Risk and Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan and Section 10 of the National Planning Policy Framework.
11. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the dwellings hereby approved being brought into use.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
12. Prior to the commencement of development, details relating to the proposed boundary treatment for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details only shall be implemented as part of the approved development.
Reason - To secure the satisfactory development of the site and in the interests of the visual amenities of the area pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
13. 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 to plots 8 - 10 inclusive.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 59869

**ADDRESS: JLT House
Brook Street
Radcliffe**

Planning, Environmental and Regulatory Services



Bury
COUNCIL

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

59869

Photo 1



Photo 2



Photo 3



PROPOSED RESIDENTIAL DEVELOPMENT BROOK STREET, RADCLIFFE, BURY



SCHEDULE OF ACCOMMODATION

- Type A - 8No 3 bedroom 5 person Houses @ 95.40 Sq.m
- Type B - 5No 3 bedroom 5 person Houses @ 87.90 Sq.m
- Type C - 7No 2 bedroom 4 person Houses @ 73.00 Sq.m
- Type D - 2No 4 bedroom 6 person Houses @ 130.8 Sq.m

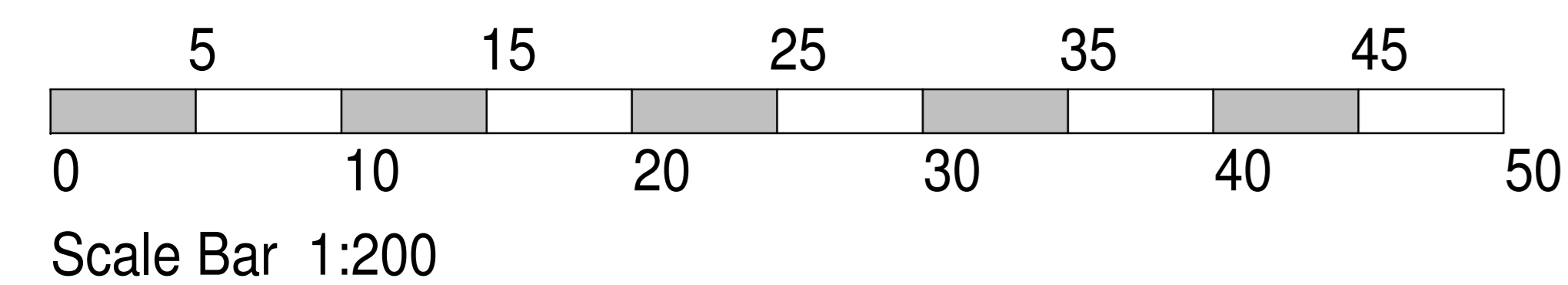
22No Units Total

SITE AREA = 0.55 Hectares

Car Parking Ratio - 41 Spaces / 181%

LEGEND

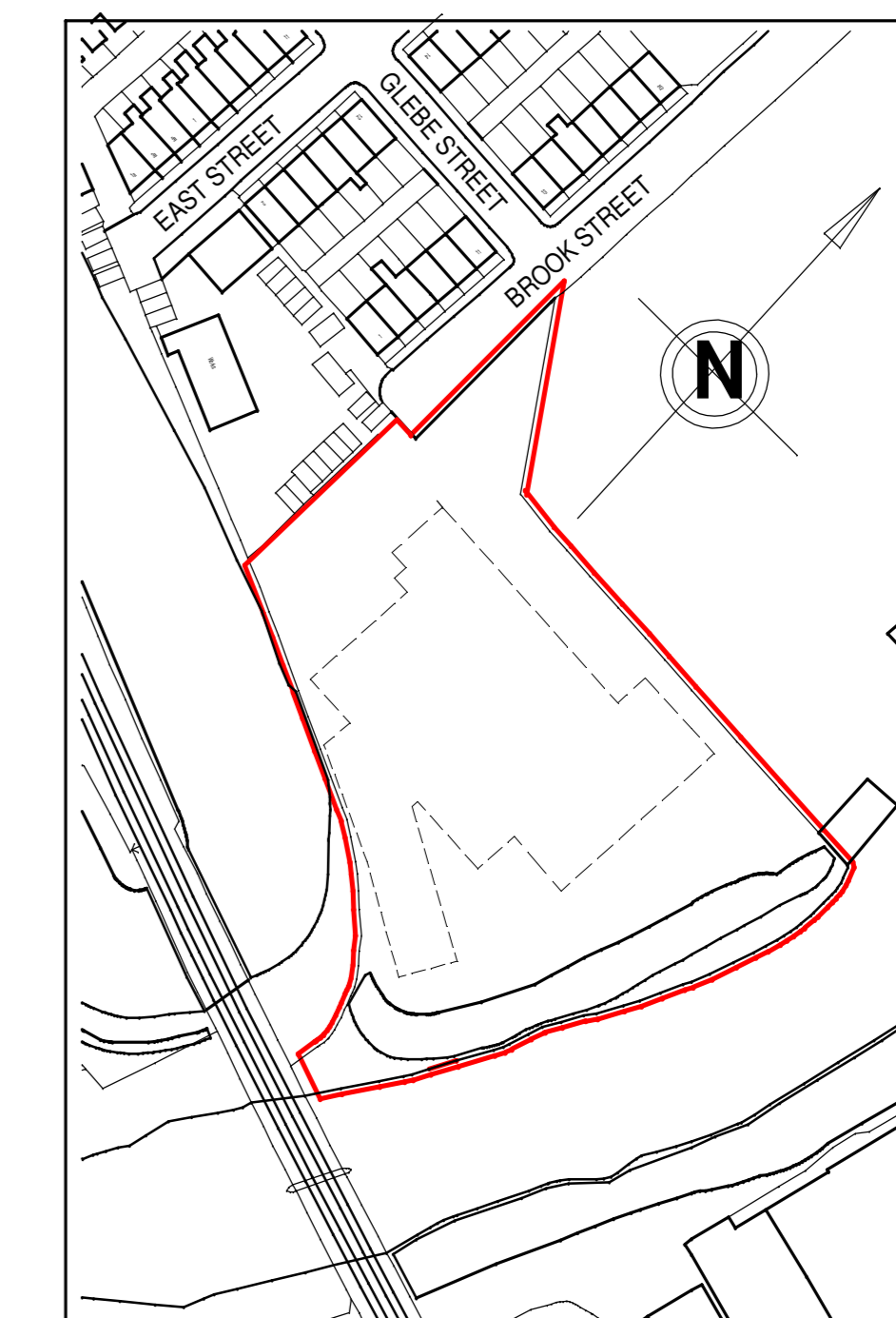
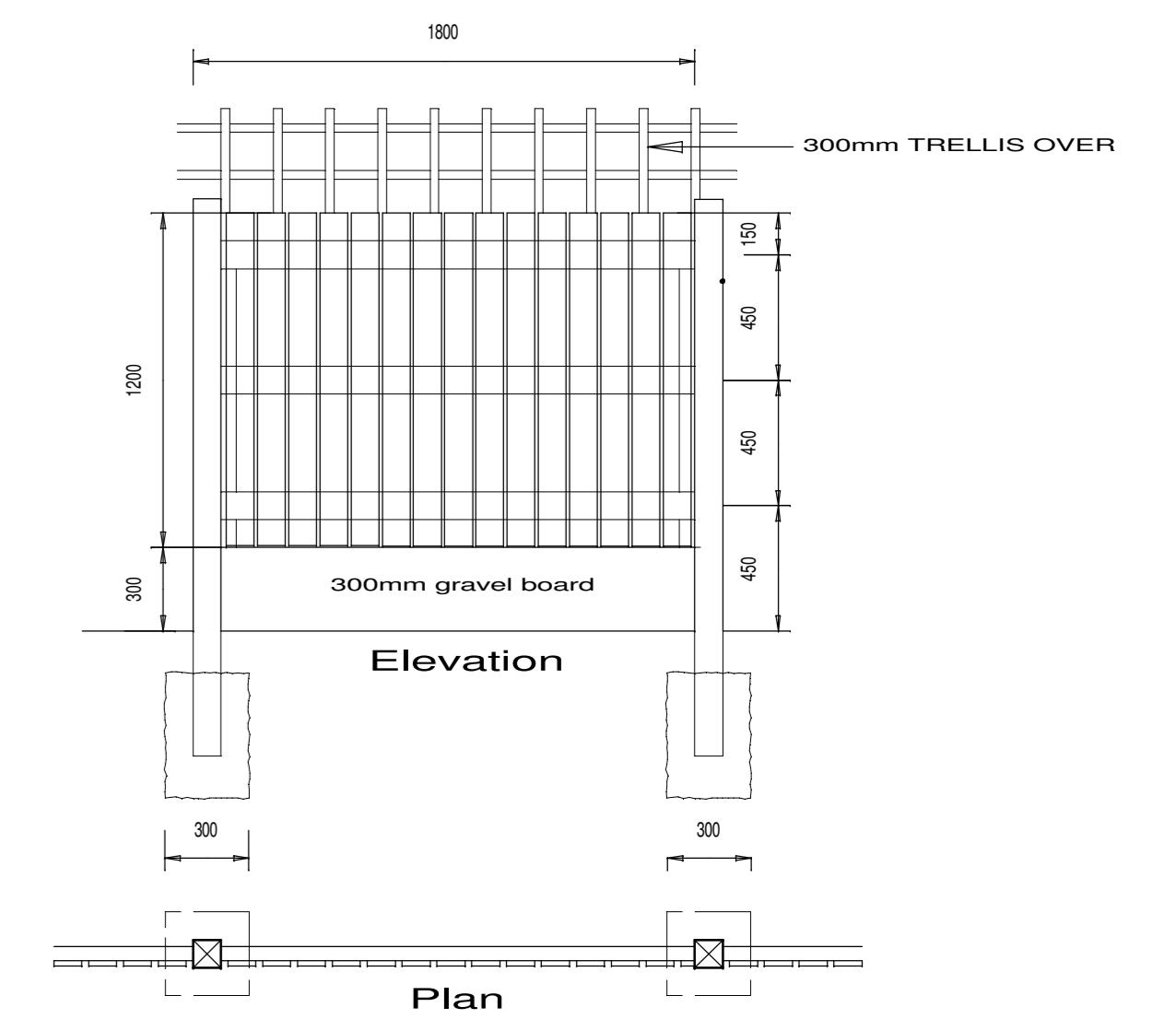
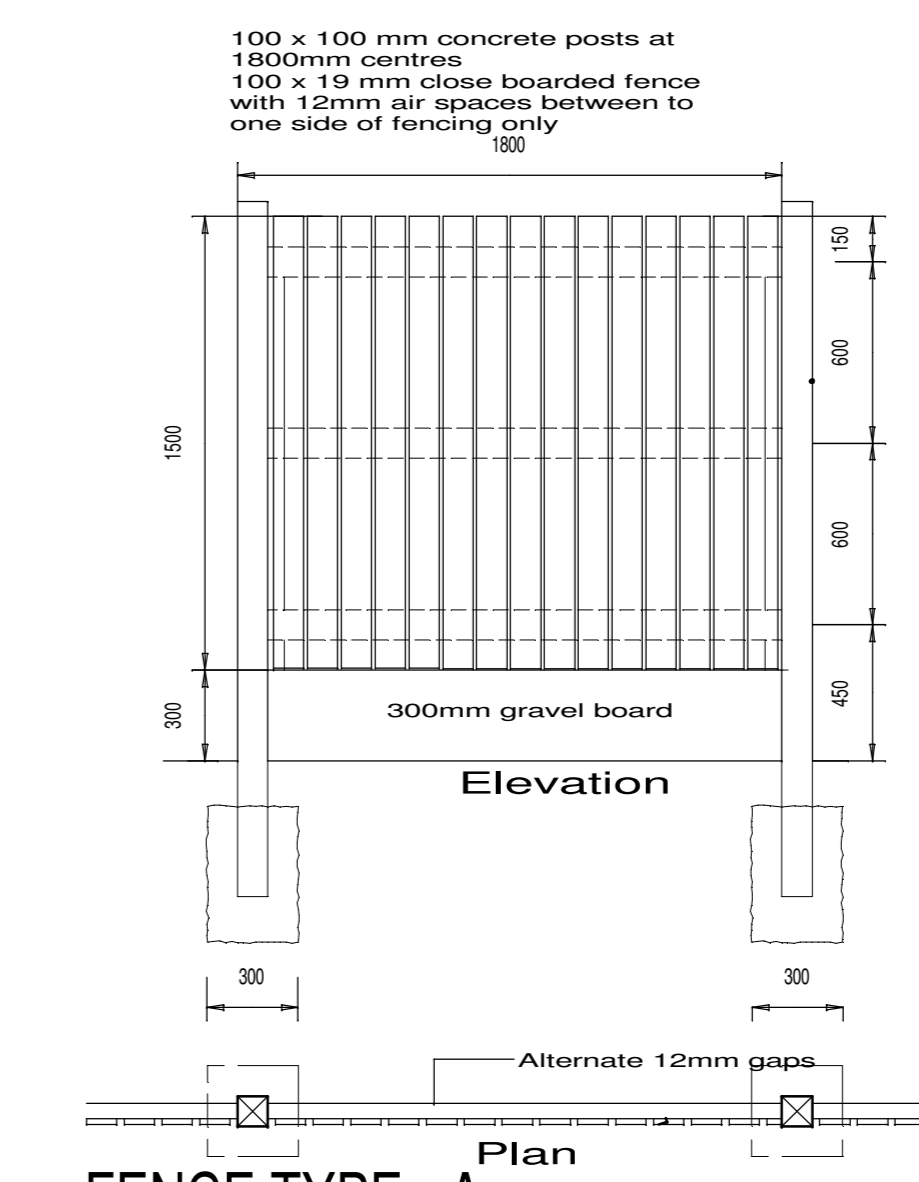
- TURFED AREAS GRADED TO SUIT SITE TOPOGRAPHY
- PRECAST CONCRETE PAVING
- TARMACADAM PARKING
- TARMACADAM FOOTWAYS
- LANDSCAPING INDICATIVE NEW TREE PLANTING TO TBA LANDSCAPING DESIGN
- LOW MAINTENANCE LANDSCAPING TO SPECIALISTS DESIGN
- TARMACADAM HIGHWAY
- EXISTING LEVELS
- PROPOSED LEVELS



SITE LAYOUT



Plot	Sq.Metres	Bedrooms	Person
Plot 1	95.40	3bed	5 person
Plot 2	95.40	3bed	5 person
Plot 3	95.40	3bed	5 person
Plot 4	95.40	3bed	5 person
Plot 5	95.40	3bed	5 person
Plot 6	95.40	3bed	5 person
Plot 7	95.40	3bed	5 person
Plot 8	95.40	3bed	5 person
Plot 9	87.90	3bed	5 person
Plot 10	87.90	3bed	5 person
Plot 11	87.90	3bed	5 person
Plot 12	87.90	3bed	5 person
Plot 13	87.90	3bed	5 person
Plot 14	73.00	2bed	3 person
Plot 15	73.00	2bed	3 person
Plot 16	73.00	2bed	3 person
Plot 17	73.00	2bed	4 person
Plot 18	73.00	2bed	4 person
Plot 19	73.00	2bed	4 person
Plot 20	73.00	2bed	4 person
Plot 21	130.80	4bed	6 person
Plot 22	130.80	4bed	6 person



LOCATION PLAN
Scale 1:1250

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Revision	Date	Description
A	03.02.16	GENERAL AMENDMENTS
B	15.02.16	GENERAL AMENDMENTS
C	03.10.16	FLOOD LEVELS AMENDED THROUGHOUT

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Client:	WIGGETT CONSTRUCTION		
Job:	BROOK STREET, RADCLIFFE		
Drawing title:	PROPOSED SITE PLAN		
Drawing Number: (Job number)	M4032.PL.001	Revision:	C
Scale:	1:200 @ A0		
Date:	19.01.16		
Drawn by/ checked by:	S		

PROPOSED RESIDENTIAL DEVELOPMENT
BROOK STREET, RADCLIFFE, BURY



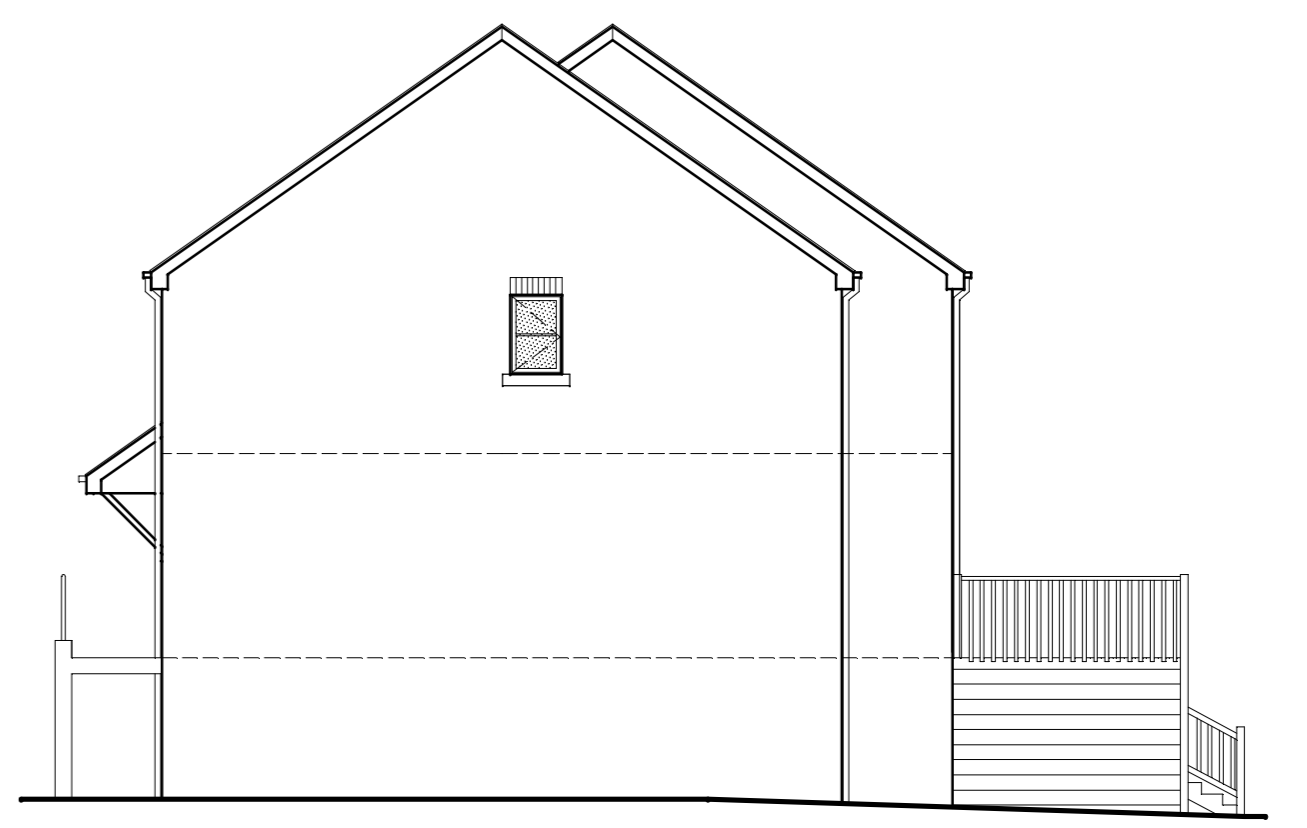
EXTERNAL ENVELOPE MATERIAL SCHEDULE
 Roof – Marley Modern Smooth Grey – with dry fix verge, and ridge accessories.
 Eaves and Soffit – UPVC white
 Gutter and downpipes – White upvc
 Wall finish – Istock Melton Antique – (red colour)
 Doors – Composite door – from a choice of 3 colours and 3 styles
 Windows – White UPVC – With Artstone cills



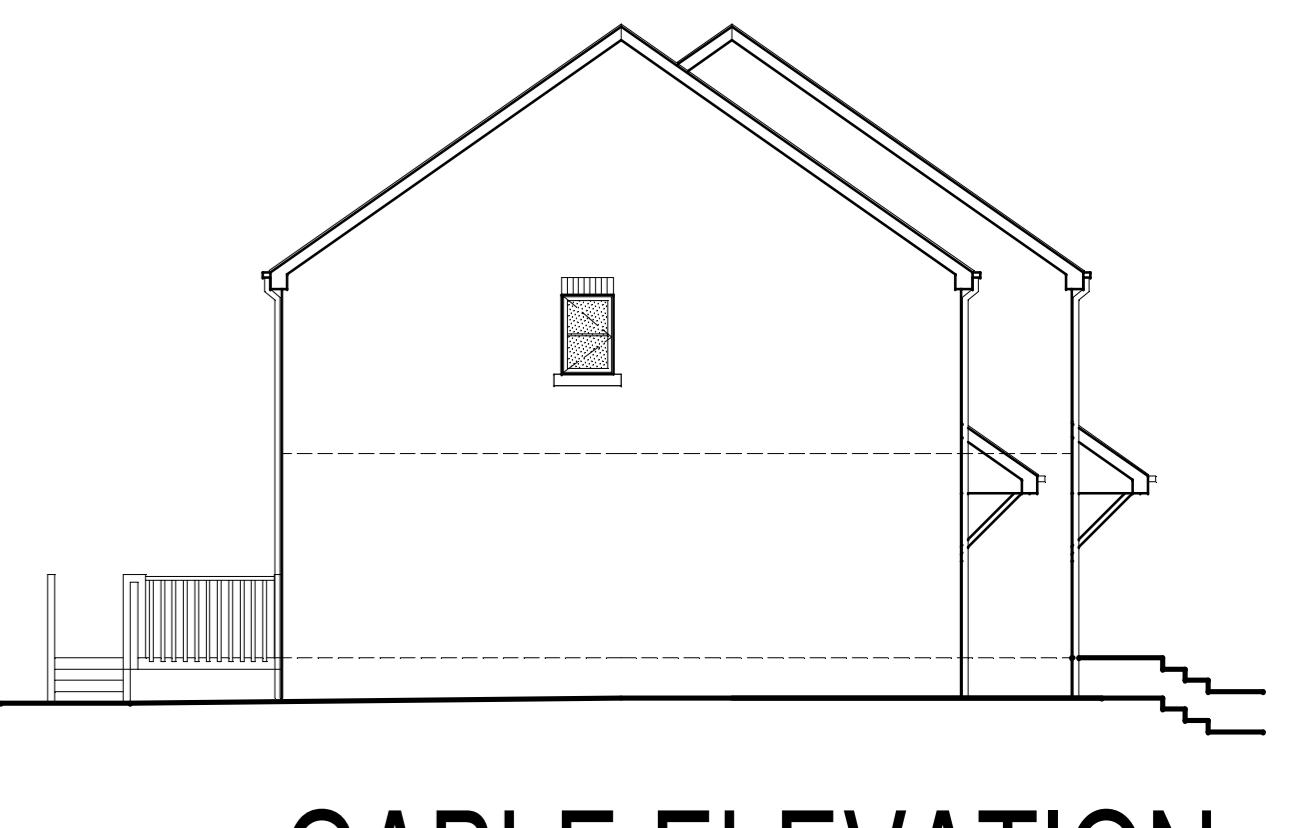
STREETScape ELEVATION - A



STREETScape ELEVATION - B



GABLE ELEVATION PLOT - 20



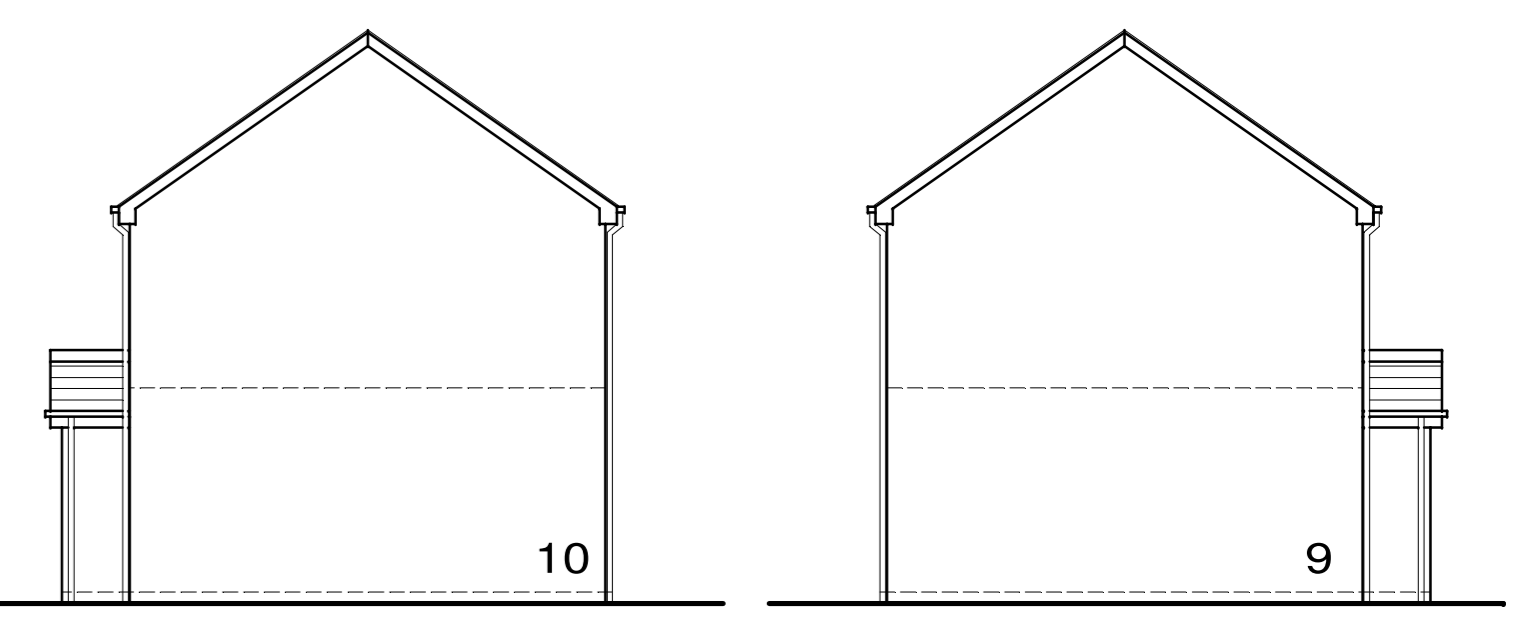
GABLE ELEVATION PLOT - 14



STREETScape ELEVATION - C



STREETScape ELEVATION - D



GABLE ELEVATIONS PLOTS 9 & 10



STREETScape ELEVATION - E



REAR ELEVATION PLOTS 13 - 11



PLOT 21 GABLE



PLOT 22 GABLE

PROPOSED ELEVATIONS

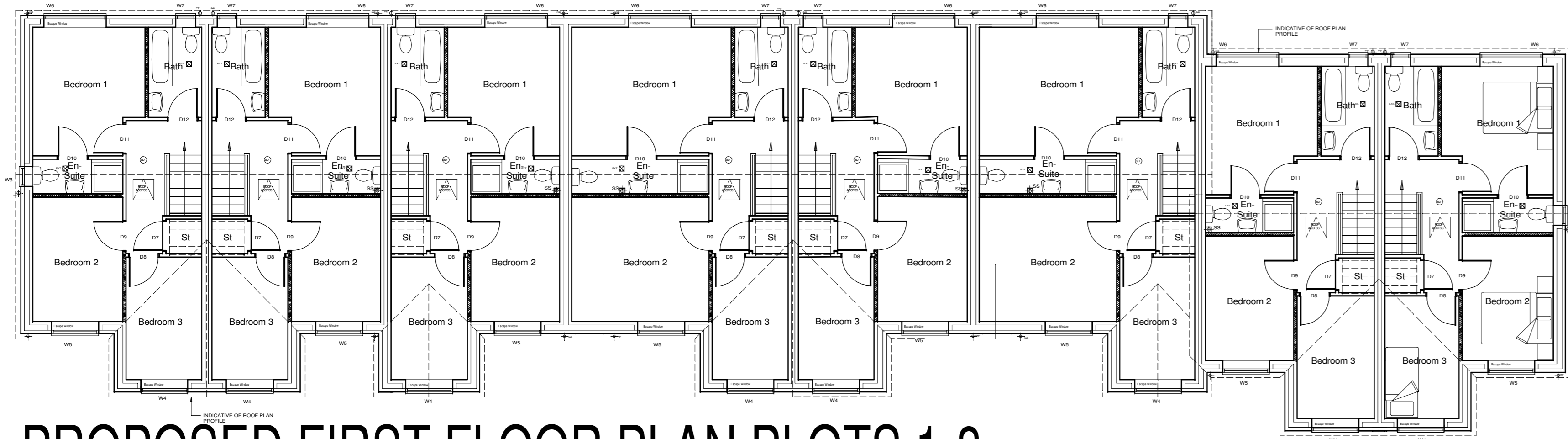
Revision	Date	Description
A	03.02.16	GENERAL AMENDMENTS
B	15.02.16	GENERAL AMENDMENTS
C	26.02.16	REAR ELEVATION PLOTS 14-20 AMENDED
D	26.02.16	FRONT ELEVATION PLOTS 21-22 AMENDED
E	04.10.16	FINISHED FLOOR LEVELS AMENDED

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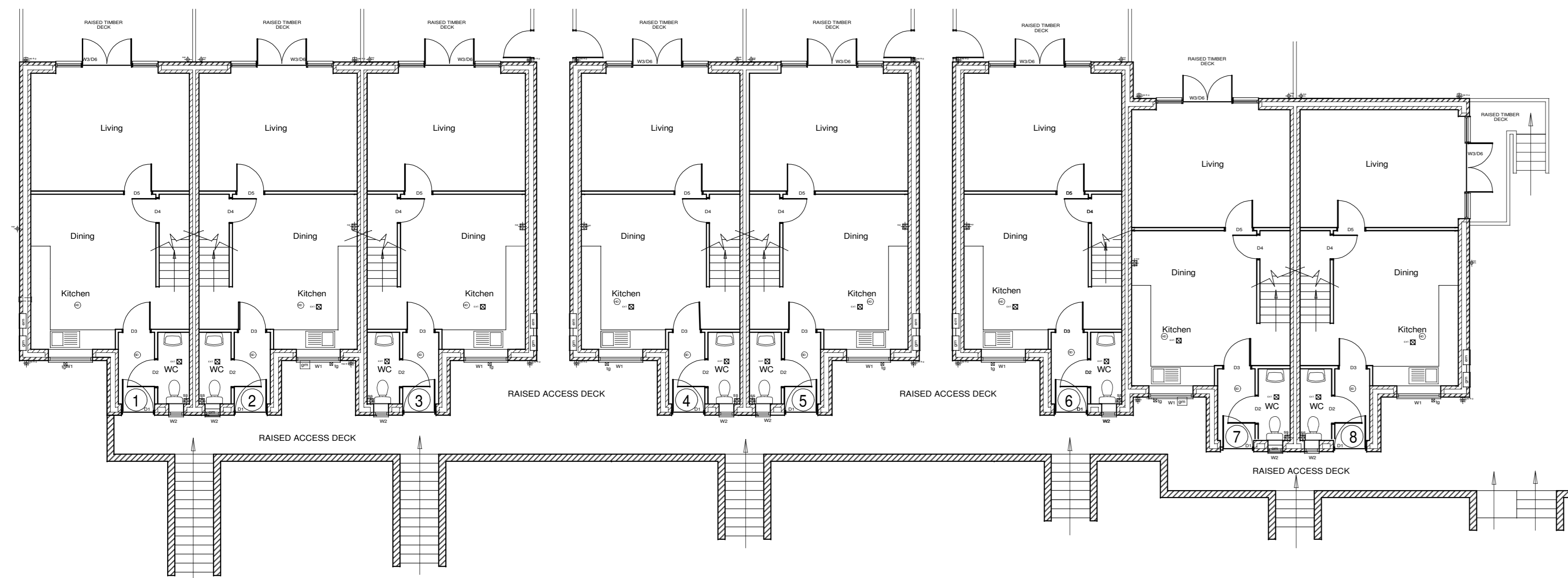
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Job:	BROOK STREET, RADCLIFFE		
Drawing title:	PROPOSED ELEVATIONS		
Drawing Number: (Job number)	M4032.PL.003	Revision:	E
Scale:	1:100 @ A0		
Date:	20.01.16		
Drawn by/ checked by:	S		

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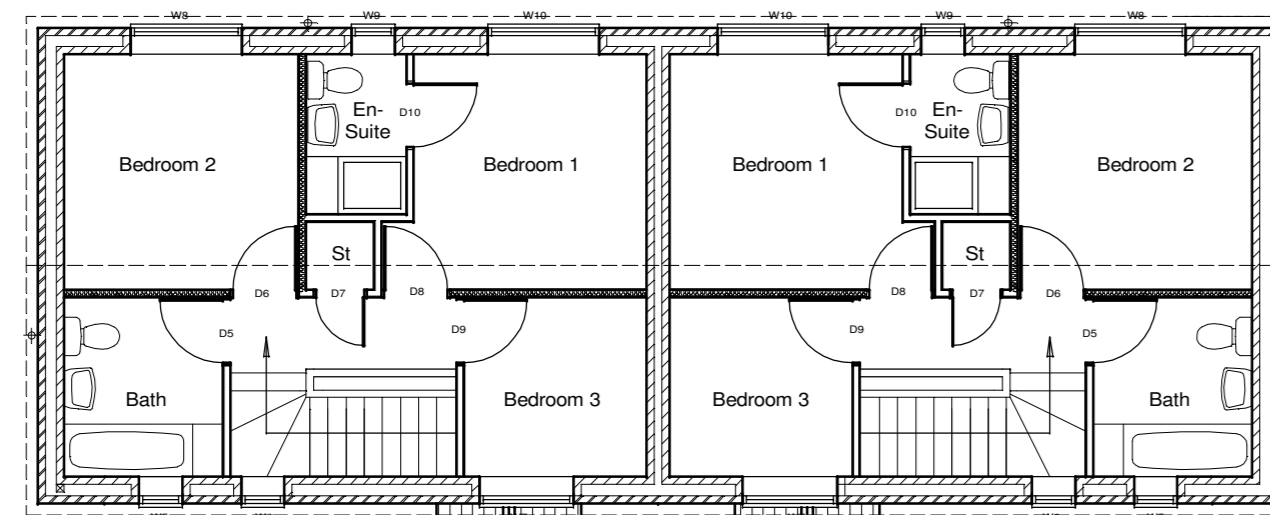
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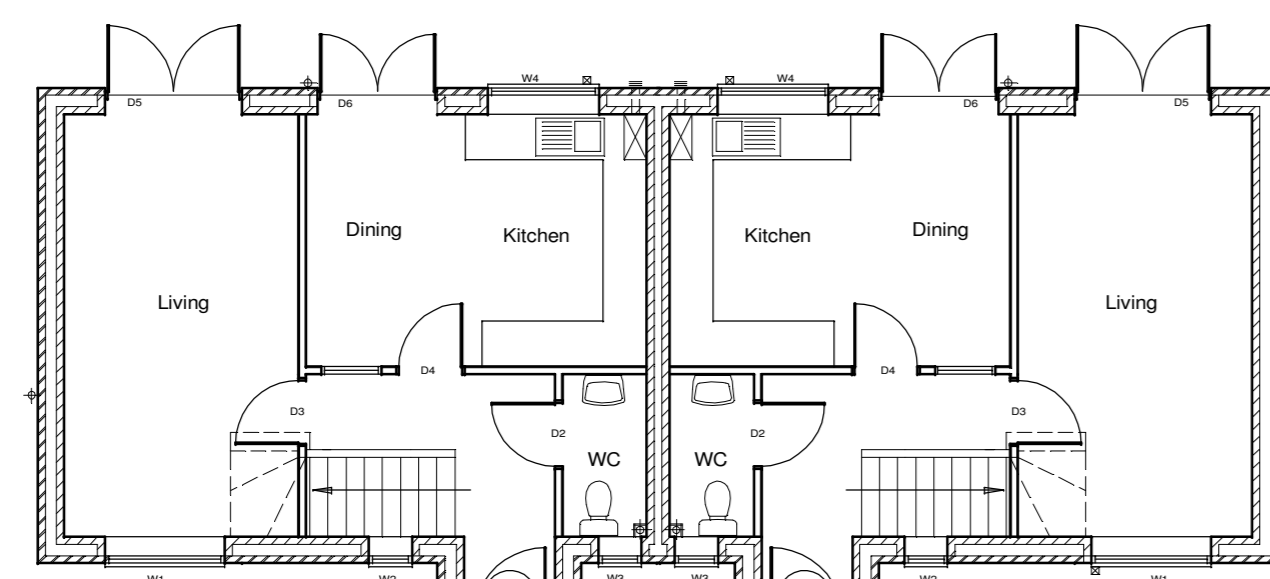
PROPOSED FIRST FLOOR PLAN PLOTS 1-8



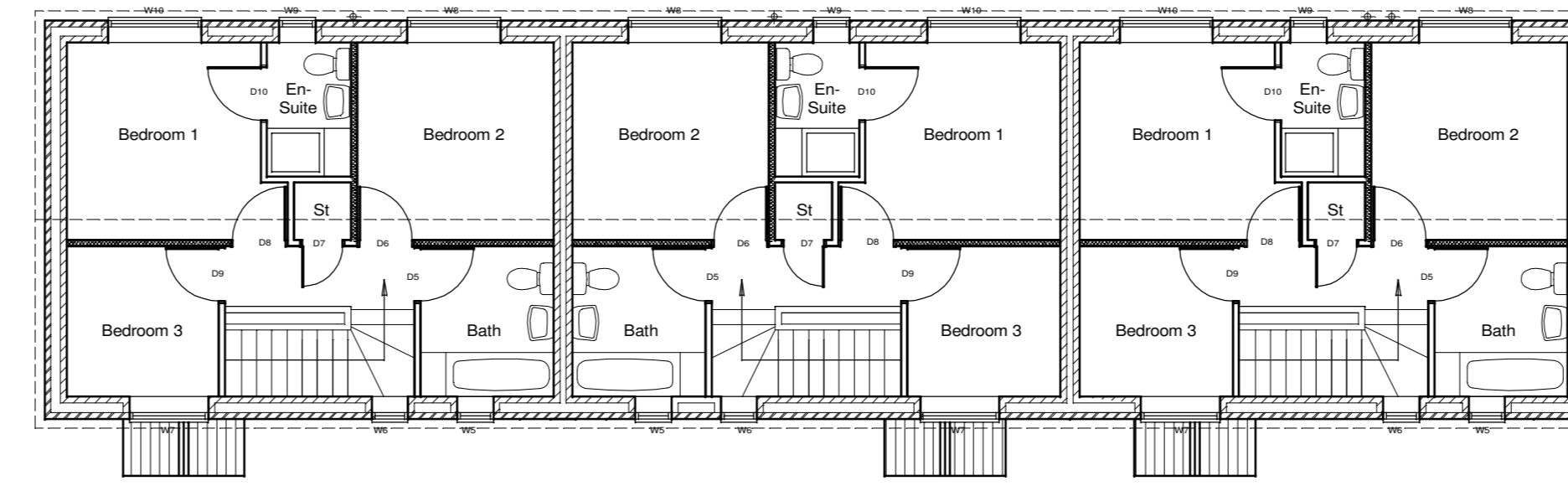
PROPOSED GROUND FLOOR PLAN PLOTS 1-8



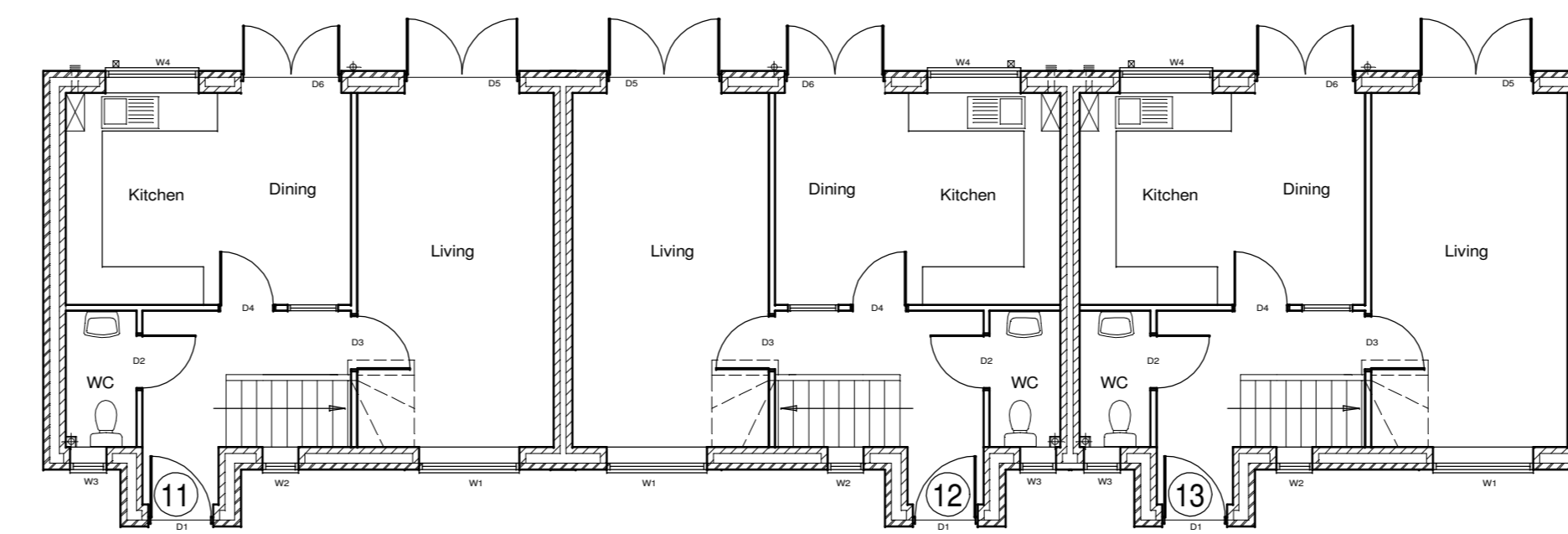
PROPOSED FIRST FLOOR PLAN PLOTS 9-10



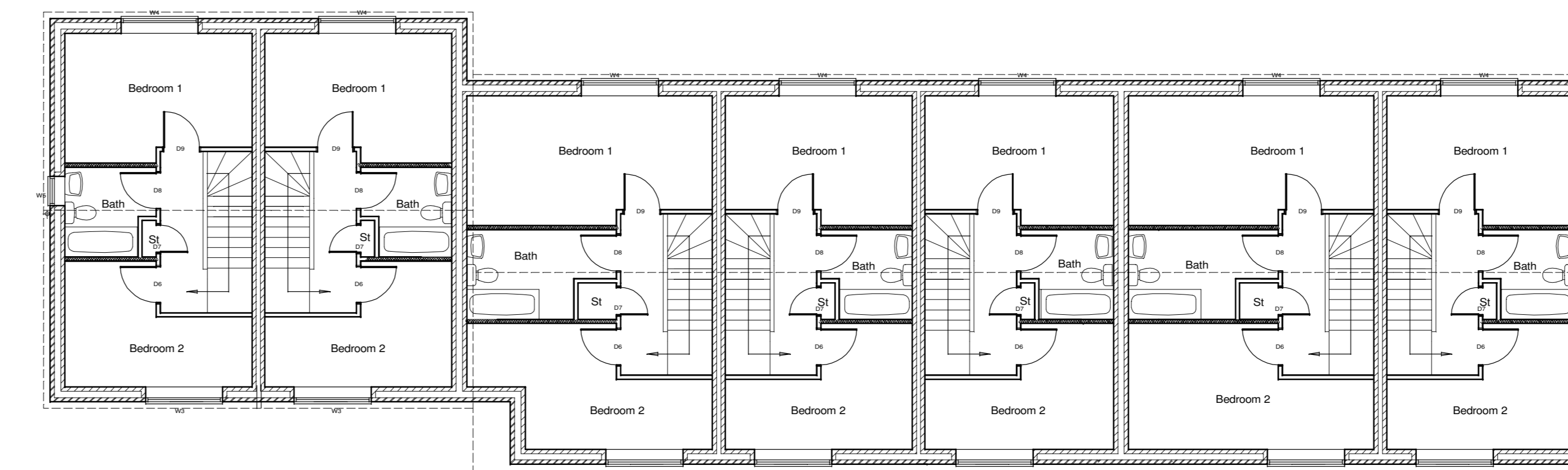
PROPOSED GROUND FLOOR PLAN PLOTS 9-10



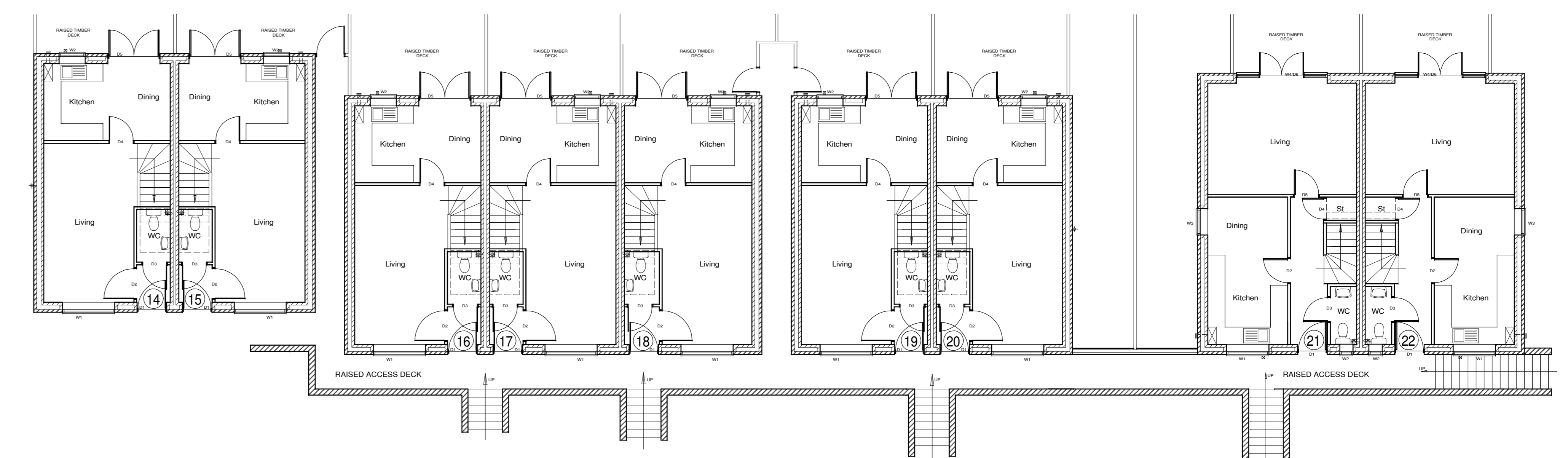
PROPOSED FIRST FLOOR PLAN PLOTS 11-13



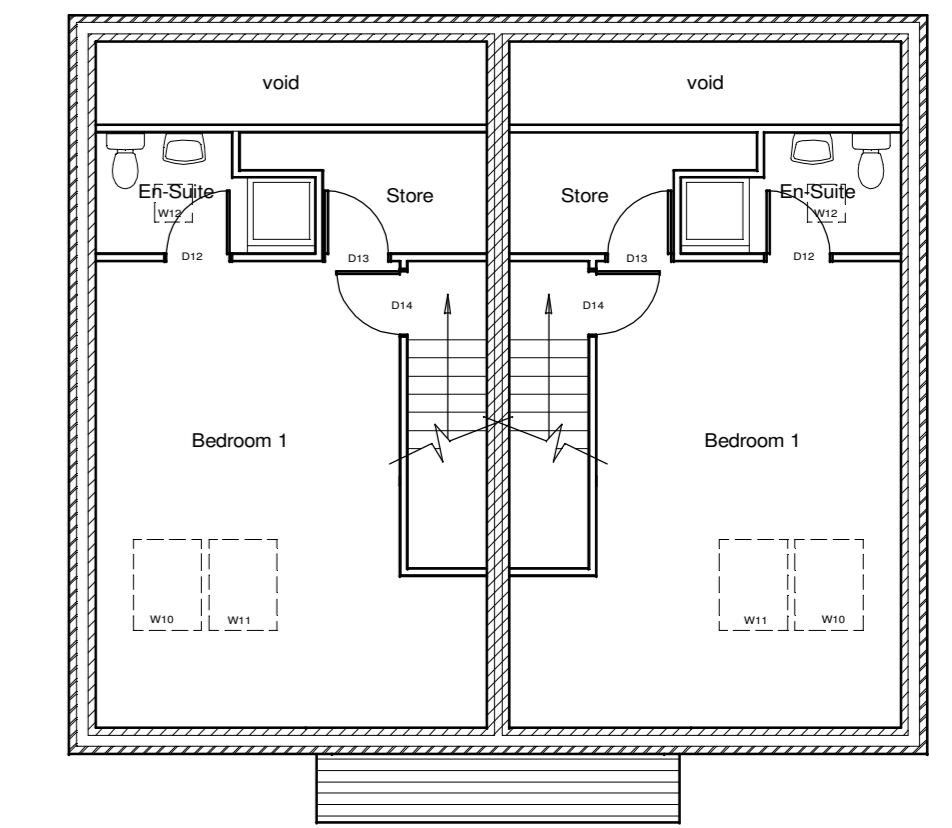
PROPOSED GROUND FLOOR PLAN PLOTS 11-13



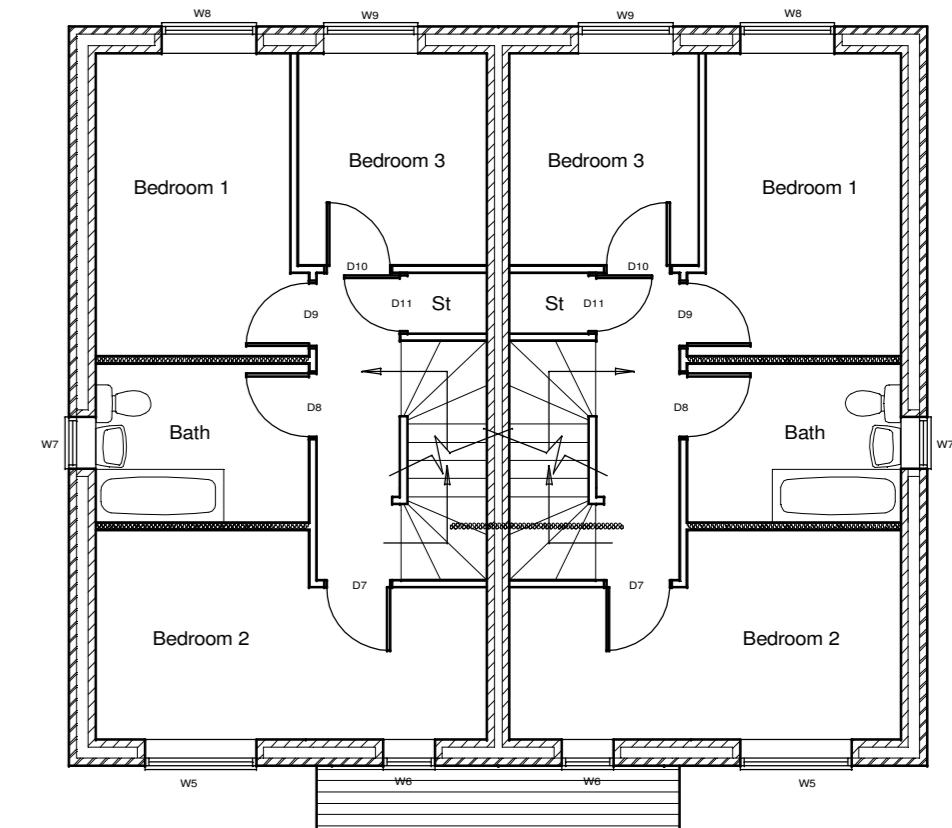
PROPOSED FIRST FLOOR PLAN PLOTS 14-20



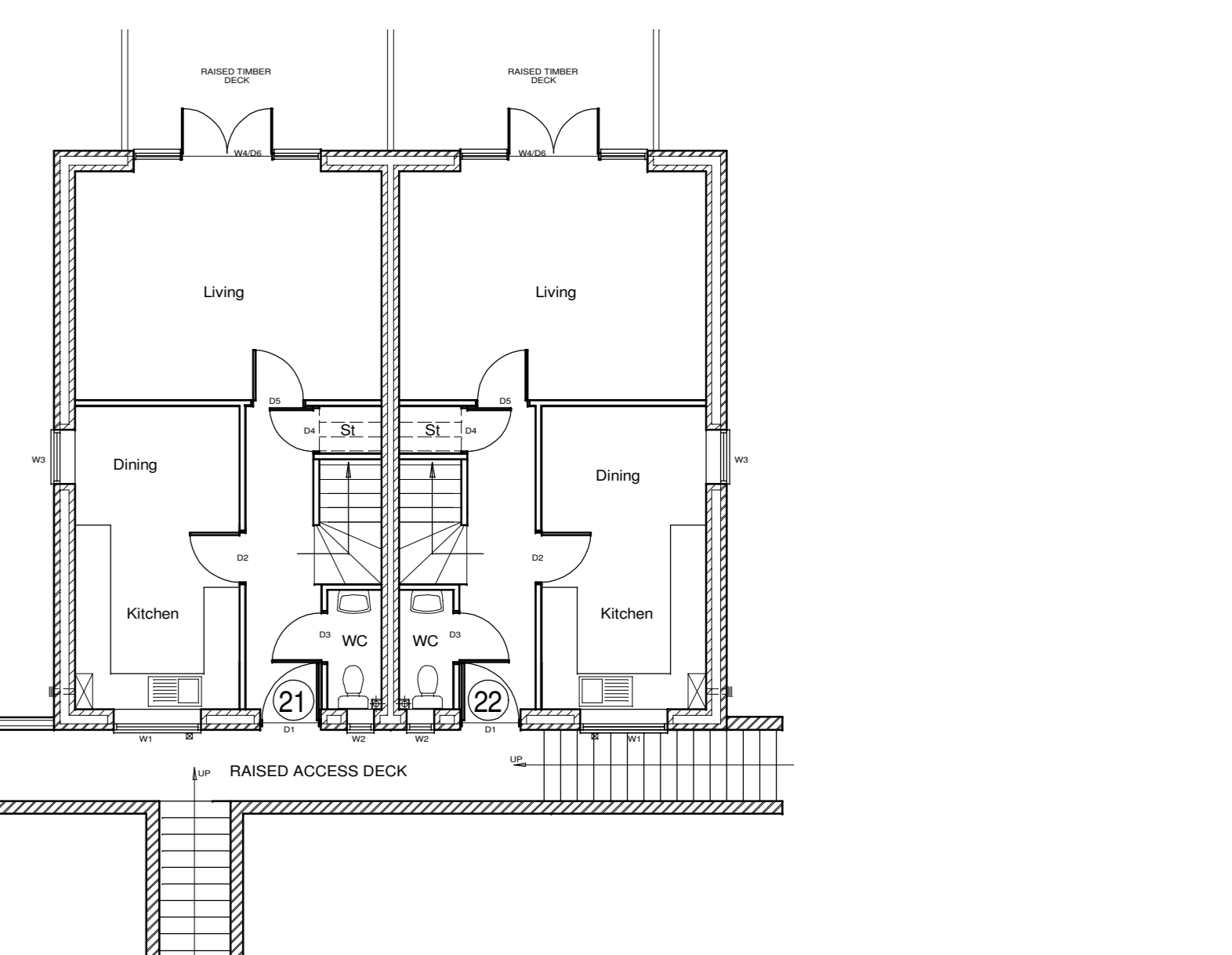
PROPOSED GROUND FLOOR PLAN PLOTS 14-20



PROPOSED SECOND FLOOR PLAN PLOTS 21-22



PROPOSED FIRST FLOOR PLAN PLOTS 21-22



PROPOSED GROUND FLOOR PLAN PLOTS 21-22

PROPOSED FLOOR PLANS

Revision	Date	Description
A	03.02.16	GENERAL AMENDMENTS
B	15.02.16	GENERAL AMENDMENTS
C	01.07.16	ALTERATIONS TO FRONT ELEVATION LINE PLOTS 21 & 22
D	03.10.16	FLOOR LEVELS AMENDED

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Client:	WIGGETT HOMES		
Job:	BROOK STREET, RADCLIFFE		
Drawing title:	PROPOSED FLOOR PLANS		
Drawing Number: (Job number)	M4032.PL.002	Revision:	D
Scale:	1:100 @ A0		
Date:	19.01.16		
Drawn by/ checked by:	S		

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Ward: Radcliffe - East

Item 02

Applicant: Mr J Mulcahy

Location: 10-14 Water Street, Radcliffe, Manchester, M26 4TW

Proposal: Change of use of former public house and first floor flat to form 6 no. apartments and creation of 6 no. car parking spaces

Application Ref: 60139/Full

Target Date: 21/10/2016

Recommendation: Approve with Conditions

Description

The site relates to a vacant public house which is located approximately 300m north of Radcliffe town centre. The building is sited on a corner plot and fronts a main route through to the town and forms part of a Neighbourhood Shopping Centre, comprising two short rows of a mix of shops and businesses. To the north, opposite the site is a vehicle repair garage on Seddon Street, with the remainder of this road and Mather Street residential properties. No 4 Seddon Street is attached to the rear elevation of the pub.

The building itself is of Victorian era, and has a feature corner tower with a domed roof which forms part of the main elevation of the building, and has a red brick feature facade with stone string course. The remainder of the building which continues along Water Street and Seddon Street is also two storey but at a lower level. These elevations are less decorative and likely added at a later date.

There is a rear vehicular access to the public house which is approached between the gable ends of Nos 4 and 6 Seddon Street and leads to a yard area enclosed behind a wooden gate. A step up from the yard is an outdoor seating area which is bounded by a dwarf wall and railings along the Water Street and Mather Street frontage.

The application seeks approval for the conversion of the building for a residential development comprising 6 No. 1 bedroomed apartments, 3 on each floor. Each unit would have living accommodation of lounge/dining/kitchen and bathroom, in mixed arrangements.

The entrance off Water Street would be retained as the main access with 2 new openings created for separate access to flats 3 and 4. The only other physical alterations would be 2 additional windows on the rear elevation.

The rear yard and former beer garden would be levelled out to provide an area for the parking of 6 cars, cycle, and bin store area, enclosed by a 2.1m high metal sliding gate. The boundary treatment to Water Street and Mather Street would be retained.

Relevant Planning History

51085 - Single storey extension at side - Approve with Conditions 08/04/2009

Publicity

81 letters sent on 31/8/2016 to properties on Seddon Street; Lord Street; Moslo Mill; Water Street; Mather Street; Hampton Street; Blackburn Street.

Four letters of objection received from Nos 15, 29 Hampton Street, 16 Seddon Street, 18-22 Water Street, which raise the following issues:

- 10 apartments in such a small building and with only 6 parking spaces - if occupancy for 2 people per unit, there is a potential of up to 14 extra cars squeezing into the nearby streets (Mather and Seddon street);
- Cause more congestion, traffic and parking problems for local residents;
- Due to the cramped and small nature of the flats, this will make them unappealing to sell;
- 6 flats is reasonable;
- Fed up with developers offering cramped cheap accommodation, to sell more numbers and make a quick profit instead of providing quality, desirable housing that is of more value to the area in general;
- There is heavy pollution in the area which causes health issues;
- The pub was a meeting place for the community - now to be flats;
- Heard that the flats are going to house people with drug and alcohol dependency;
- There is already anti-social behaviour on the street, with the police regularly called;
- There is issue with the type of occupants of the flats next to the old town hall causing an issue for local residents;
- There is already noise pollution and a taxi rank nearby;
- No objection to the conversion but the parking arrangement will cause more problems;

Letters sent on 6/10/2016 following an amendment to reduce the scheme to 6 flats.
two letter of objection received.

PR World Travel, Delta Designs 18 Water Street

- Not enough parking provided for the number of people who could accommodate the flats - create a nuisance on the already narrow and busy streets and for customers.

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

Consultations

Traffic Section - No objection subject to conditions.

Drainage Section - No objection subject to condition.

Environmental Health Contaminated Land -No comments to make.

Waste Management - No objection.

Greater Manchester Police - designforsecurity - The recommendations of Sections 3.3 and 4 and 5 of the Crime Impact Statement should be implemented.

United Utilities (Water and Waste) - No response received.

The Coal Authority - No objection.

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/4	Conversions
H5/1	Area Improvement
EN1/2	Townscape and Built Design
S1/5	Neighbourhood Centres and Local Shops
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
SPD11	Parking Standards in Bury
SPD15	Residential Conversions
EN7/2	Noise Pollution
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 - Following revocation of the North West Regional Strategy on 20th May 2013, there is no statutory housing target for Bury. Work has commenced on the Greater Manchester Spatial Framework and this will bring forward a new statutory housing target for the Borough. This will subsequently be incorporated into Bury's future Local Plan.

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

UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development takes into consideration factors relating to the height and roof type of adjacent buildings, the impact of developments on residential amenity, the density and character of the surrounding area and the position and proximity of neighbouring properties. Regard is also given to parking provision and access, landscaping and protection of trees/hedgerows and external areas.

UDP Policy H2/4 - Conversions considers factors of:

- effect on the amenity of neighbouring property;
- general character of the area;
- amenity of occupants;
- effect on the street scene and any external changes

The proposal would redevelop a vacant former public house. Sited close to Radcliffe town centre, it would be in a sustainable location, with existing infrastructure in place to support the scale of the development proposed. The proposals demonstrate that the property could be successfully converted to provide residential accommodation of an acceptable scale within this location. The redevelopment of the site would aid the regeneration of the building and contribute to the provision of much needed housing. As such, the principle of the proposal would comply with the NPPF, and UDP Policy H1/2 - Further Housing Development.

Layout - The development would provide a total of 6 No. x 1 bed roomed flats, 3 on each floor, within the existing footprint of the building. The existing main entrance fronts the main road and this would be retained as the main entrance to the apartments, with two additional entrances to the rear and side of the building to provide access to flats 3 and 4. Accommodation would provide a bedroom, lounge, dining and kitchen areas and bathroom. In March 2015, the DCLG issued technical housing standards which deals with internal space within new dwellings and sets out requirements for the Gross Internal (floor) area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. In terms of bedroom areas provided, the 1 bed properties, would comply with the minimum gross internal floor area for a single occupant, as set out in the technical standards guidance. Floor to ceiling heights would be as existing and would also fulfill the criteria.

There is a yard area to the rear and a raised outdoor seating area at the side of the building which was formerly associated with the pub, and this would be levelled out to provide 6 parking spaces, cycle stores and bin storage. This area would be accessed via the existing rear entrance to the site, between Nos 4 and 6 Seddon Street, which would be secured by a sliding 2.1m high metal sliding gate. Whilst access and manoeuvrability of vehicles to this part of the site would be fairly tight, the pub was serviced from this area by larger vehicles than those associated with a domestic use. The waste management team have been consulted and raised no issue with accessing the site for waste collection purposes.

As such, it is considered that the proposed scheme would deliver a good standard of residential development in terms of its layout and facilities, and would comply with UDP policies H2/1 - The Form of New Residential Development, H2/2 - The Layout of New Residential Development and H2/4 - Conversions.

Residential amenity - The building is located on a busy main road frontage comprising predominantly commercial properties and shops. There are residential dwellings to the rear of the site, on Seddon Street and Mather Street, with No 4 Seddon Street attached to the building at the back.

In terms of the change of use of the building, it is more likely a residential use would generate less noise, disturbance and activity to the area than a public house, particularly later on in an evening and at night.

There are 2 additional windows proposed in the rear elevation to a bedroom on the ground floor and kitchen/diner at 1st floor. Given the orientation of this elevation in relation to the houses at the rear, there would be no additional overlooking of these properties than the existing situation. Furthermore, the 1st floor of the public house could provide ancillary living accommodation, which is shown on the existing floor layout plan and as such, the use in principle would not be dissimilar to that proposed.

As such, it is considered that the change of use of the building would not be detrimental to the amenity of local residents and would comply with H2/1 - The Form of New Residential Development and H2/4 - Conversions.

External alterations - There would be little change to the appearance of the building and the existing features would be retained, including the feature corner tower and domed roof. The only alteration would be the insertion of 2 doorways on the side and rear of the building to facilitate access and 2 windows on the rear elevation.

There is an external metal fire escape in some state of disrepair on the rear elevation of the building and this would be removed. This, together with the general tidying up of the rear elevation and yard area would improve the appearance of this part of the building.

The pub signage and associated paraphernalia would also be removed without detriment to the facade of the building.

The character and original architectural features of the building would therefore be retained and there would be no impact on the historic character of the building. The development would therefore comply with UDP Policies H2/1 - The Form of New Residential Development and EN1/2 - Townscape and Built Design.

Parking and access - SPD11 states that maximum parking provision required would be 1 space per one bed unit in a high access area. It is proposed to provide 6 spaces and this would satisfy policy guidance. Moreover, the site is located in a sustainable area, close to Radcliffe town centre, and within walkable proximity to local public transport. As such, it is considered that the proposed parking would meet the needs and scale of the development and would comply with H2/2 - The Layout of New Residential Development, HT2/4 - Car Parking and New Development and SPD11.

There is an existing vehicular access to the rear of the site via the side street off Seddon Street and this would be retained as the access to the car park. Whilst this side street is adopted, the access is not particularly wide and the turn into the car park would be restrictive. However, the pub would have been serviced from this area by larger delivery and servicing vehicles in comparison to the size of cars associated with more domestic usage, and furthermore, the existing wooden gates to the yard would be replaced by a metal sliding gate, which would improve the movement of vehicles in this area.

Whilst residents have concerns about the levels of proposed parking and the traffic which would be created by the development, it is considered that the scale of development for 6 apartments would unlikely generate significant levels of traffic or any more traffic than a pub. Nor is it considered there would be added pressure to on street parking in the area given the level of parking provided for the development proposed.

The highway's section have raised no objection to the proposed development subject to conditions.

As such it is considered that the proposals would comply with UDP Policies H2/2 - The Layout of New Residential Development, H2/4 - Conversions and HT2/4 - Car Parking and New Development.

Coal Authority - The site falls within a High Risk Area and a Coal Mining Report would usually be required. However, as there would be not operational development and the proposal would be for a change of use and alterations to the existing building, the Coal Authority do not object to the application and require no further information. An informative is recommended that should any intrusive works be carried out, the applicant contacts the Coal Authority for further information.

Response to objectors

- The scheme has been reduced from 10 to 6 apartments, which would offer an acceptable and reasonable level of living accommodation per unit;
- Occupancy 'type' is not a material planning consideration.
- Issues associated with parking and access have been covered 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 MUL/09 dwg 01; MUL/09 Dwg 02; Revised proposed plans and elevations plan MUL/09 Dwg 03 received 4/10/2016 for 6 apartments in total ; MUL/09 Dwg 04; MUL/09 Dwg 05; MUL/09 Dwg 06 A and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. The development shall be carried out in accordance with a scheme to soundproof the floor/ceiling between the ground floor and the first floor flat, and party walls, which shall be in accordance with standards of construction specified in current Building Regulations. Such works that form the scheme shall be completed

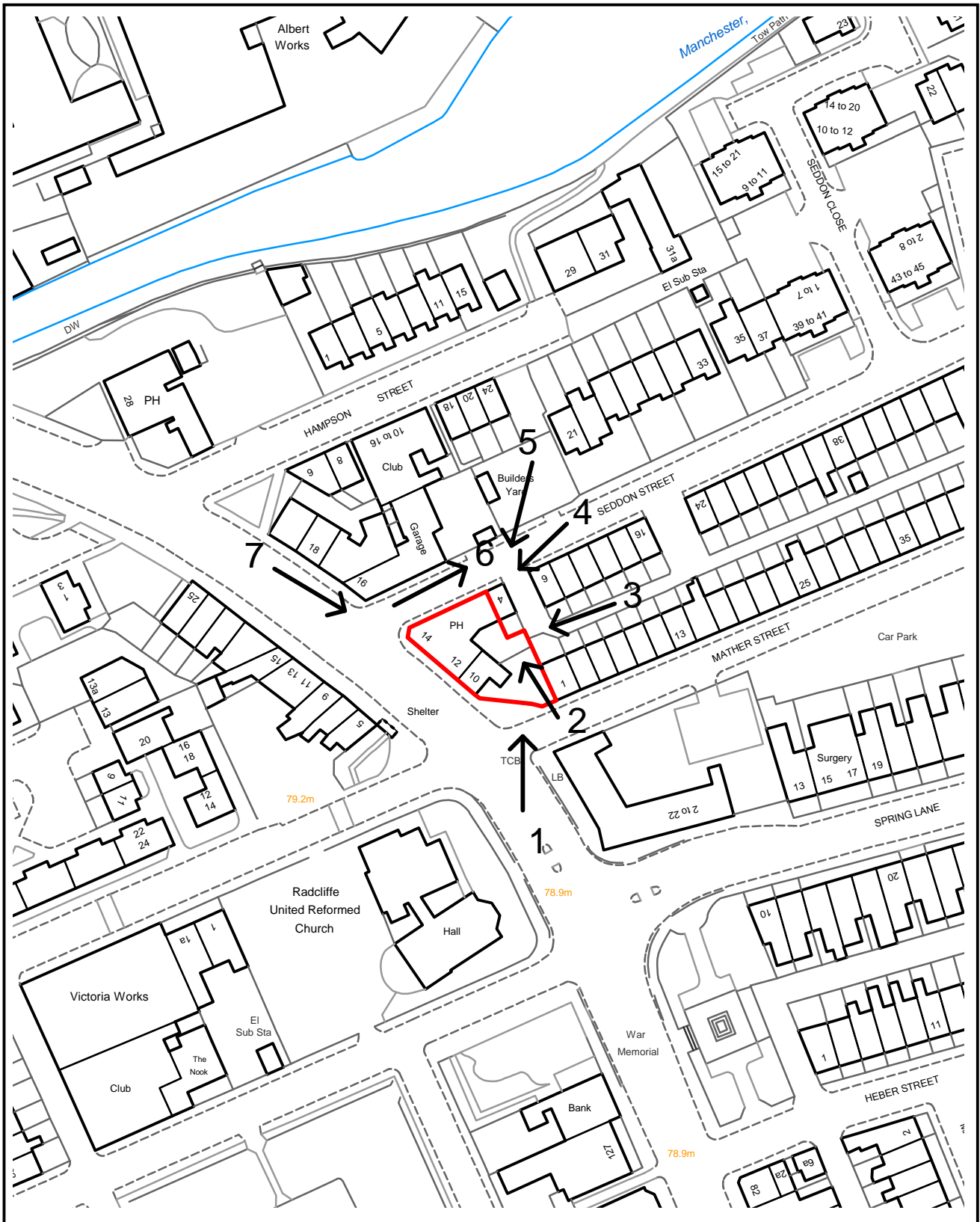
before first occupation of the development hereby approved.

Reason. To protect the residential amenities of the future occupiers, in accordance with Bury Unitary Development Plan Policies H2/1 - The Form of New Residential Development and EN7/2 - Noise Pollution.

4. The car parking indicated on the approved plans reference JPP/941_06 Revision A shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing 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.
5. The turning facilities indicated on the approved plans MUL/09 Dwg 03 shall be provided before the use hereby approved commences and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Bury Unitary Development Plan Policies H2/4 - Conversions and H2/2 - The Layout of New Residential Development.
6. There shall be no direct means of vehicular access between the site and Water Street/Mather Street.
Reason. To ensure good highway design in the interests of road safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development and H2/4 - Conversions.
7. No development shall commence unless and until details of surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The proposed scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided where appropriate. The approved scheme only shall be implemented and thereafter maintained.
Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact and to ensure and promote sustainable development pursuant to Bury Unitary Development Plan Policy EN5/1 - New Development and Flood Risk and chapter 10 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 60139

**ADDRESS: 10-14 Water Street
Radcliffe**

Planning, Environmental and Regulatory Services

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60139

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



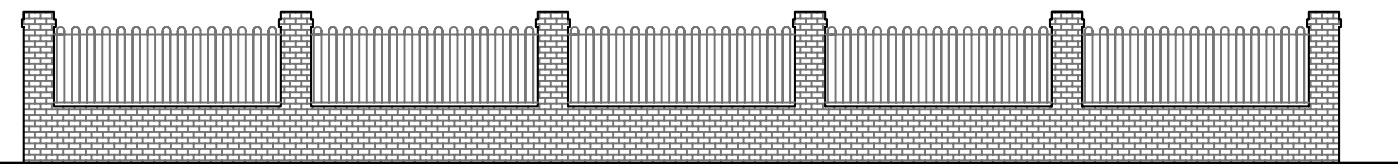
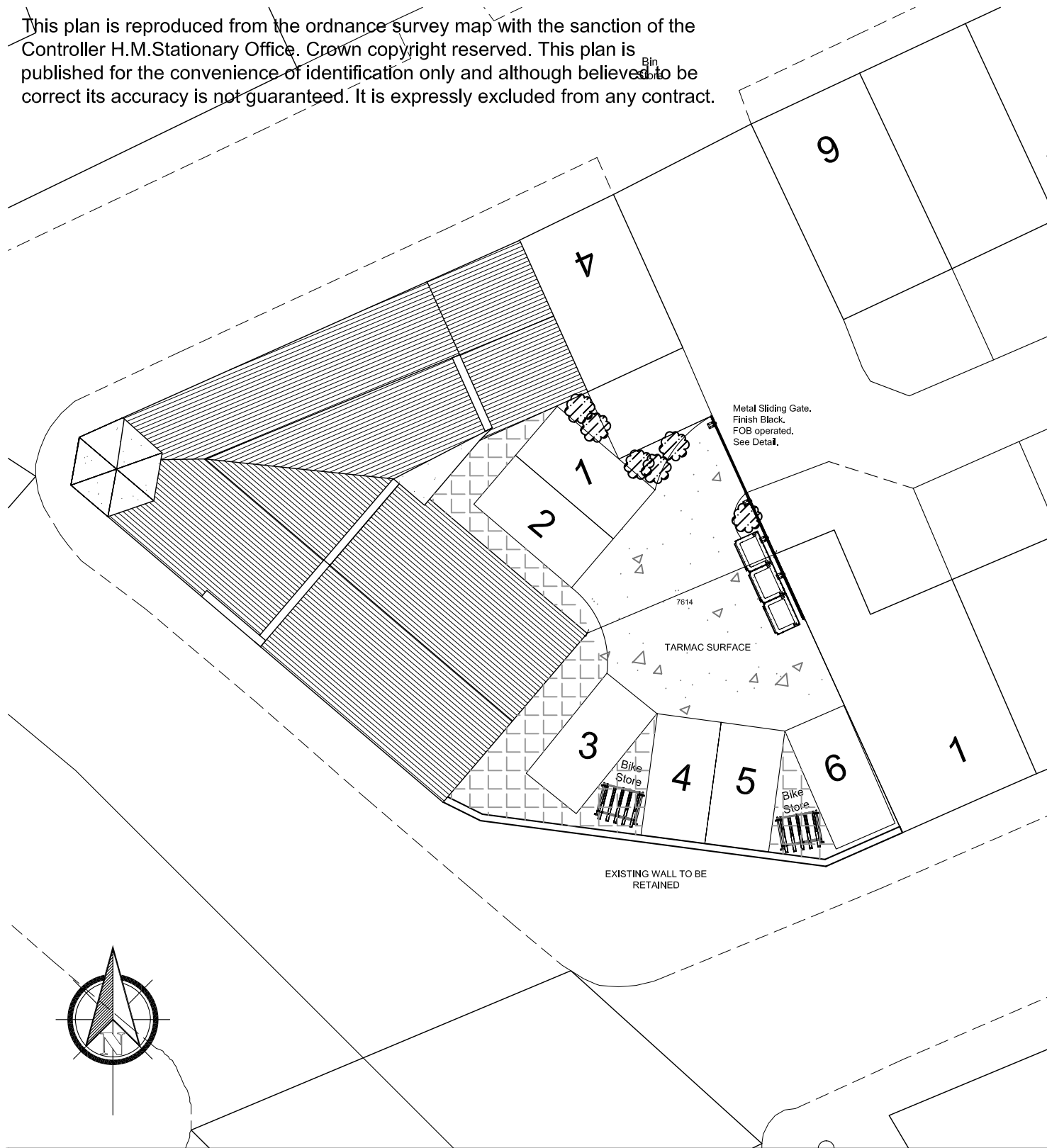
Photo 6



Photo 7



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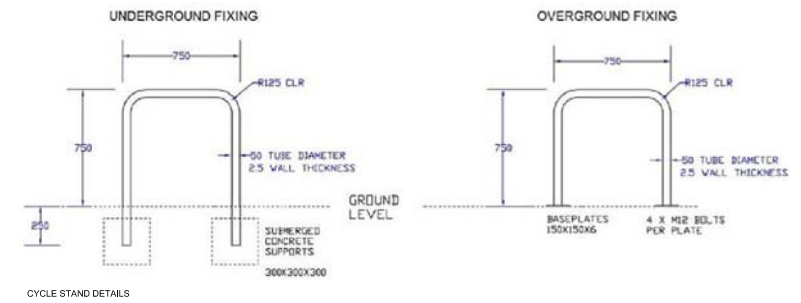


ELEVATION OF RETAINED WALL

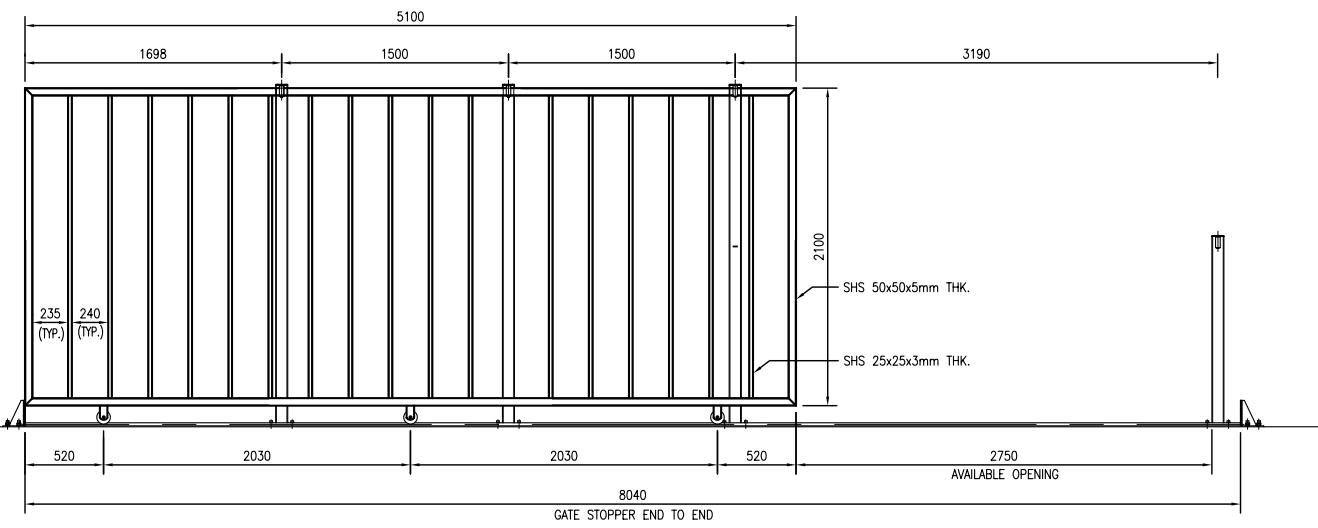
- Shrubs -**
(Average Height / Average Spread) Direct Light Lightly Shaded Shaded
- Small Beds**
Broom *Cytisus* (1m / 1.2m)
Cherry Laurel *Prunus laurocerasus* 'Otto Layken' (0.75m / 1.5m)
Fuchsia *Fuchsia* 'Mrs Popple' (1.2m / 1.2m)
Hebe *Hebe recurva* (0.6m / 1.2m)
Lace-cap Hydrangea *Hydrangea serrata* 'bluebird' (1.2m / 1.5m)
Shubby Potentilla *Potentilla* 'Abbotswood' (0.75m / 1.2m)

- Car Park (Tarmac - upto 25 Units) - 270mm Type 1 GSB**
Sub-Base below an 85mm DBM Base Course and finished with 30mm CGM Wearing Course. Camber of surface to be 1:40. Edges to be finished with 125 x 255 HB

- Stone Paving - 100mm Compacted Aggregate Base, 25 to 35 mm sand Setting Bed, stone paving**



PLAN VIEW



ELEVATION VIEW (GATE AT OPEN POSITION)

LANDSCAPE DESTAILS

Site: The Lord Raglan
12-14 Water Street
Radcliffe
Manchester
M26 4TW

Client: John Mulcahy
Drawn: HA
Date: 12.07.16
Scale: 1:200 @ A3
Project No: MUL/09 - Dwg 06
Amendments: A

Notes:
All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings, if in doubt ask.
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval

Avalon

Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 **Fax:** 01282 451666

Web: www.avalontp.co.uk **Email:** planning@avalontp.co.uk

2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

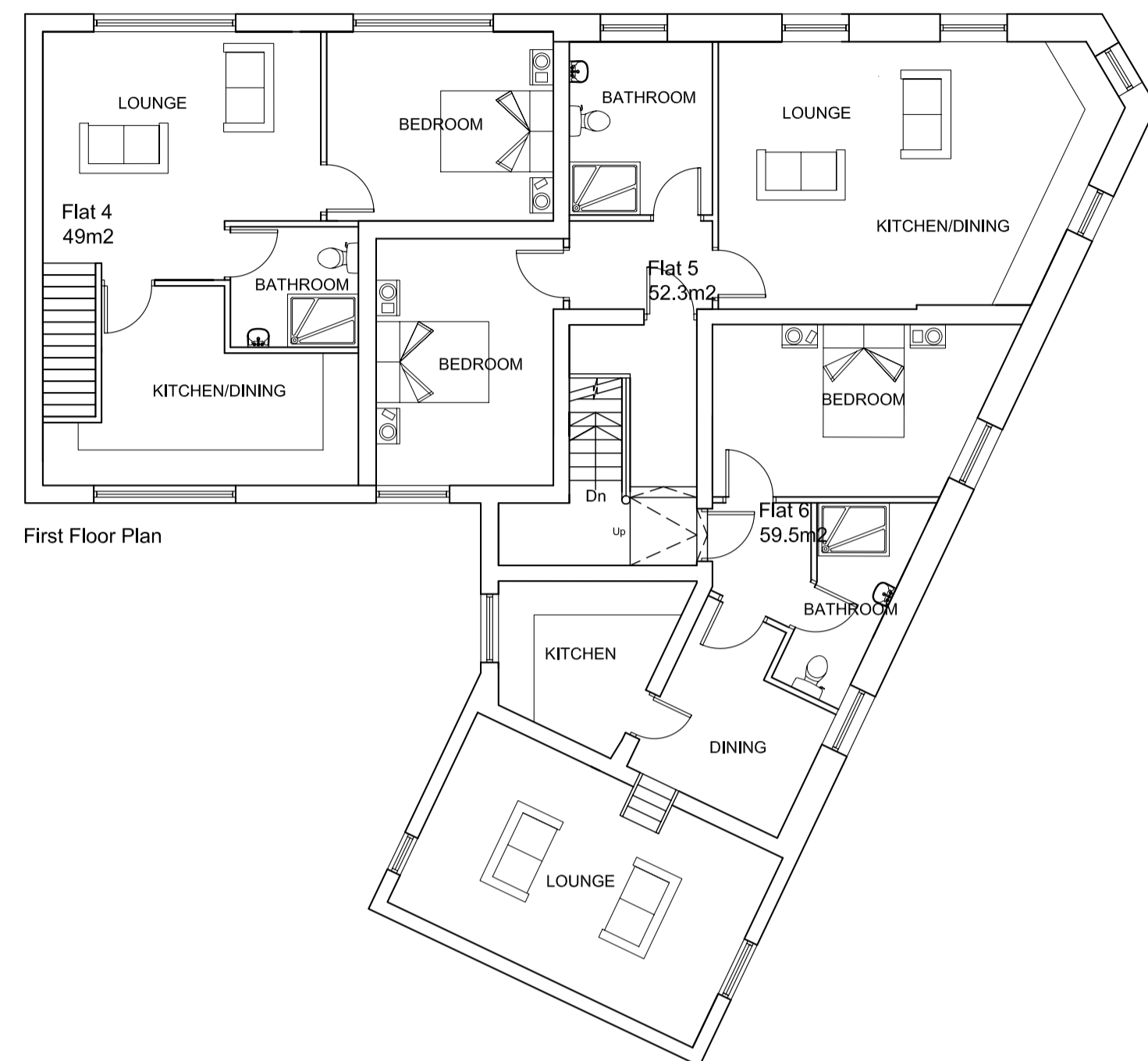
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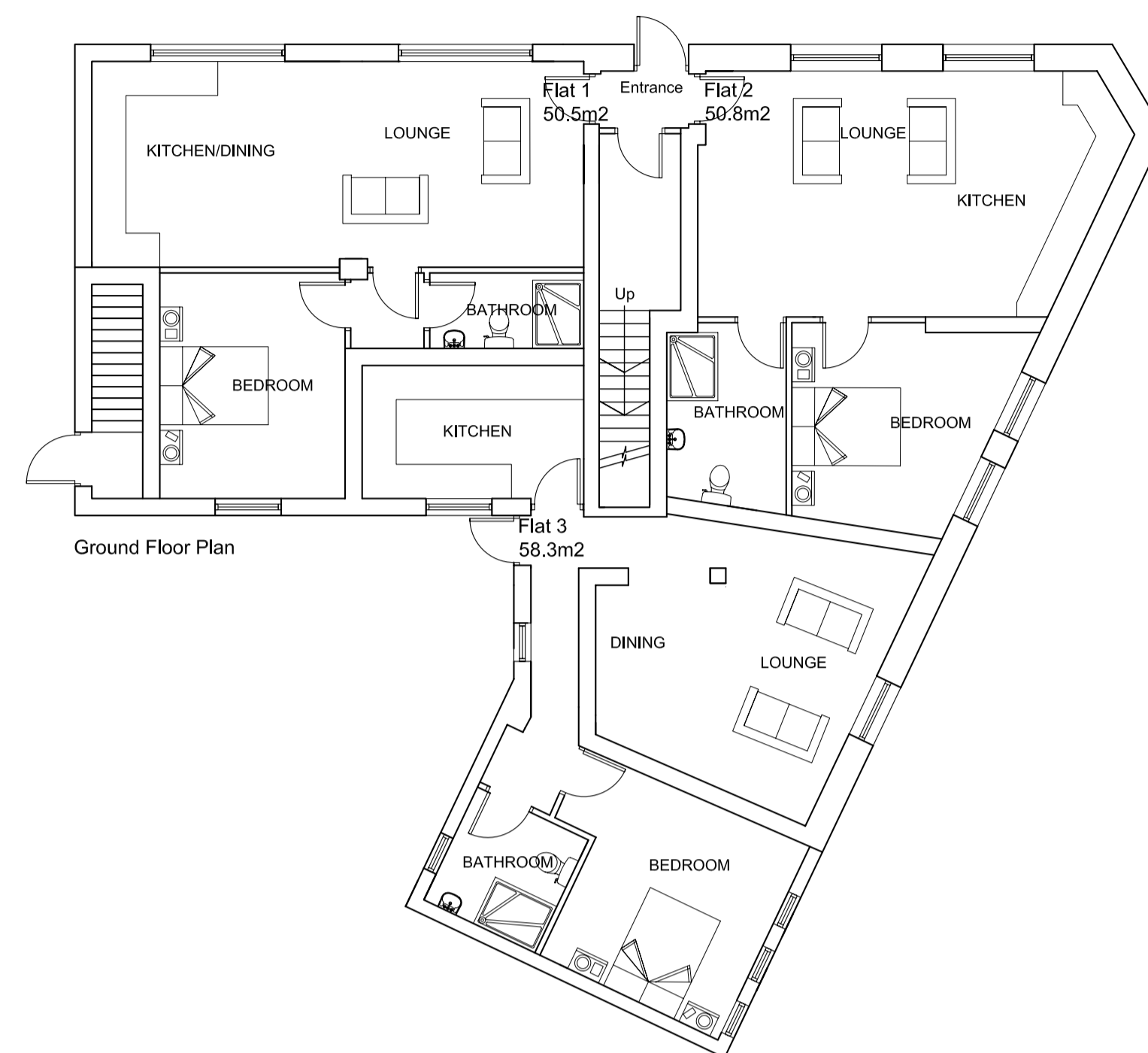
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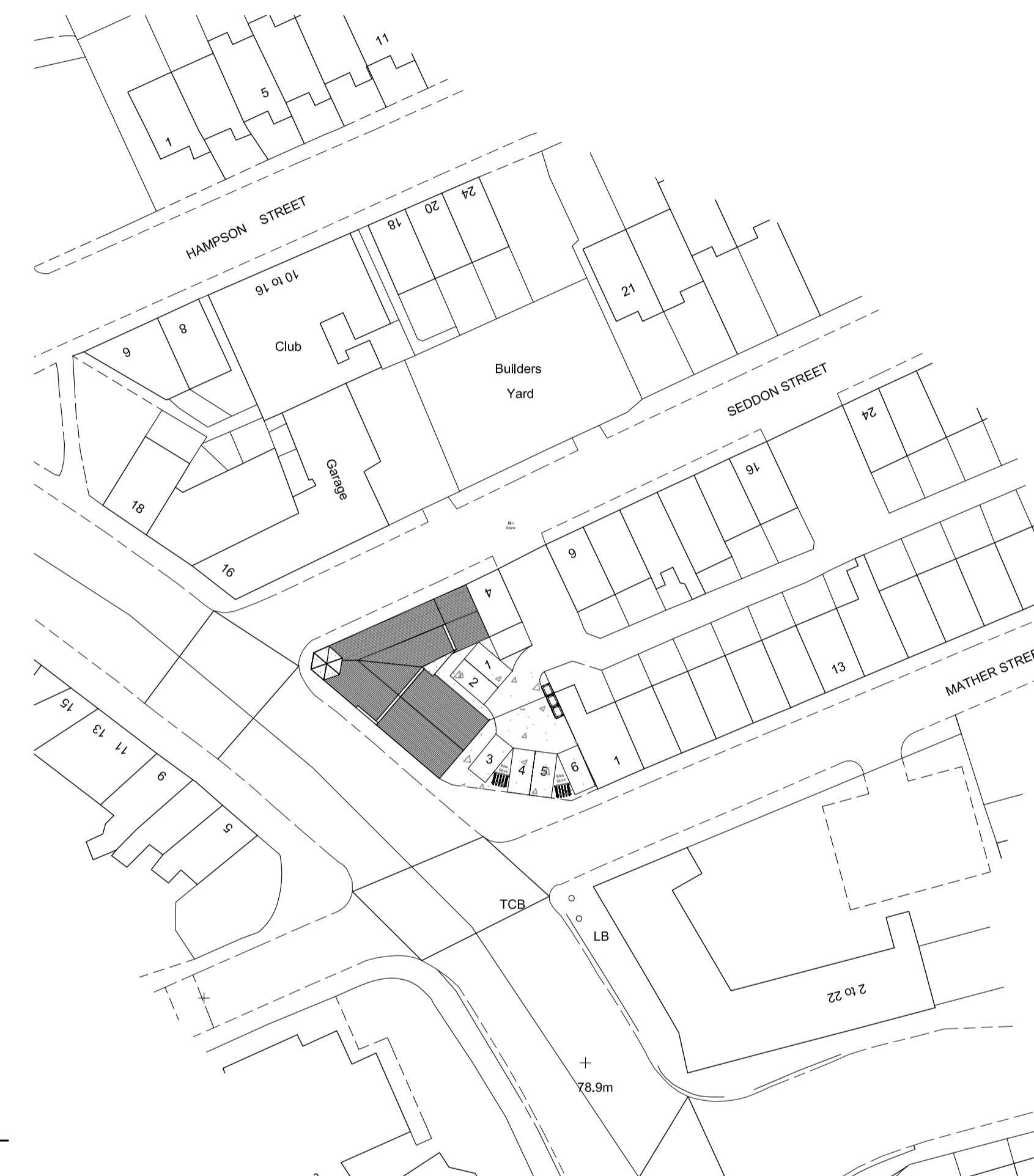
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval



First Floor Plan



Ground Floor Plan



Site Plan Scale: 1:500



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Avalon RTPI
Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 Fax: 01282 451666
Web: www.avalontp.co.uk Email: planning@avalontp.co.uk
2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

PROPOSED PLANS AND ELEVATIONS	
Site: The Lord Raglan 12-14 Water Street Radcliffe Manchester M26 4TW	
Client: John Mulcahy	
Date: 04.10.16	Scale: 1:100 @ A1
Project No: MUL/09 Dwg 03	Drawn: HA
Amendments:	

Ward: Bury East - Redvales

Item 03

Applicant: Melba Swintex Ltd

Location: Swintex Limited, Derby Works, Manchester Road, Bury, BL9 9NX

Proposal: Extension to existing factory to provide space for extra machinery and storage

Application Ref: 60222/Full

Target Date: 16/11/2016

Recommendation: Approve with Conditions

Description

The application relates to a large well established factory/workshop and warehouse on the west side of Manchester Road, north of Dumers Lane. The site lies within the Dumers Lane Employment Generating Area although the areas to the north, south and east are predominantly residential. There is a petrol filling station and a large vets practice in front of the site, fronting Manchester Road. Access to the site is from Manchester Road at two points, one in the centre of the frontage and the other on the north side.

The company, Melba Swintex Ltd manufactures plastic traffic cones, road signs and barriers. As a consequence of the company's success in recent years, it requires more capacity for machinery and storage on the site.

The proposal involves extending the existing works behind the petrol filling station by adding a new building with a footprint 32m by 14.4m. The structure would have a shallow pitched roof with an eaves height of 6.5m to match the adjacent building. It would effectively 'square off' the main building on this side of the site. The walls and roof of the structure would comprise grey box profile plastisol coated steel sheeting.

Relevant Planning History

None relevant.

Publicity

The following neighbours were notified by initial letter dated 12/09/16. Derby Garage, Nos.16-22 Wellfield Close, 377-405-419(odd), 424-440, 482-488(even) Manchester Road, Fineys Business Centre, Bury Speedway Club, Tennyson Avenue, 727-735(odd) and 752-Whitefield Road, 8-25 Cumberland Close.

Those making initial representations were notified of further information/revised plans by letter dated 24/10/16. Concerns and objections from 432, 482 and 488 Manchester Road are summarised below:

- There are already noise problems from the factory and this would make the situation worse.
- Increased traffic/parking problems.
- Noise assessment required.
- Traffic assessment required.
- Access road is made worse by HGV traffic

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

Consultations

Traffic Section - No objection.

Drainage Section - No objection.

Environmental Health - No objection.

Environment Agency - No objection.

United Utilities - No objection.

The Coal Authority - No objection

G M Archaeological Advisory Service - No objection.

Unitary Development Plan and Policies

EC2/1	Employment Generating Areas
EC3/1	Measures to Improve Industrial Areas
EC4/1	Small Businesses
EN1/2	Townscape and Built Design
EN1/7	Throughroutes and Gateways
EN5/1	New Development and Flood Risk
EN7/2	Noise Pollution
HT2/4	Car Parking and New Development
SPD14	Employment Land and Premises
SPD11	Parking Standards in Bury
SPD16	Design and Layout of New Development 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.

Policy - EC2/1 Employment Generating Areas. In the defined Employment Generating Areas, the Council will only allow development for the uses specified. Other uses will only be permitted where they constitute limited development or do not substantially detract from an area's value as an Employment Generating Area.

EC3/1 - Measures to Improve Industrial Areas. The Council will be especially concerned with improving older industrial areas and premises, and will encourage and, where appropriate, implement measures to:

- a) improve the condition and appearance of buildings;
- b) improve access, servicing and car parking arrangements;
- c) bring into use derelict and vacant land;
- d) facilitate the re-use of vacant buildings and floorspace;
- e) improve the visual appearance and environment of the area;
- f) promote the introduction of new industrial development;
- g) promote good standards of design in all developments.

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.

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.

EN7/2 - Noise Pollution. In seeking to limit noise pollution the Council will not permit:

- a) development which could lead to an unacceptable noise nuisance to nearby occupiers and/or amenity users;
- b) development close to a permanent source of noise.

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.

Use - Given that the site is part of a well established manufacturing works, within an existing Employment Generating Area, the proposed new extension, which constitutes a relatively small proportion (3%) of the overall site area, would be considered appropriate in principle. The proposal complies with UDP Policy EC2/1 Employment Generating Areas but would be subject to an assessment of visual amenity, residential amenity and traffic issues.

Visual Amenity - The proposed extension would be located in the centre of the site, behind the petrol filling station. The new structure would be no higher than the adjacent industrial building and, constructed primarily of box profile plastisol coated steel sheeting, would be similar in design and appearance to the existing structure. It would be effectively screened by the existing building to the north and west and by the petrol filling station to the east. It would be partly viewed from Manchester Road through the existing entrance gates but views would be limited. The proposal, in terms of visual amenity, would be acceptable and comply with UDP Policy EN1/2 Townscape and Built Design.

Residential Amenity - The extension would have a dual function of housing some machinery at one end, closest to the existing building and creating a storage area at the other, closest to Manchester Road. An Environmental Noise Survey has been produced and concludes that given the position of the extension within the site relative to existing structures, the screening afforded by other buildings and the potential noise levels, the proposed extension and operations within it, would have no discernible detrimental effect on the nearest residential properties. It is considered, given the size and scale of the proposed extension and operations, this would be the case.

In terms of the impact of additional traffic generation on the amenity of neighbouring residents, the proposed extension would not create a significantly greater number of HGV trips and therefore the impact on noise and disturbance would be negligible.

The proposal would be acceptable in terms of residential amenity and complies with the NPPF and UDP Policy EN7/2 Noise Pollution.

Traffic - Given the modest scale of the extension, there is unlikely to be a significant increase in traffic as a result of the proposal and as a consequence a traffic assessment was not required. However the traffic team, whilst not objecting to the proposal, have recommended a number of conditions that would mitigate the impact of construction traffic and ensure appropriate improvements to access, turning and parking arrangements. Revised plans indicate that additional parking (from 18 spaces to 23) would be provided and improvements made to the existing access road. The proposal is therefore acceptable and complies with UDP Policies EC3/1, EC4 and HT2/4 with regard to traffic.

Coal Board - Following the submission of a Coal Report, the initial objection by the Coal Board has been withdrawn in favour of a condition requiring ground investigations and suitable mitigation if contamination/gas is found.

Objections - The concerns raised by the objectors have been addressed in the above report and by conditions attached to any approval.

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 01, 02, 03(Revised), 04 and 05(revised) 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 to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 Townscape and Built Design.
4. No development shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
5. Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the

development being brought into use.

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

6. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:
 - Access route for construction traffic from the highway network;
 - Hours of operation and number of vehicle movements;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
 - Parking on site or on land within the applicant's control of operatives' and construction vehicles together with storage on site of construction materials.The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials.

Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent 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 NPPF and UDP Policies listed.
7. No development shall commence unless and until details have been 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 periods of demolition and construction.

Reason. The application contains no details of how this would be provided and to ensure that the adopted highways are kept free of deposited material from the ground works operations.
8. The development hereby approved shall not be brought into use unless and until the access road improvements indicated on the approved plans have been implemented in full to the written satisfaction of the Local Planning Authority.

Reason. To ensure good highway design in the interests of road safety pursuant to UDP Policy EC3/1.
9. All deliveries to the site shall be undertaken in the 'back yard' indicated on the approved plans where adequate turning facilities for articulated heavy goods vehicles shall be provided before the development is brought into use and the areas required to manoeuvre such vehicles shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the shared access road and the highway, in the interests of road safety.
10. The turning facilities for refuse and emergency service vehicles in the central service yard indicated on the approved plans shall be provided by carrying out all associated works to relocate/removal all affected steel containers/stored materials before the development is brought into use and the areas required to manoeuvre vehicles shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the shared access road and the highway, in the interests of road safety.
11. The car parking indicated on the approved plans shall be surfaced, demarcated

and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained available for use at all times.

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

12. Development shall not commence until details of surface water drainage aspects have been submitted to and approved by the Local Planning Authority. This must include potential SuDS options for a surface water drainage scheme. The approved drainage scheme shall be implemented and thereafter maintained to the satisfaction of the Local Planning Authority.

Reason: To reduce the risk of local flooding and water pollution by ensuring the provision of a satisfactory means of surface water disposal pursuant to the NPPF and UDP Policies EN5/1 New Development and Flood Risk and EN7/5 Waste Water Management.

13. No development shall take place until the applicant or their agents or their successors in title have secured the implementation of a programme of archaeological works. The programme is to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the local planning authority. The WSI shall cover the following:
1. A phased programme of archaeology to include,
 - an archaeological watching brief
 2. A programme for post investigation assessment to include,
 - analysis of the site investigation records and finds
 - production of a final report
 3. Provision for publication and dissemination of the analysis and report on the site investigation.
 4. Provision for archive deposition of the report, finds and records of the site investigation.
 5. Nomination of a competent person or persons/organisation to undertake the programme set-out within the approved WSI.

Reason: In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible.

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

60222

Photo 1



Photo 2

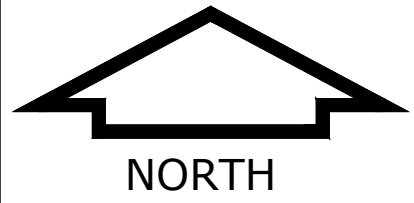
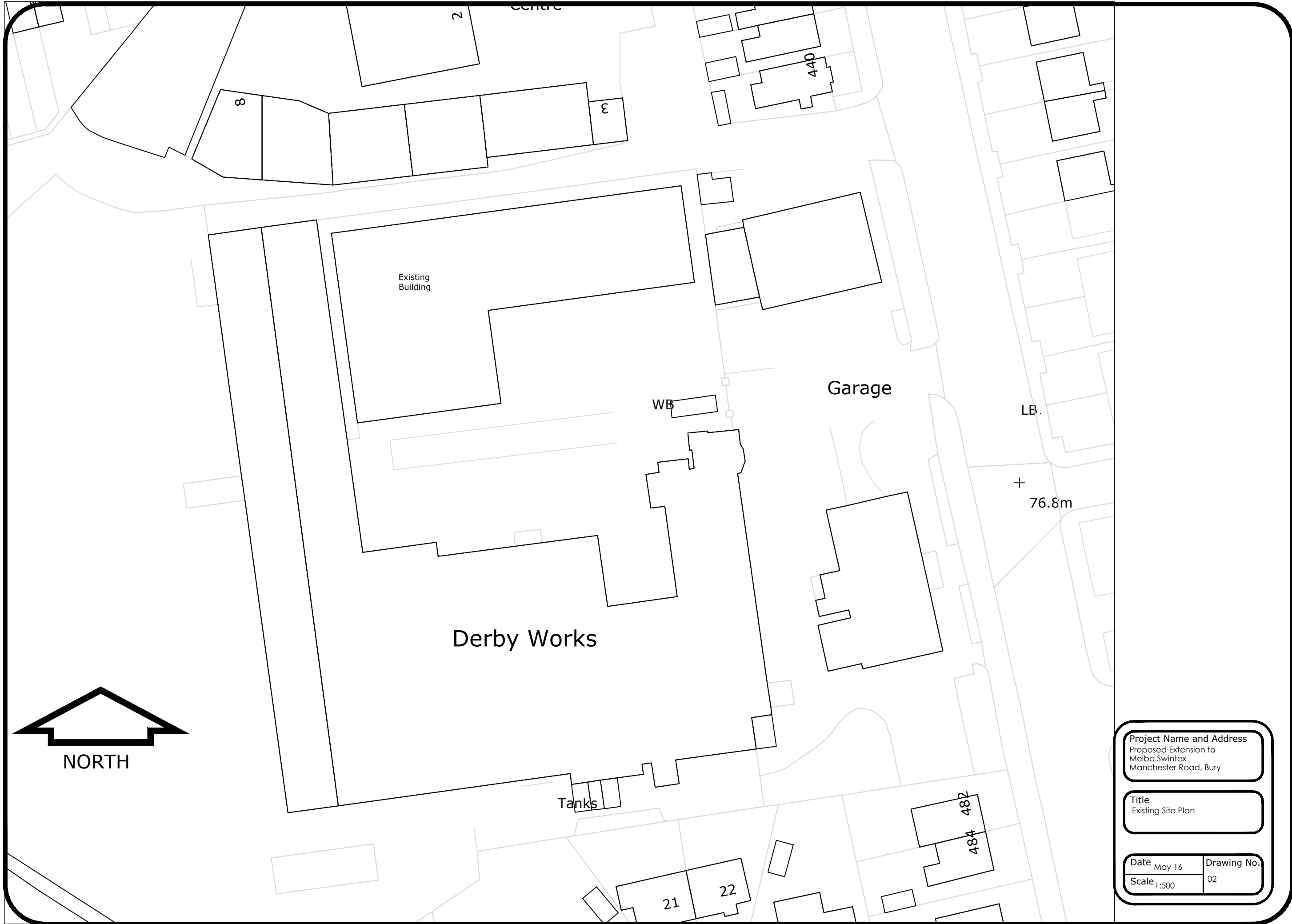


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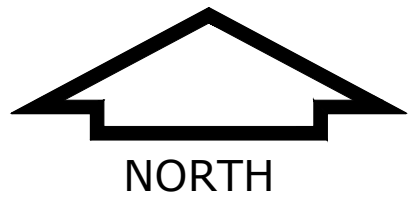
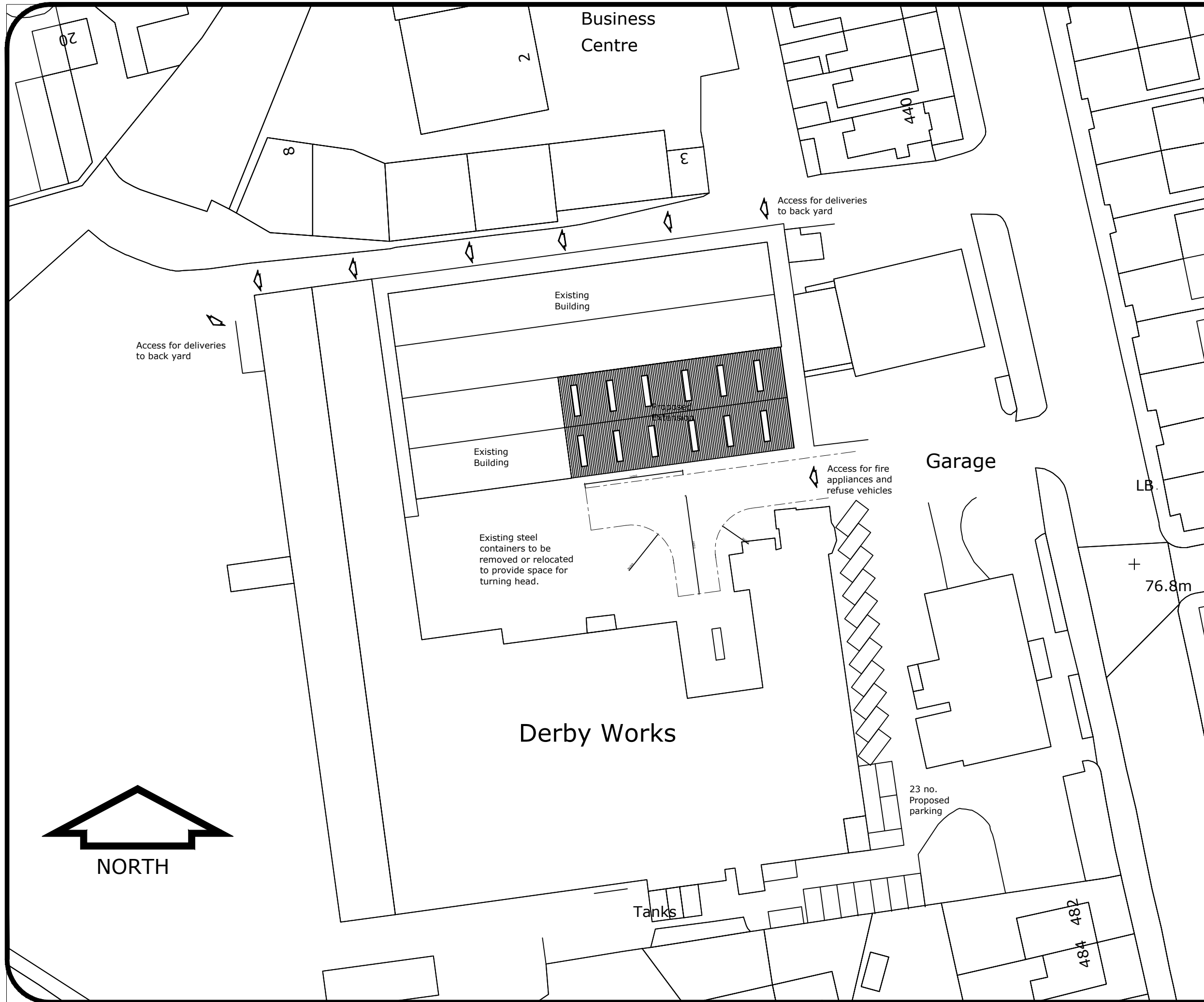


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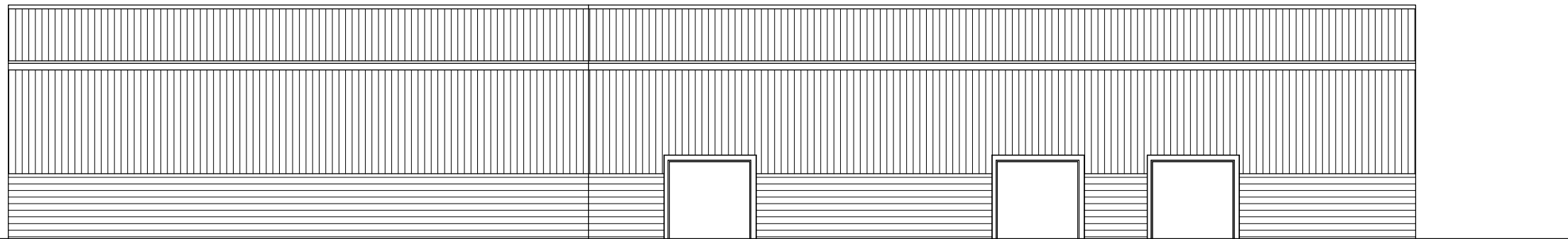




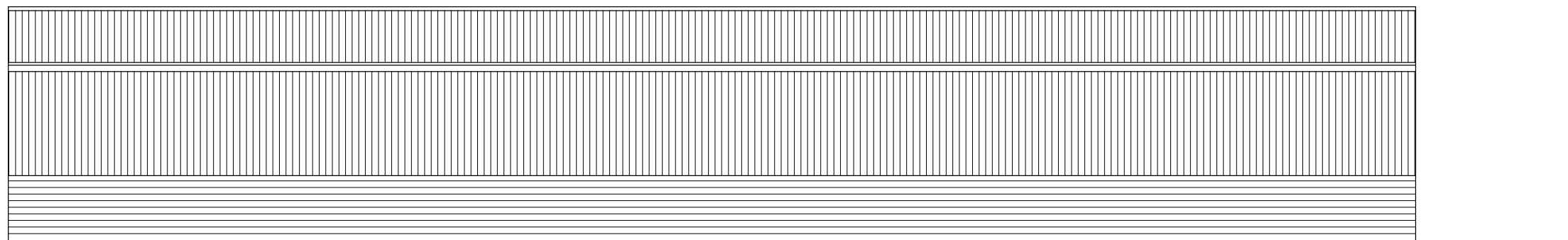
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Title Existing Site Plan	
Date May 16	Drawing No. 02
Scale 1:500	



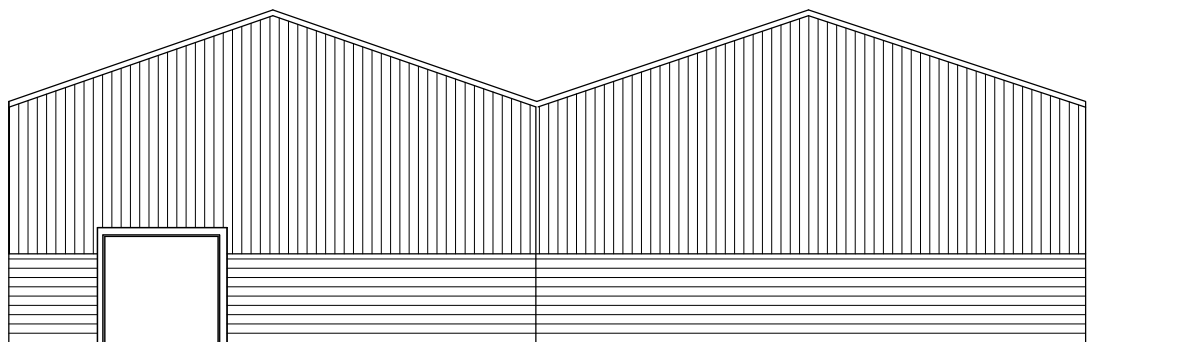
Project Name and Address Proposed Extension to Melba Swintex Manchester Road, Bury	
Title Proposed Site Plan	
Date May 16	Drawing No. 03
Scale 1:500	



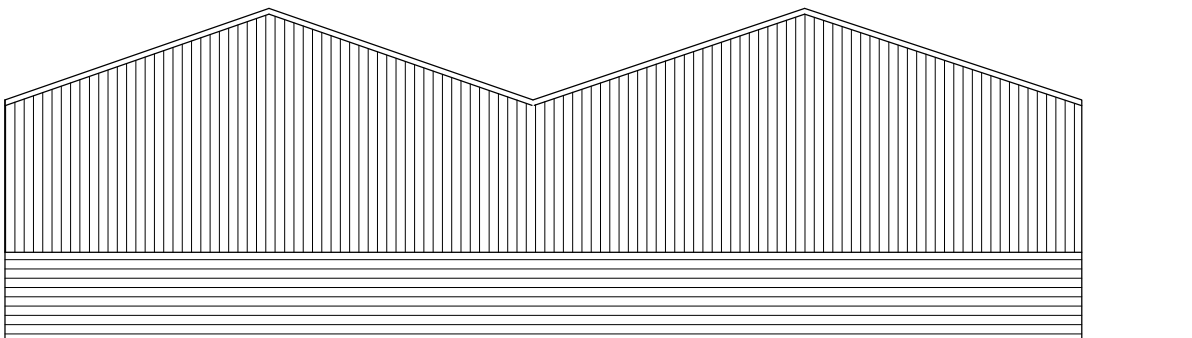
South Elevation scale 1:200



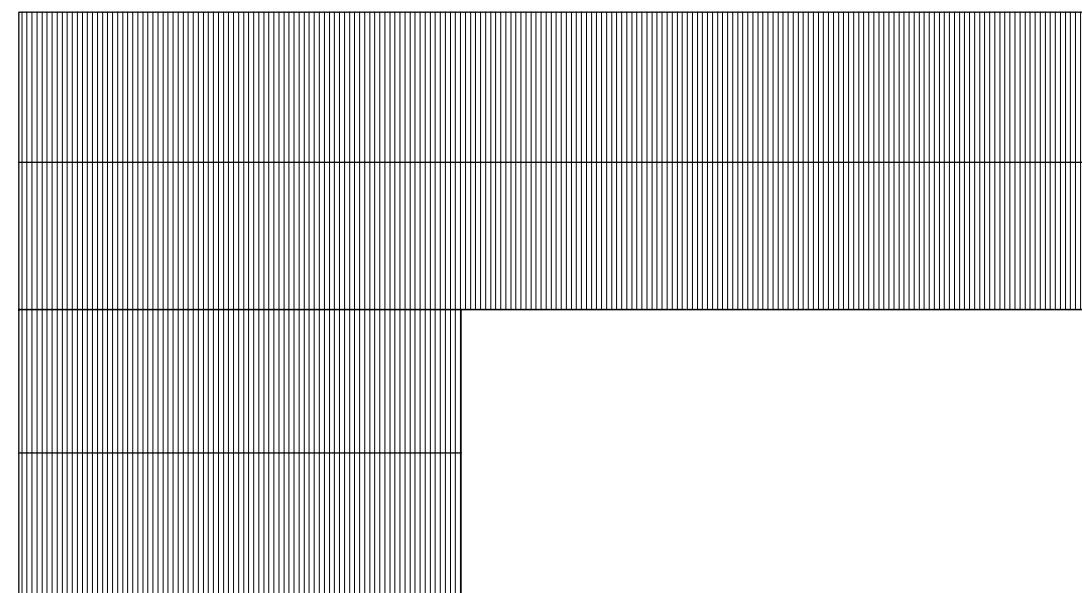
North Elevation scale 1:200



East Elevation scale 1:200



West Elevation scale 1:200



Roof Plan scale 1:200

Project Name and Address Proposed Extension to Melba Swintex Manchester Road, Bury	
Title Existing Plans and Elevations	
Date May 16	Drawing No. 04
Scale 1:200	

Ward: Ramsbottom and Tottington -
Ramsbottom

Item 04

Applicant: The Florence Nuttall Trust

Location: Land to the West of Manchester Road, Ramsbottom, Bury, BL0 0BZ

Proposal: Outline - residential development including means of access only

Application Ref: 60370/Outline Planning
Permission

Target Date: 20/10/2016

Recommendation: Approve with Conditions

The Development Manager has requested a site visit.

Description

The site is 2.5 hectares in size and is located between Peel Brow and Bury New Road. The site consists of rough grassland and is allocated as Other Protected Open Land (OPOL) in the Unitary Development Plan (UDP). There are no buildings on site, but there is a Public Right of Way, which passes along Old Engine Lane and connects Bury New Road to Manchester Road. The land slopes away from east to west and Manchester Road is some 2.5 metres above the site.

There are two residential properties to the east, which front onto Manchester Road with Fletcher Bank Quarry beyond. There are residential properties to the south and the M66 motorway to the west, which is at a much lower level than the site.

The proposed development seeks outline consent for the principle of residential development with the means of access approved at this stage. The site would be accessed from the existing access between 79 and 81 Bury New Road, which connects to the site.

Relevant Planning History

25253 - Outline - Residential development at land on Bury New Road, Ramsbottom.
Refused - 8 August 1991.

27581 - Outline - Residential development on land to the north of Bury New Road and to the west of Manchester Road, Ramsbottom. Refused - 2 June 1994.

This application was refused as it would lead to an unacceptable loss of a Site of Biological Interest (SBI) and would lead to the loss of open land which is unallocated for development, contrary to the UDP.

01693/E - Proposed residential development at land between Peel Brow and Bury New Road, Ramsbottom. Enquiry completed - 11 December 2015

Adjacent site

46193 - Erection of detached dwelling on land adjacent to 77 Bury New Road, Ramsbottom.
Refused - 5 June 2006. Appeal dismissed - 28 March 2007.

This application was refused for a number of reasons including housing oversupply, lack of information in relation to levels, design, impact upon residential amenity, lack of turning facilities, loss of parking and overdevelopment of the site.

Other sites

58587 - Residential development for 24 no. dwellings, memorial/community forest and wider public open space with associated infrastructure (resubmission) at land off Lowes Road,

Bury. Approved with conditions - 14 August 2015.

The residential development was located on Other Protected Open Land (OPOL) due to the benefits of remediating a contaminated site and the contribution the site would make to meeting local housing needs, whilst having regard to the Council's intention to release OPOL for development in the Core Strategy.

Publicity

395 neighbouring properties (Eliza Street, Cheshire Court, Derby Street, Earl Street, Linden Avenue, Manchester Road, Maple Grove, Fir Street, Holt Street, Bury New Road, Whalley Road, Peel Court, Beechwood Avenue, Peel Brow, Poplar Grove, Beechacre, Nuttall Hall Road, Every Street, Shipper Bottom Lane, Park Avenue) were notified by means of a letter on 22 July 2016. A full list of addresses is available on the planning file. A press notice was published in the Bury Times on 28 July 2016 and site notices were posted on 2 August 2016.

4 letters in favour of the proposed development have been received from the occupiers of 5 Linden Avenue, 108 Bolton Road West, Plunge Farm, 12 Barlow Close, 9 Bank Street, which have raised the following issues:

- Support the application as the site is a classic infill site and is conveniently located next to local amenities.
- Only surprised the site has not been developed 20 or 30 years ago as house prices have spiralled beyond the national average because of the lack of new homes being built in the town.
- Urge the local dignitaries/councillors to forget about the position they have acquired for themselves and to act in the interest of generation rent by approving this application.
- The UK is in desperate need of more housing and hope this development goes ahead.
- Please build these homes to give me a chance to buy my first home in Ramsbottom and not be forced to purchase elsewhere.
- There appears to be a shortage of easily accessible housing in Ramsbottom. It would be great if this development would cater to a diverse population and include some bungalows with level access.
- It is not only the elderly that require disabled access.

2 petitions, containing a total of 99 signatures against the proposed development have been received and have raised the following issues:

- The area is 'Other Protected Open Land' and should be protected.
- The site is awaiting classification as a Site of Biological Interest (SBI) and is home to a number of wildlife species, flora and fauna.
- The proposed development would lead to a loss to visual amenity.
- The site would not preserve or enhance the Ramsbottom Conservation Area.
- The site plays an important role in assisting in safeguarding our countryside in Ramsbottom from encroachment. Its loss would harm the area
- Bury New Road is heavily congested and this would cause additional difficulties
- Concerned about flooding
- New housing should be sited within the urban area of Ramsbottom.
- The proposed development would result in noise pollution which would affect residential amenity.

89 letters have been received from the occupiers of 1 Millhouse Street, 140, 148 Bolton Street, 10 Cheshire Court, 31 Holden Avenue, 9, 12 Linden Avenue, 29, 33, 35, 45 Eliza Street, 40, 77, 79, 81, 241 Whalley Road, 43 St Andrews Close, 56, 62, 77, 78, 79, 81, 83, 85, 89, 91, 93 Bury New Road, 4 Green Acre Close, 20, 22, 26, 28, 32, 38 Manchester Road, 47 Marlborough Close, 23 Windermere Drive, 2, 10 Shipperbottom Lane, 104 Albert Street, 185 Kay Brow, 76, 81, 97, 119, 122, 167, 178, 182, 184 Peel Brow, 17 Major Street, 5, 7 Maple Grove, 15 Park Avenue, 25 Nuttall Hall Road, Ramsbottom; 34 Higher Summerseat, 23 Miller Street, Summerseat; 7 Alcester Close, Walshaw; 717 Walmersley Road, Bury; 83 Holme Avenue, Brandlesholme; 7 Pargate Close, Norden; 29 The Terraces, Oswestry; 38 Clarke Avenue, Sheffield, which have raised the following issues:

- The junction between the top of Bury New Road and Manchester Road is already at capacity, which was established at the AD plant public inquiry. The proposed development would add further traffic to this junction (in the region of 100 car movements at least twice a day).
- The loss of open space and its replacement with impermeable surfaces will increase the flood risk for the properties down hill and in the centre of Ramsbottom.
- The loss of open land will be detrimental to wildlife.
- Ramsbottom is a desirable tourist destination and developing more 'affordable' housing will reduce the desirability factor.
- The possibility of more families would impact upon the already over subscribed schools and doctors surgeries.
- The site is awaiting classification as a Site of Biological Interest (SBI) as it is home to a number of wildlife species, flora and fauna.
- Building 50 homes and the development of the land with roads and footpaths would be a significant loss to our visual amenity.
- The development would not preserve to enhance the neighbouring conservation area and would detract from it.
- New housing should be sited in the existing urban area of Ramsbottom and not through the development of open GREEN land.
- The site is allocated as 'Other Protected Land' and should stay that way.
- Existing services and infrastructure in Ramsbottom will not support the additional housing development.
- We have enough housing and we need to protect the character of Ramsbottom so that it remains a attractive place to live.
- It will affect the tranquility of the neighbouring homes by way of noise, disturbance, overlooking and loss of privacy.
- The site is not an allocated housing site and is peripheral and falls outside of the urban boundary.
- Access will be via a narrow road restricted and adjacent to a busy road. Safety is a concern.
- The ancient hedges on Old Engine Lane will be destroyed with a resultant loss to wildlife.
- There are huge privacy concerns.
- We own the public footpath at the top and would create a through flow in excess of the original farm access.
- The proposal will inevitably require increases in Council tax which cannot be viewed as a vote winner.
- The proposed entry/exit route for the site is too small for the development.
- There are other brownfield sites in Ramsbottom that could be development if the 'employment' status was removed from then or developers weren't being so greedy.
- Concerned about access to my garage, which is accessed from the proposed access to the site.
- Concerned about the number of vehicles using the lane with only 1 footpath.
- The proposed development would be a departure from the UDP and I object to that.
- No visibility splay has been included from the garage on the access road.
- We are fed up of having to put forward a case to defend our town against businesses and individuals whose sole purpose is to profit from destroying our environment.
- Visitors to the town will be put off by houses being built in the wrong place.
- The Mondi Mill site is prime for residential development.
- Visibility at the junction of the access road with Bury New Road is impaired by the garden wall and telegraph pole.
- The TRICS database figures are an underestimate of the potential usage.
- The proposal would have a significantly greater visual impact upon the Green Belt than the AD plant.
- Refer planning to their previous reasons for declining an application for a single dwelling in 2006 and the decision of the Planning Inspectorate with the main issues being

management of housing land supply, character and appearance of the area, living conditions of the neighbouring property and highway safety.

- I have full access to my garage and do not pay a peppercorn rent.
- The proposed access track is adjacent to my property and my privacy is affected.
- Concerned that wagons accessing the site could seriously damage my property.
- Concerned that my property will be landlocked.
- There is no parking identified for the 100 vehicles.
- There are no plans for waste storage.
- Although I do not live in Ramsbottom, I was brought up here and do not want my beautiful memories of the town spoilt by a developer seeking profit.
- I do not believe that the best interests of the community are being served by you making life changing decisions on our behalf.
- Whilst the UDP is old, it should be given significant weight.
- If the site is a SBI, then no building can be allowed.
- The proposed development would join Bury New Road and Peel Brow and would be infill development, which would be contrary to the UDP.
- The proposal is in contravention of Policies OL2/1, EN1/1, EN5/1 and HT4 as well as EN6/3, EN6/4, EN7/1, EN7/3, EN7/4, EN7/5, EN8, EN9/1, H2/1, H2/2, OL4/3, RT1/1, RT3/3, RT4/2 and HT2/10 of the Bury Unitary Development Plan.
- The development would be contrary to the Environment Agency's Irwell Catchment Flood Management Plan.
- Attention is drawn to the Council's previous decision to refuse permission for the site in 1992 for loss of the SBI and loss of open land.
- The proposed development would increase traffic on Peel Brow and Eliza Street, which are already seriously congested with cars parked on both sides.
- The properties on Bury New Road suffer road noise from three sides - Bury New Road, Manchester Road and M66 motorway. The proposed development would add noise from a fourth side.
- Loss of views from existing views from neighbouring properties and you must consider the Human Rights Act.

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

Consultations

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

Drainage Section - No objections, subject to the inclusion of condition relating to surface water drainage.

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

Environmental Health - Air Quality - No objections, subject to a condition relating to air quality.

Environmental Health - Pollution Control - No objections, subject to the inclusion of a condition relating to noise.

Public Rights of Way Officer - No objections.

Waste Management - Comments awaited.

Highways Agency - No objections, subject to the inclusion of conditions relating to works to the motorway embankment, drainage and restricting access between the site and the motorway.

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

The Coal Authority - No objections.

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

Design for security - Comments awaited.

Environment Agency - No comments.

Transport for GM - No comments.

Unitary Development Plan and Policies

OL2/1	Development on Other Protected Open Land
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H4/1	Affordable Housing
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN1/5	Crime Prevention
EN1/7	Throughroutes and Gateways
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
EN7/1	Atmospheric Pollution
EN7/2	Noise Pollution
EN7/4	Groundwater Protection
EN7/5	Waste Water Management
EN8	Woodland and Trees
EN8/2	Woodland and Tree Planting
EN9/1	Special Landscape Areas
OL2/1	Development on Other Protected Open Land
OL4/3	Development Impact on Farming Areas
RT2/2	Recreation Provision in New Housing Development
RT3/4	Recreational Routes
HT2/4	Car Parking and New Development
HT2/5	Public Car Parks
HT6/1	Pedestrian and Cyclist Movement
HT6/2	Pedestrian/Vehicular Conflict
RT2/2	Recreation Provision in New Housing Development
SPD1	Open Space, Sport and Recreation Provision
SPD2	DC Policy Guidance Note 2: Wildlife Links & Corridors
SPD3	DC Policy Guidance Note 3: Planning Out Crime
SPD5	DC Policy Guidance Note 5: Affordable Housing
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 (OPOL) - The site is located within land allocated as Other Protected Open Land (OPOL) and as such, Policy OL2/1 is relevant to this proposal.

Policy OL2/1 states that on all defined open land outside the urban area, but not within the Green Belt and/or river valleys, development will not be permitted for purposes other than:

- agriculture or forestry, or other uses appropriate to a rural area;
- outdoor recreational facilities, such as sports grounds, golf courses or country parks, together with ancillary buildings required in connection with these outdoor facilities;

- cemeteries and institutions standing in large grounds;
- development which is essential for the protection of an established source of employment or required in connection with a bona fide rural enterprise;
- essential public utilities infrastructure;
- mineral workings, provided that high environmental standards are maintained and that the site is well restored.

The site is allocated as Other Protected Open Land (OPOL) within the adopted UDP and as such, the proposed development of residential dwellings would represent a departure and has been advertised as such. Decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a significant material planning consideration and it requires Local Planning Authorities to meet housing needs and significantly boost the supply of housing and includes a presumption in favour of sustainable development.

The site is considered to be in a sustainable location for housing, abutting the urban area and sitting outside of the Green Belt. Similar sites are being released across the country to help meet local housing needs and appeal decisions for similar land designations to OPOL tend to favour their release.

In terms of housing supply, the borough has a shortfall of suitable housing sites to meet local needs and the latest Department of Communities and Local Government (DCLG) projections. As such, additional housing land is needed and it is important to note that the Core Strategy sought to remove the OPOL policy on the basis that such sites would provide more opportunities to meet local housing needs and help to protect the Green Belt. Whilst this was never tested at the Examination and the Core Strategy has been withdrawn, there is still a need to find additional housing land within the borough and OPOL sites are considered to offer an opportunity to contribute towards housing needs.

On balance, it is considered that the proposed development would be acceptable in principle, given its sustainable location and the contribution that it would make towards meeting local housing needs. The national requirement to significantly boost the supply of housing under the NPPF and the Council's intention to release OPOL for development in the Core Strategy represent significant material considerations that would favour to the release of the site in principle, subject to detail.

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

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

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

The site would be located close to the urban area and there are residential properties nearby. As such, the proposed development would not conflict with the surrounding land uses and would be in a sustainable location with good access to public transport and services. As such, the proposed development would be acceptable in principle and would be in accordance with Policy H1/2 of the Bury Unitary Development Plan and the NPPF.

Design and layout - The site would be large enough to accommodate large detached

dwellings, smaller family detached dwellings and access into the site. The indicative layout ensures that the proposed development would be outward facing and would respond to the massing and character of the locality. The site would be able to accommodate the relevant aspect standards from SPD6 and as such, there would be no significant adverse impact upon residential properties. Whilst the layout plan is indicative, it indicates that the scale of the proposed development can be accommodated within the site.

Drainage - The site is currently a greenfield site and the indicative plans show that an attenuation pond would be provided as part of the proposal. United Utilities and the Drainage Section have no objections to the proposal, subject to the inclusion of conditions relating to foul drainage, surface water drainage and SuDs. Therefore, the proposed development would be in accordance with Policy EN7/5 of the Bury Unitary Development Plan and the NPPF.

Noise - A noise assessment was submitted as part of the application and indicates that the internal noise level criteria are achievable within buildings located in the noisiest part of the site subject to the inclusion of suitable mitigation measures. As such, the proposed development would be acceptable subject to the inclusion of appropriate design measures at reserved matters stage. Therefore, the proposed development would not impact upon the amenity of the neighbouring properties through noise and would be in accordance with Policy EN7/2 of the Bury Unitary Development Plan.

Ecology - The site was formerly designated as a Site of Biological Interest (SBI) as it supported relatively species-rich grassland, but was de-selected as an SBI in 2008 as the area was undergoing succession to rank grassland and scrub woodland.

Over recent years, the grassland has been managed more appropriately and plant diversity is recovering. The proposed development would have resulted in the loss of the majority of the grassland to built development. The agent has confirmed that they would accept a condition requiring the first reserved matters application, to provide for the creation and management of an area of species-rich grassland as compensation for the relatively species-rich being lost. GM Ecology Unit has been consulted and has no objections, subject to the inclusion of conditions relating to nesting birds and the creation of an area of species-rich grassland. Therefore, the proposed development would not cause harm to the ecology of the area and would be in accordance with Policies EN6 and EN6/3 of the Bury Unitary Development Plan.

Highways issues - The access to the proposed development, as is being considered by this application, would be taken from the existing access in between Nos. 79 and 81 Bury New Road. There would be appropriate levels of visibility at the junction with Bury New Road and the Traffic Section has no objections in principle to the proposal and further comments will be reported in the Supplementary Report, setting out the full conditions. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies H2/1, H2/2 and HT6/2 of the Bury Unitary Development Plan.

There is a public right of way passing through the site and connects Manchester Road to Bury New Road (along Old Engine Lane) to the west of No. 71 Bury New Road. The Public Rights of Way Officer has no objections to the proposed development and therefore, the proposed development would be in accordance with Policy RT3/4 of the Bury Unitary Development Plan.

Planning Obligations - Provision of affordable housing and recreation provision would be secured through conditions and require details to be submitted at first reserved matters stage.

Response to objectors

- The issues relating to privacy, housing need, access, traffic generation, wildlife and the SBI, the allocation of OPOL and the departure from the UDP, public footpath, noise and drainage have been addressed in the report above.

- The issues relating to the desirability of the future residents, council tax, loss of view and damage during construction are not material planning considerations and cannot be taken into account.
 - The issues of visual impact, parking, layout, waste storage and design are matters that will be addressed at the reserved matters stage.
 - It is not known whether the hedges on Old Engine Lane will have to be removed as this is a matter that will be resolved at the reserved matters stage once the detailed layout/design is known.
 - The relevant Articles of the Human Rights Act have been assessed as part of the proposal.
 - The planning history of the site has been assessed as part of the proposal. The policy context has changed from 1991, 1994 and 2007 respectively when the previous decisions on residential development were made. The NPPF is in place and the issues relating to housing supply have changed. Each application has to be assessed on its merits and with regard to the relevant planning policy in place at the time.
 -
- The development would not preserve to enhance the neighbouring conservation area and would detract from it.
- There are other brownfield sites in Ramsbottom that could be development if the 'employment' status was removed from them or developers weren't being so greedy.

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. Applications for approval of reserved matters must be made not later than:
 - the expiration of three years beginning with the date of the grant of outline planning permission; and
 - that the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Before the development is commenced, the applicant shall submit detailed plans and particulars to the Local Planning Authority, and obtain their approval under the Town and Country Planning Acts, of the following reserved matters; the layout, scale, appearance, and the landscaping of the site.

Reason. To ensure the satisfactory development of the site and because this application is in outline only.

3. This decision relates to drawings numbered Location plan, Development Framework plan, TPMA 1505-100 A, sss-6771-LandatRamsbottom, BTC1098-TCP 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.

4. No development shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

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

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

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

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

7. The recommendations from the report, Air Quality Assessment, dated 14 June 2016, shall be implemented in full prior to first occupation of the dwellings hereby approved.

Reason. To secure the satisfactory development of the site in terms of air quality pursuant to Policy EN7/1 - Atmospheric Pollution of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

8. The development authorised by this permission shall not begin unless a noise survey to establish which dwellings would require acoustic insulation and independent ventilation, should be submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted as part of the reserved matters application and the approved scheme shall be implemented in full prior to first occupation of any of the dwellings.

Reason. To protect the amenity of the occupants of the premises once the development hereby approved is occupied in relation to noise pursuant to Policy

EN7/2 - Noise Pollution of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

9. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.
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.
10. Notwithstanding the approved plans, details of a compensatory area of planting of species-rich grassland shall be submitted at the first reserved matters stage. The approved scheme shall be implemented in accordance with the approved programme of works.
Reason. In order to ensure that no harm is caused to the ecology of the locality 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.
11. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 20 l/s.
Reason: To ensure a satisfactory means of drainage, promote sustainable development and to manage the risk of flooding and pollution pursuant to Policy EN5/1 - New Development and Flood Risk and Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan and Section 10 of the National Planning Policy Framework.
12. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. The sustainable drainage management and maintenance plan shall include as a minimum:
- The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
 - Arrangements concerning appropriate mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.
- The development shall subsequently be completed, maintained and managed in accordance with the approved plan.
Reason. To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding an dmaintenance

mechanism for the lifetime of the development pursuant to Policy EN5/1 - New Development and Flood Risk and Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan and Section 10 of the National Planning Policy Framework.

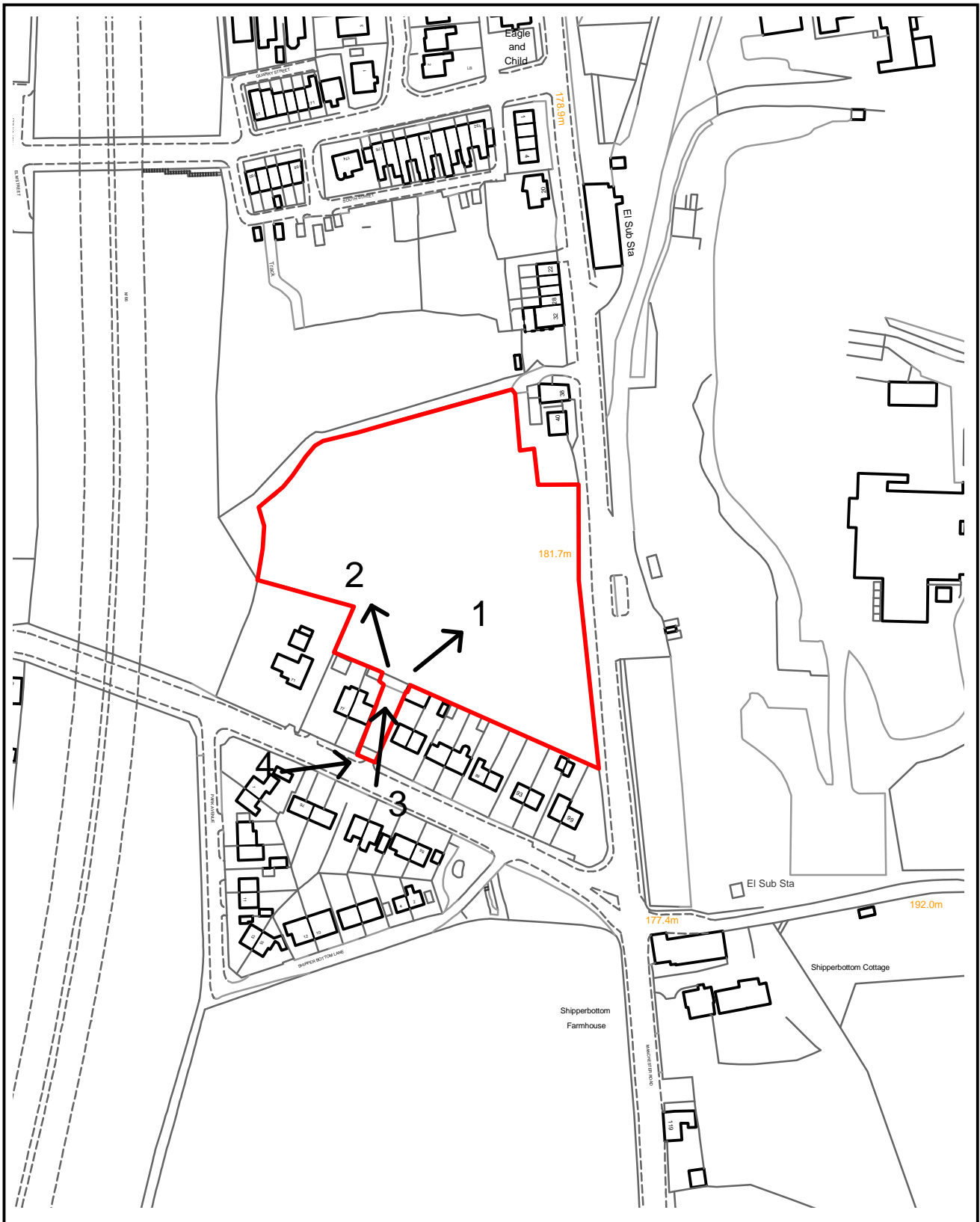
13. Foul and surface water shall be drained on separate systems.
Reason: To secure proper drainage and to manage the risk of flooding and pollution pursuant to Policy EN5/1 - New Development and Flood Risk and Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan and Section 10 of the National Planning Policy Framework.

14. In the event of the development comprising 10 units and a combined floorspace of more than 1000 square metres or 11 units or more (regardless of floorspace), the development authorised by this permission shall not begin unless and until the Local Planning Authority has approved in writing a scheme to secure recreation provision, which shall include a mechanism for delivery, in accordance with policy RT2/2 – Recreation Provision in New Housing Development and its associated SPD1 – Open Space, Sport and Recreation Provision in New Housing development. The scheme shall be submitted as part of the reserved matters application and the recreation provision shall be delivered in full accordance with the approved details.
Reason - To ensure that the development would contribute to satisfying the need for recreation provision pursuant to Bury Unitary Development Plan Policy RT2/2 - Recreation Provision In New Residential Development and the associated Supplementary Planning Document 1 - Open Space, Sport and Recreation in New Housing Development.

15. The development authorised by this permission shall not begin unless and until the Local Planning Authority has approved in writing a scheme to secure Affordable Housing provision as part of the development, which shall include a mechanism for delivery, in accordance with Policy H4/1 – Affordable Housing and its associated SPG5 – Affordable Housing Provision in New Residential Developments. The scheme shall be submitted as part of the reserved matters application and the affordable housing provision shall be delivered in full accordance with the approved details.
Reason. To ensure that the development would contribute to satisfying the need for affordable housing provision pursuant to Bury Unitary Development Plan Policy H4/1 - Affordable Housing and the associated Development Control Policy Guidance Note 5 - Affordable Housing Provision In New Residential Developments.

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

Viewpoints



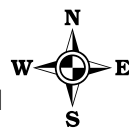
PLANNING APPLICATION LOCATION PLAN

APP. NO 60370

ADDRESS: Land To The West Of Manchester Road
Ramsbottom

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

60370

Photo 1



Photo 2

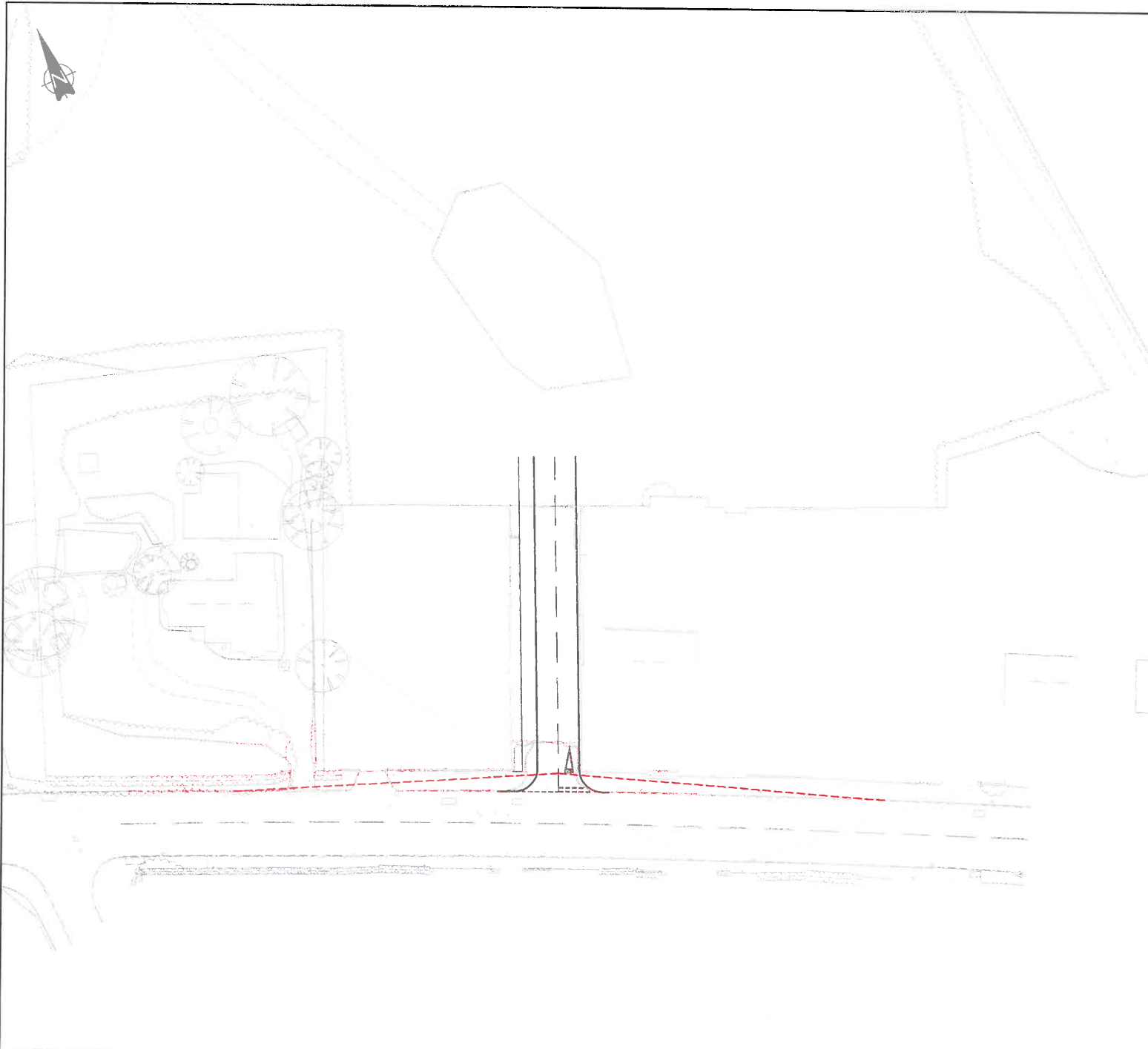


Photo 3



Photo 4





NOTES:

KEY:

- PROPOSED KERB LINE
- - - VISIBILITY SPLAYS (2.40x43.00m)

A	Topography survey added	23/05/16	DD	AV
Rev:	Description:	Date:	By:	Chkd:



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Structures - Civils - Environmental - Infrastructure - Transport Planning - Sustainability - Expert Advisory Services
 Birmingham - Bristol - Cardiff - Douglas - Edinburgh - Kendal - Leeds - Liverpool - London - Manchester - Nottingham

Status: **PRELIMINARY**

Project: **MANCHESTER ROAD
 RAMSBOTTOM**

Drg Title: **PROPOSED ACCESS**

Scale: 1:500	Size: A3	First Issue: 20/04/16	Drawn: DD	Checked: AV
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Drg No: TPMA1505-100	Rev: A
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DEVELOPMENT FRAMEWORK













Public open green space

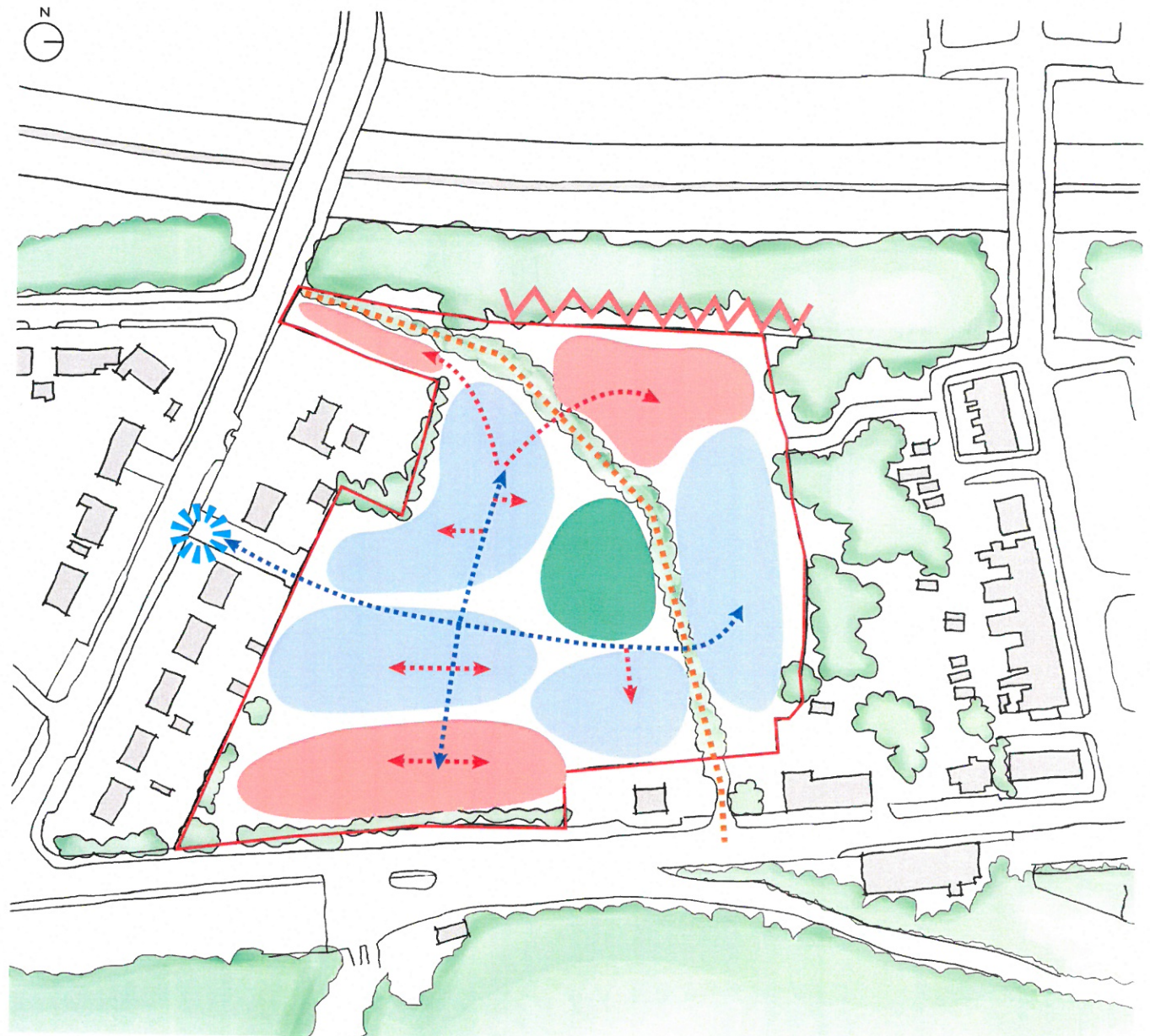


Smaller family residential units



Larger detached residential units

-  Site boundary
-  Public right of way
-  Primary vehicular access
-  Secondary vehicular access
-  Noise attenuation barrier
-  Site access
-  Existing areas of vegetation/ Green infrastructure
-  Public open green space
-  Larger detached residential units
-  Smaller family residential units



Mr R. Atherton : Land West of A56, Ramsbottom

Ward: Ramsbottom and Tottington -
Ramsbottom

Item 05

Applicant: Mr & Mrs McClenan

Location: 258 Whalley Road and Adjacent Land, Shuttleworth, Ramsbottom, Bury, BL0 0EF

Proposal: Erection of 1 no. dwelling; First floor patio and garden to no. 258 Whalley Road

Application Ref: 60426/Full

Target Date: 03/11/2016

Recommendation: Approve with Conditions

Description

The site is located within the Green Belt and is adjacent to a terrace of 3 dwellings, which front onto Whalley Road. The dwellings are constructed from stone with a slate roof and are two storeys in height. The site is located adjacent to No. 258, which has a side garden, which is raised (2 metres) and steps up to the boundary with Church Road. There is no off-street parking for the existing dwellings, but there are parking laybys marked on Whalley Road.

There are residential dwellings to the north and east. The dwellings to the east are one and a half storeys higher than Whalley Road. St Johns church is located to the south and the Sunday School associated with St Johns church is located to the west.

The proposed development involves the erection of a single dwelling on land adjacent to 258 Whalley Road. The proposed dwelling would be two storeys in height and the garden at the rear would be at first floor level. The proposed dwelling would be constructed from stone with a slate roof. A boundary wall would be constructed to the boundary with Whalley Road.

Relevant Planning History

01698/E - Proposed residential infill development of detached dwelling - Enquiry completed 21/08/2015

Adjacent site

38221 - Construction of six foot stone wall at Sally Well House, 26 - 28 Church Road, Shuttleworth. Approved with conditions - 30 October 2001.

Publicity

The neighbouring properties (241, 252, 258 - 264 (evens) Whalley Road, Old School House, St Johns School, Leaches Road were notified by means of a letter on 8 September 2016.

1 letter has been received from the occupiers of 26-28 Church Road, which has raised the following issues:

- Intended to be located in the only garden area of No 258, and would also be next to a historic building.
- The development is presented as infill, but policy OL1/3 discourages this development in the side garden;
- Is in direct contravention of policies EN1/1 and EN1/2 - would not respect the local context and street pattern, the scale and proportion would be out of character of the area;
- Adverse impact on the 2 trees located on the church grounds and on wildlife in the vicinity;

- Would be over development of the site, alter the fabric of the area and amount to serious 'cramming';
- Would impact on our privacy and light, and overlook our property;
- The drawings are inaccurate and do not show the correct relationship of the new build to the adjacent properties;
- Impact on ground stability and drainage;
- Inadequate parking - there are already parking pressures on Whalley road, due to visitors to the church hall, residents and visitors;
- If approved would request control of hours of operation of building works, access to the site by workers and construction vehicles.

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

Consultations

Traffic Section - No objection subject to conditions.

Drainage Section - No objections, subject to the inclusion of a condition relating to surface water drainage.

Environmental Health - Contaminated Land - No objection subject to conditions

GM Ecology Unit - No objection subject to conditions and informatives.

United Utilities - Comments awaited.

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
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/2	Noise Pollution
EN7/5	Waste Water Management
OL1/2	New Buildings in the Green Belt
OL1/3	Infilling in Existing Villages in the Green Belt
HT2/4	Car Parking and New Development
HT4	New Development
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 (Green Belt) - Paragraph 89 of the NPPF states that the construction of new buildings within the Green Belt should be regarded as inappropriate development unless it meets one of the following exceptions;

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;

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

Policy OL1/3 states that limited infill development may be permitted in named villages, provided that it is in scale with the village and would not adversely affect its character or surroundings.

The application site is located in Shuttleworth, which is a named village in Policy OL1/3. The proposed development would constitute infill development and would be of a scale appropriate to the character of the village. Therefore, the proposed development would be appropriate development within the Green Belt and would be in accordance with Policy OL1/3 of the Bury Unitary Development Plan and the NPPF.

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

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

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

The site would be located within the urban area and there are residential properties and a church nearby. As such, the proposed development would not conflict with the surrounding land uses and would be in a sustainable location with good access to public transport and services. The site is currently in use as a residential garden to No. 258 Whalley Road and would be a greenfield site. As such, the proposed development would be acceptable in principle and would be in accordance with Policy H1/2 of the Bury Unitary Development Plan and the NPPF.

Design and layout - The proposed building would be two storeys in height and would match the adjacent dwellings. Therefore, the proposed development would be appropriate in scale. The use of materials, bay windows, Juliet balconies, headers, cills, recessed areas, dormers and canopies would add visual interest to the elevations. It is considered that the proposed building would add interest to the streetscene and would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

The level of private amenity space would be acceptable and the proposed bin store in the south west corner would be large enough to accommodate the required level of bins. The proposed boundary treatments would consist of a wall and metal railings, which would be appropriate. Therefore, the proposed development would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

Impact upon residential amenity - SPD 6 provides guidance on aspect standards for

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

There would be 3.5 metres between the rear elevation and the rear wall, which marks the boundary to the garden of No. 26 - 28 Church Street. Whilst this distance would be below the 6.5 metres required by the aspect standard, there would be a 2.5 metre high wall, which would prevent any overlooking.

There would be 16 metres between the proposed front elevation and the boundary with the Sunday School opposite.

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

Ecology

Bats - A bat survey report has been submitted with the application. The only building on the site was a wooden planking shed which was considered to have negligible bat roosting potential. The two trees which overhang the site, a sycamore and lime were assessed for their roosting potential. No crevices or rot holes or any other roosting potential was found to be present within the trees. No bats or signs of bats were found during the daytime inspection and the site was considered to have negligible bat roosting potential. No further surveys are therefore required at this time. An informative is recommended advising the applicant of their responsibilities should bats be found at any time during the works.

Birds - The trees and shrubs have the potential to support nesting birds. All birds, with the exception of certain pest species and their nests are protected under the terms of the Wildlife and Countryside act 1981 (as amended). It is therefore recommended that works to trees and shrub clearance should not be taken in the main bird breeding season (march to July inclusive) unless nesting birds are found to be absent by a suitably qualified person. A condition to this effect is therefore recommended.

Biodiversity Enhancement

In line with Section 11 of the NPPF, it is recommended that opportunities for biodiversity enhancement be incorporated into the new development which should include bat boxes, bird boxes and native tree and shrub planting. This has been recommended as either a condition or informative. Given the size of the site and that it is not ecologically sensitive, an informative is considered to be appropriate and reasonable in this instance.

Highways issues - There is no off-road parking available for the existing dwellings in the vicinity and parking takes place in the existing layby on Whalley Road to the front of the dwellings. The proposed dwelling would have the same arrangement. The site is located in close proximity to a bus stop and is in a sustainable location. The Traffic Section has no objections, subject to the inclusion of a condition relating to a boundary wall on Whalley Road. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies H2/1 and H2/2 of the Bury Unitary Development Plan.

Response to objectors

- The issues relating to infill, impact upon the Green Belt, design, privacy, overlooking, loss of light and parking have been addressed in the main 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 16/1094/101 - LOCATION PLAN, 16/1094/102 - PROPOSED FLOOR PLANS, 16/1094/103 - EXISTING ELEVATIONS, 16/1094/104 - EXISTING FLOOR PLANS, 16/1094/105 - TOPOGRAPHICAL, 16/1094/201 A - PLANS, 16/1094/203 A - ELEVATIONS, SECTION THROUGH RETAINING WALL - 30/10/2016 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.
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. The boundary wall on the Whalley Road frontage indicated on the approved plans shall be fully implemented before the dwelling is first occupied.
Reason. To ensure good highway design and ensure that the current illegal crossing of the footway is prevented, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential