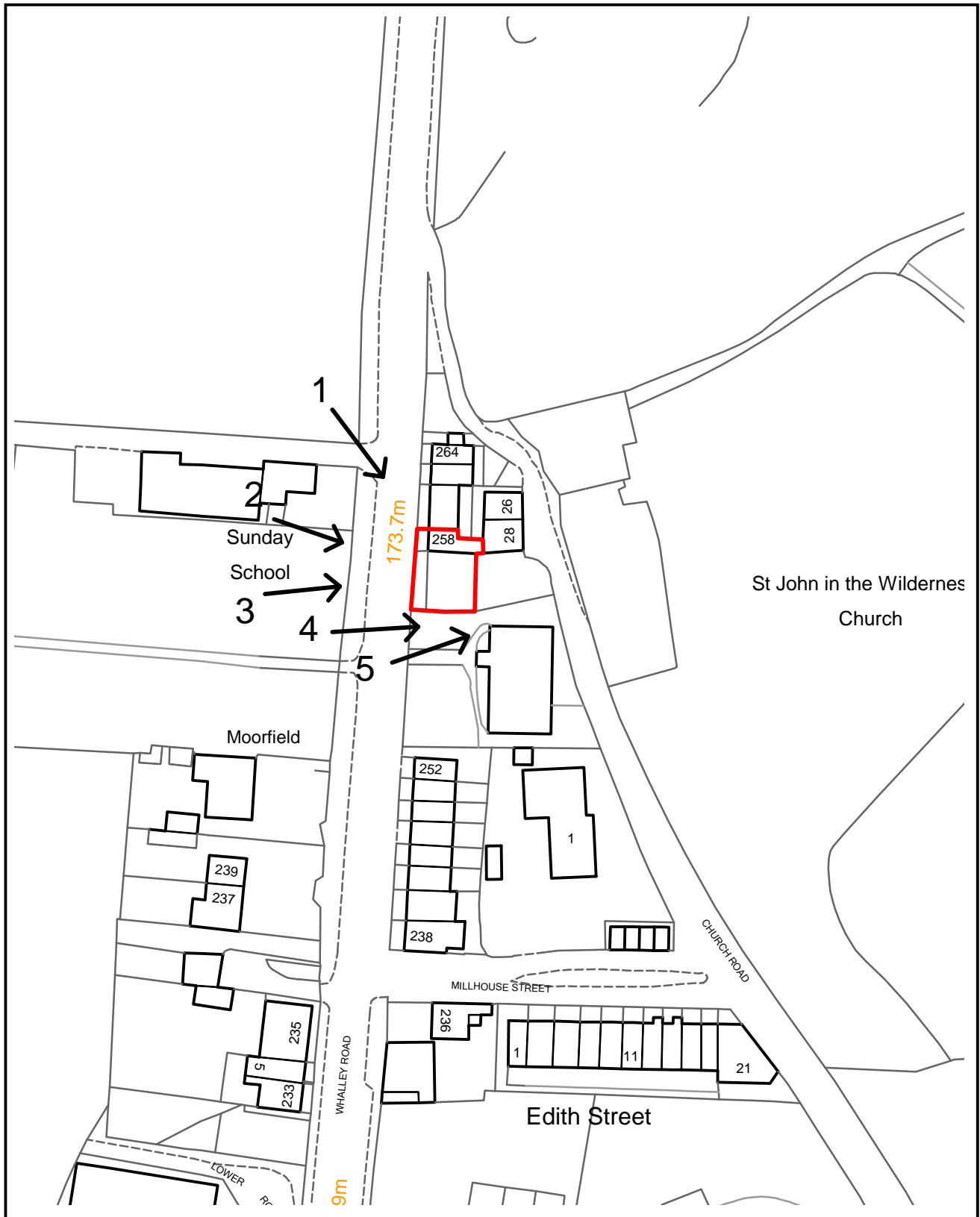


Development and HT6/2 - Pedestrian/Vehicular Conflict.

6. No works shall be carried out to the trees that would disturb nesting birds between 1st March and 31st August inclusive in any year unless a detailed bird nest survey by a suitable 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.
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 surface water scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance. It must 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 for any SuDS features should also be provided.
Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. The applicant is required to demonstrate that the development would not increase flood risk for residents or adjacent properties. To promote sustainable development and reduce flood risk 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 NFFP.
8. 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.
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.
9. 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.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 60426

ADDRESS: 258 Whalley Road & Adjacent Land
Shuttleworth
Ramsbottom
Planning, Environmental and Regulatory Services



Bury
COUNCIL

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

60426

Photo 1



Photo 2



Photo 3



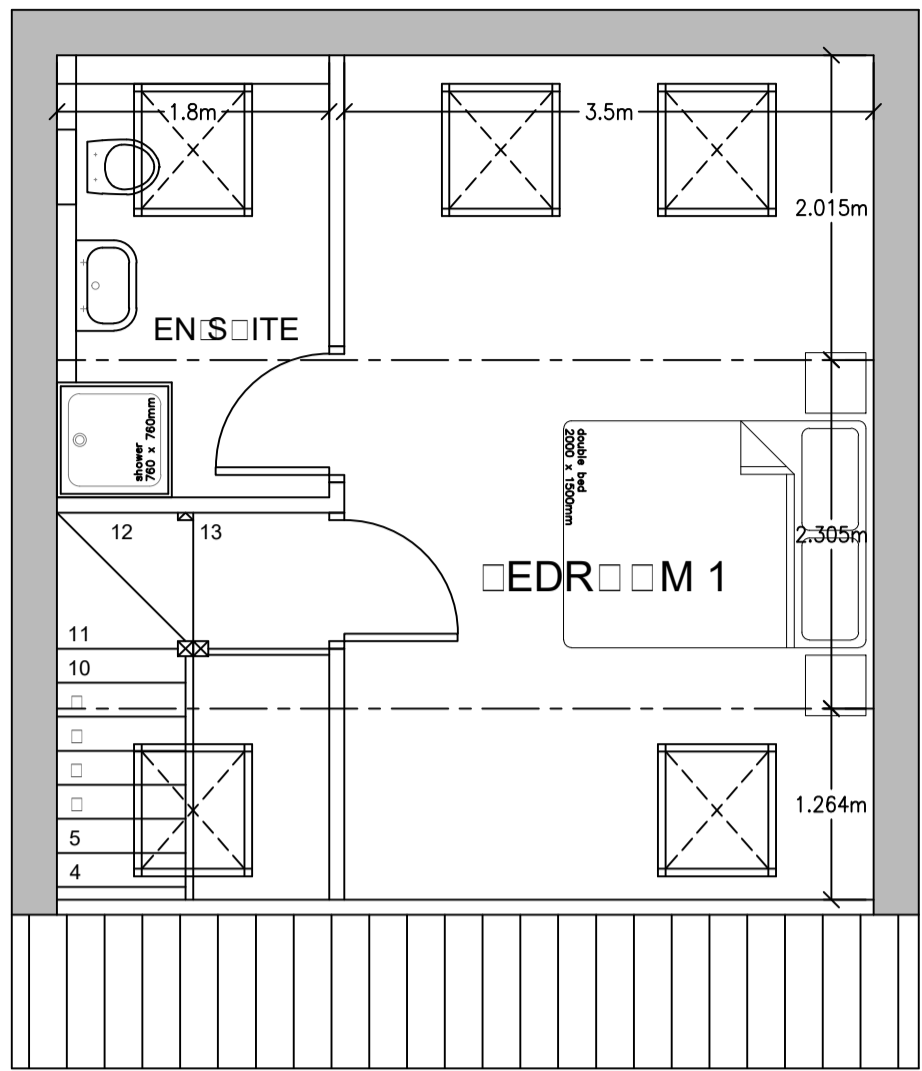
Photo 4



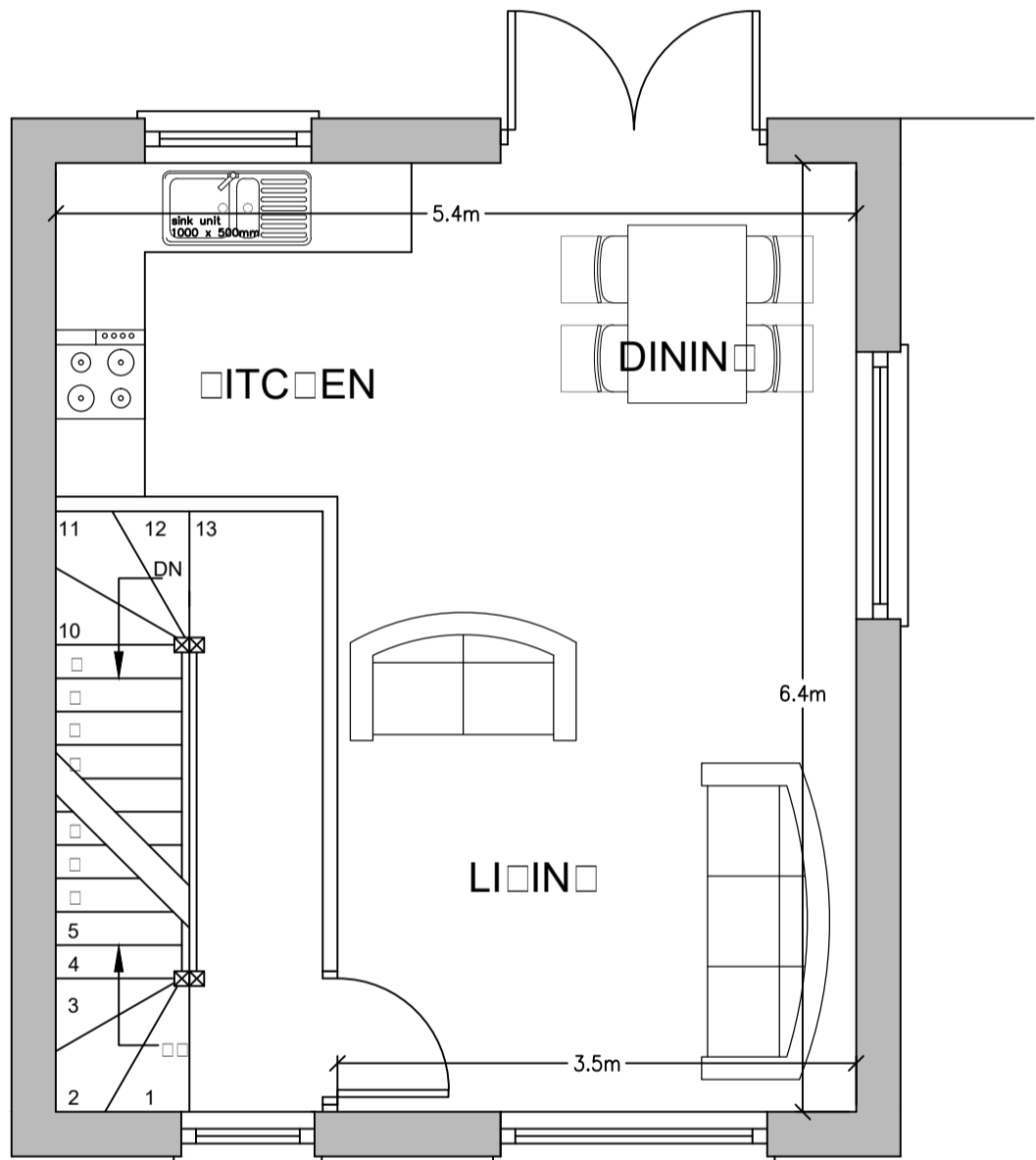
Photo 5



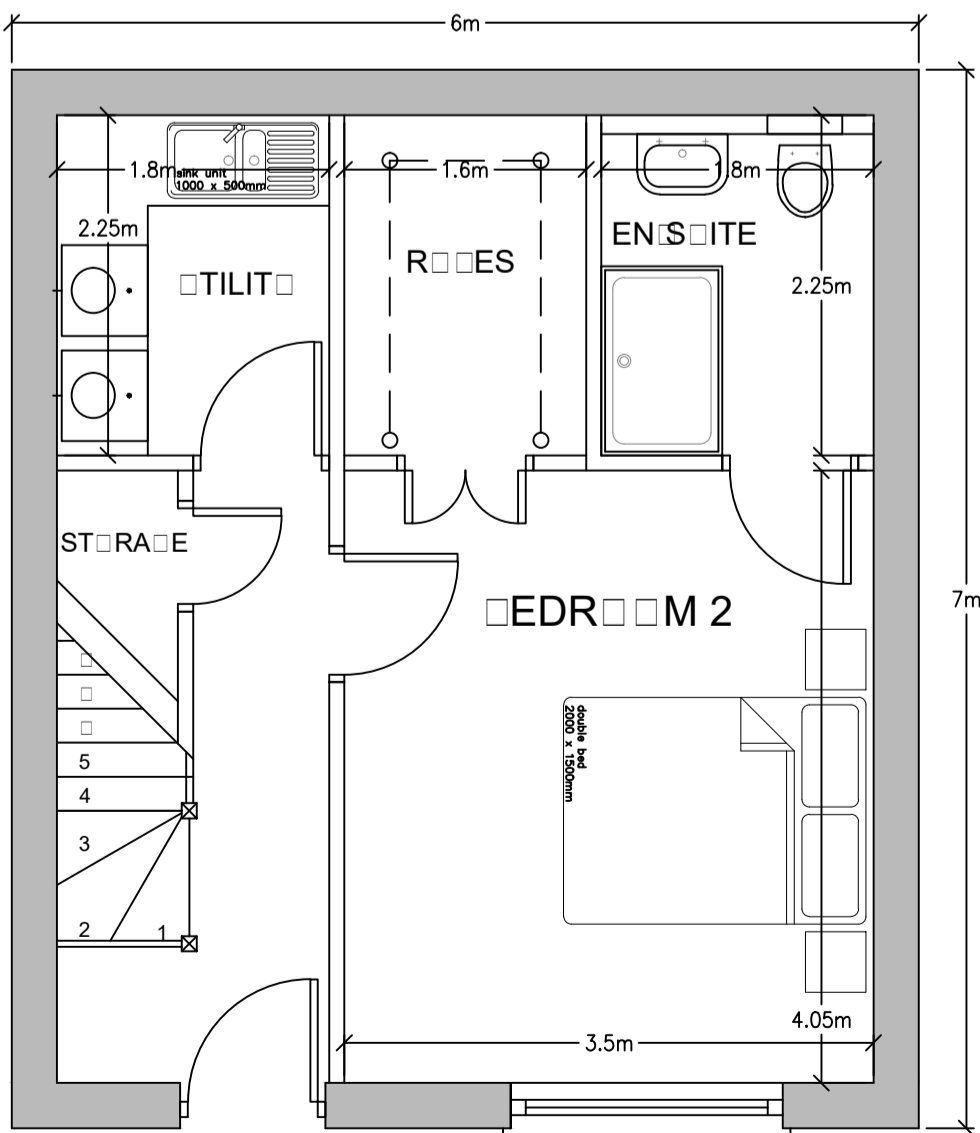
RESIDENCE IN INFILL DEVELOPMENT OF A DETACHED DWELLING ADJACENT TO 258 WHALLEY ROAD, SHUTTLEWORTH, RAMSBOTTOM



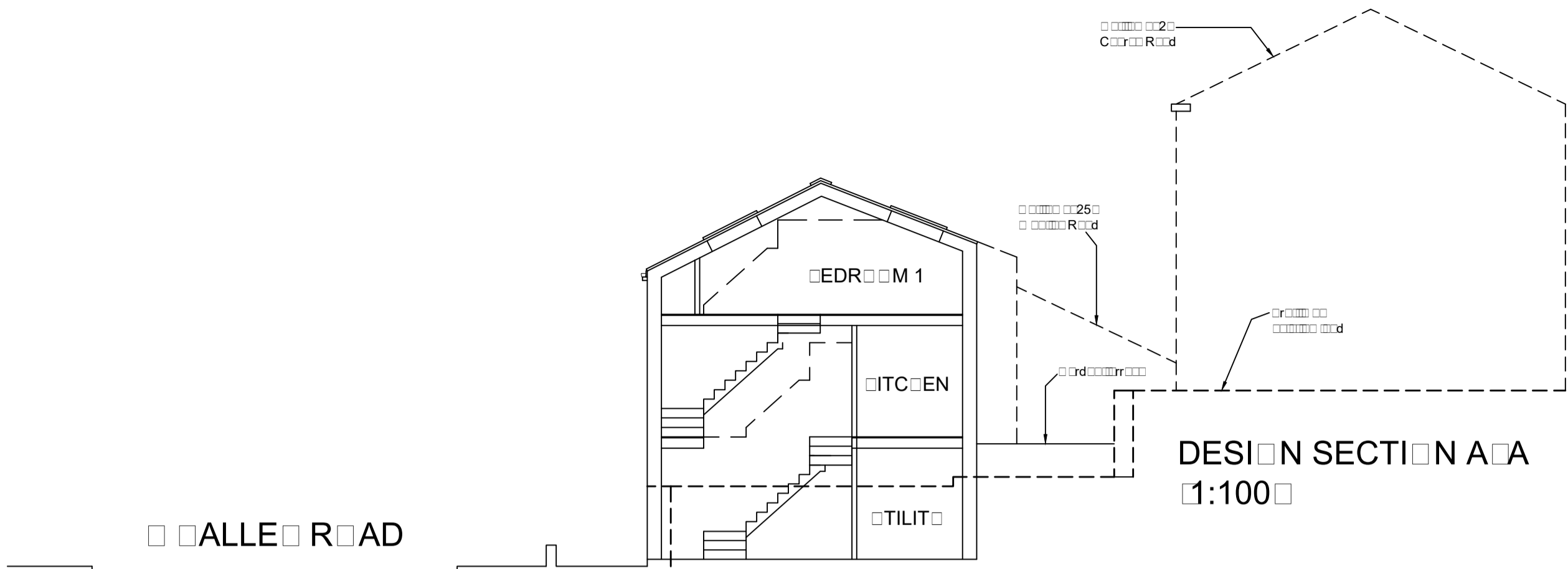
RESIDENCE FIRST
PLAN 1:50



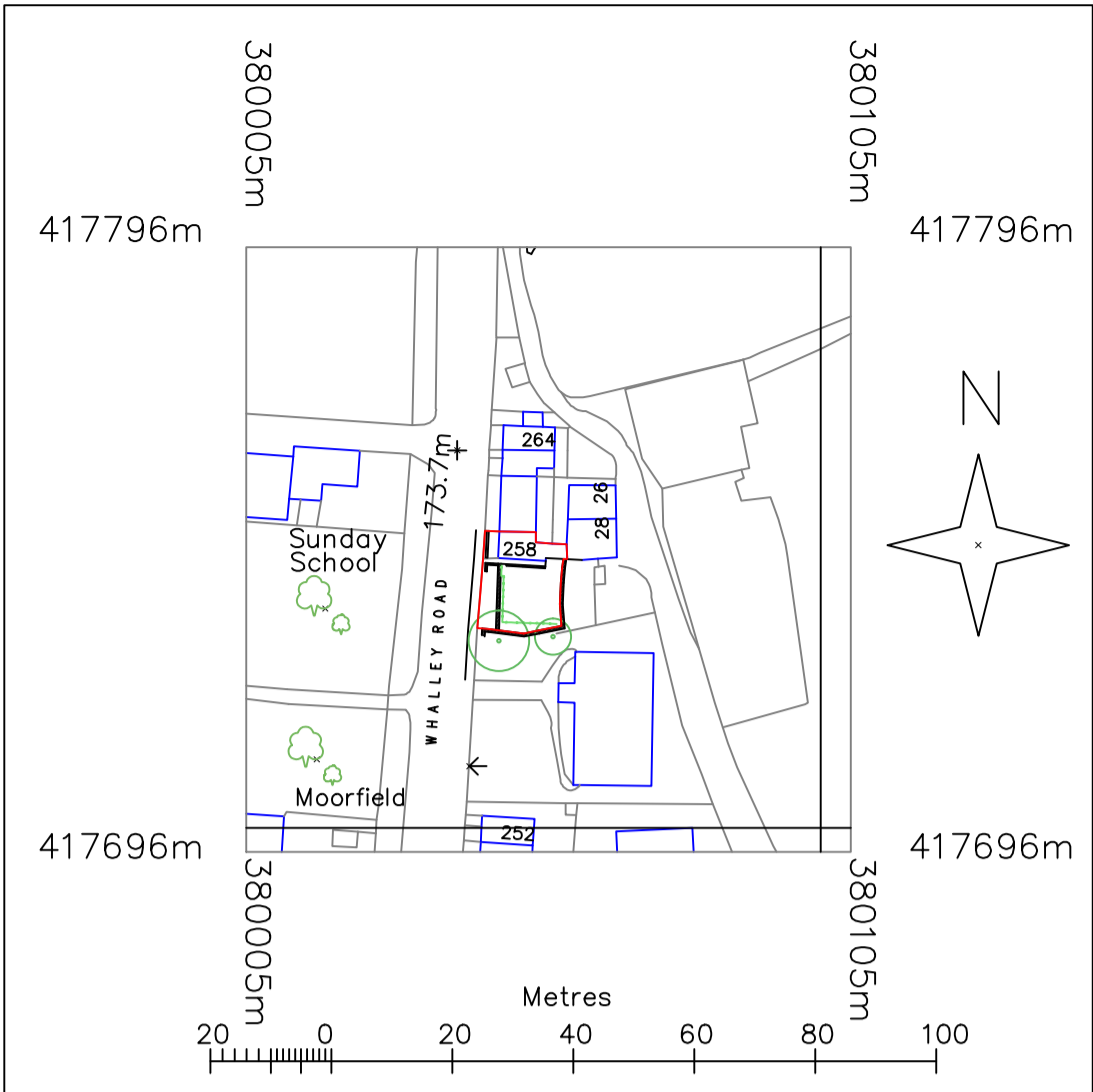
RESIDENCE SECOND
PLAN 1:50



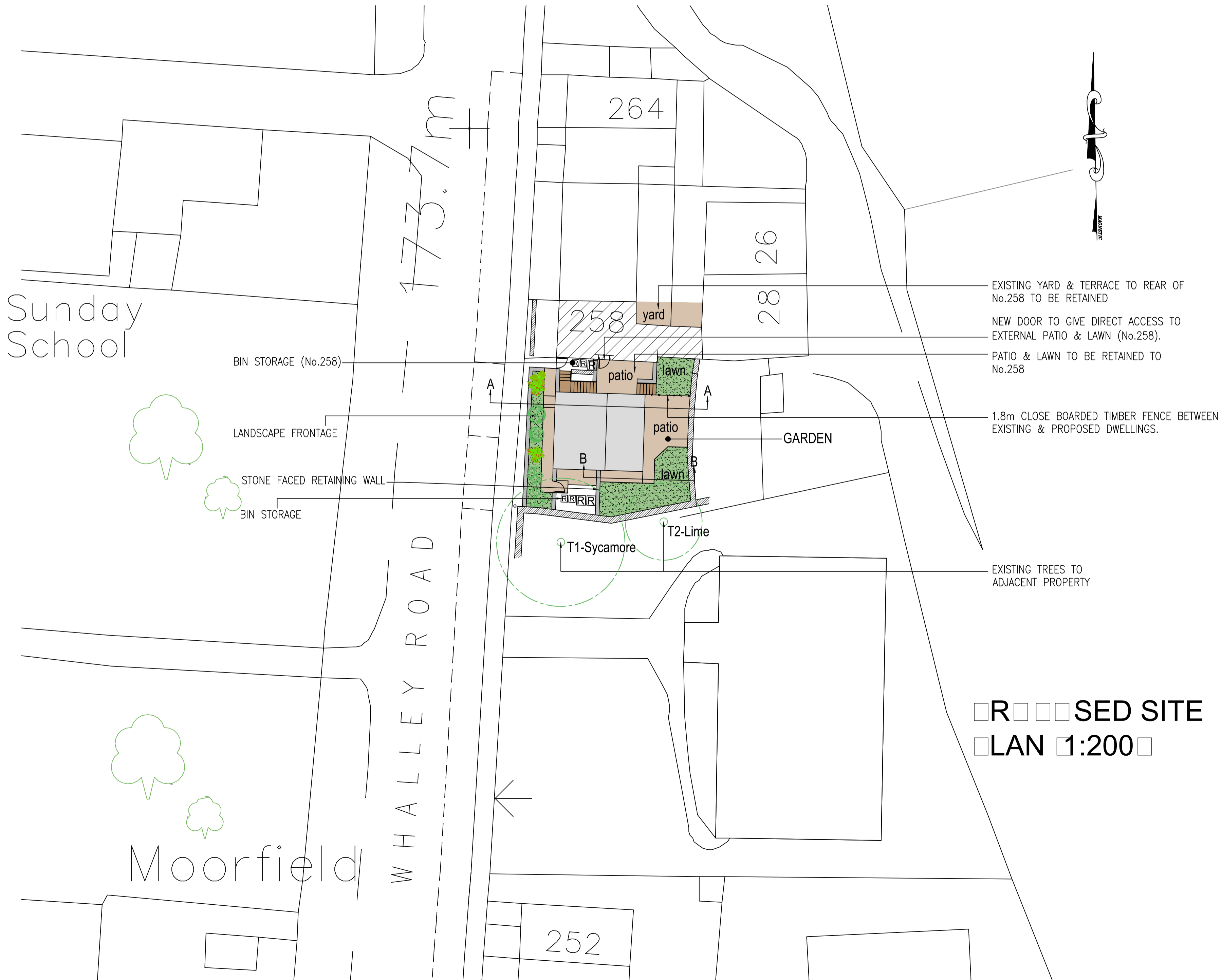
RESIDENCE THIRD
PLAN 1:50



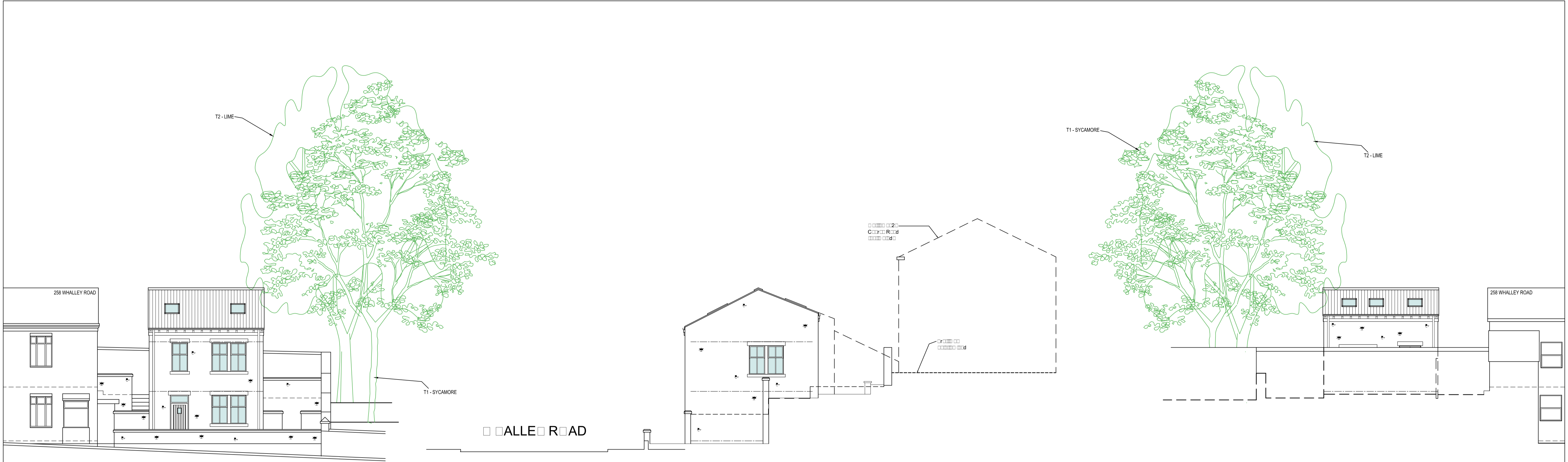
DESIGN SECTION A-A
1:100



LOCATION PLAN 1:1250



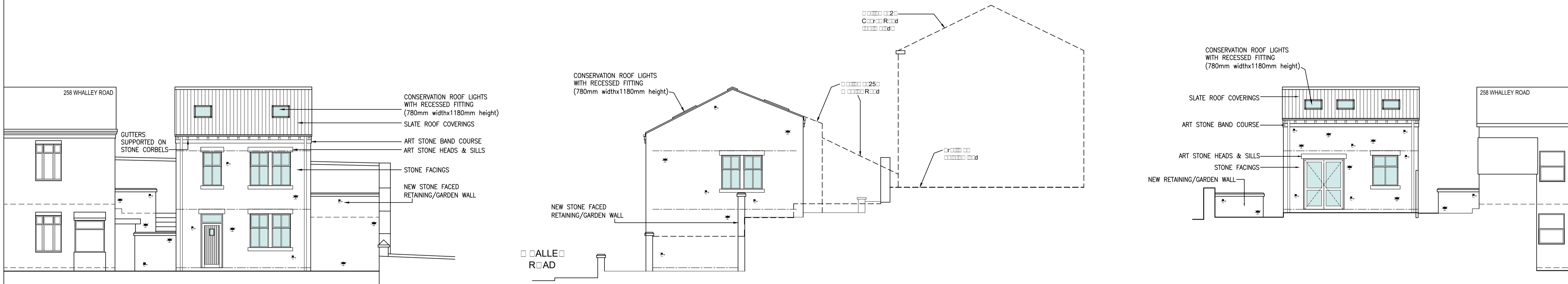
RESIDENCE SITE
PLAN 1:200



SED STREETSCENE
ALLE ROAD 1:100

SED STREETSCENE
ALLE ROAD TO CORNER ROAD 1:100

SED STREETSCENE
CORNER ROAD 1:100

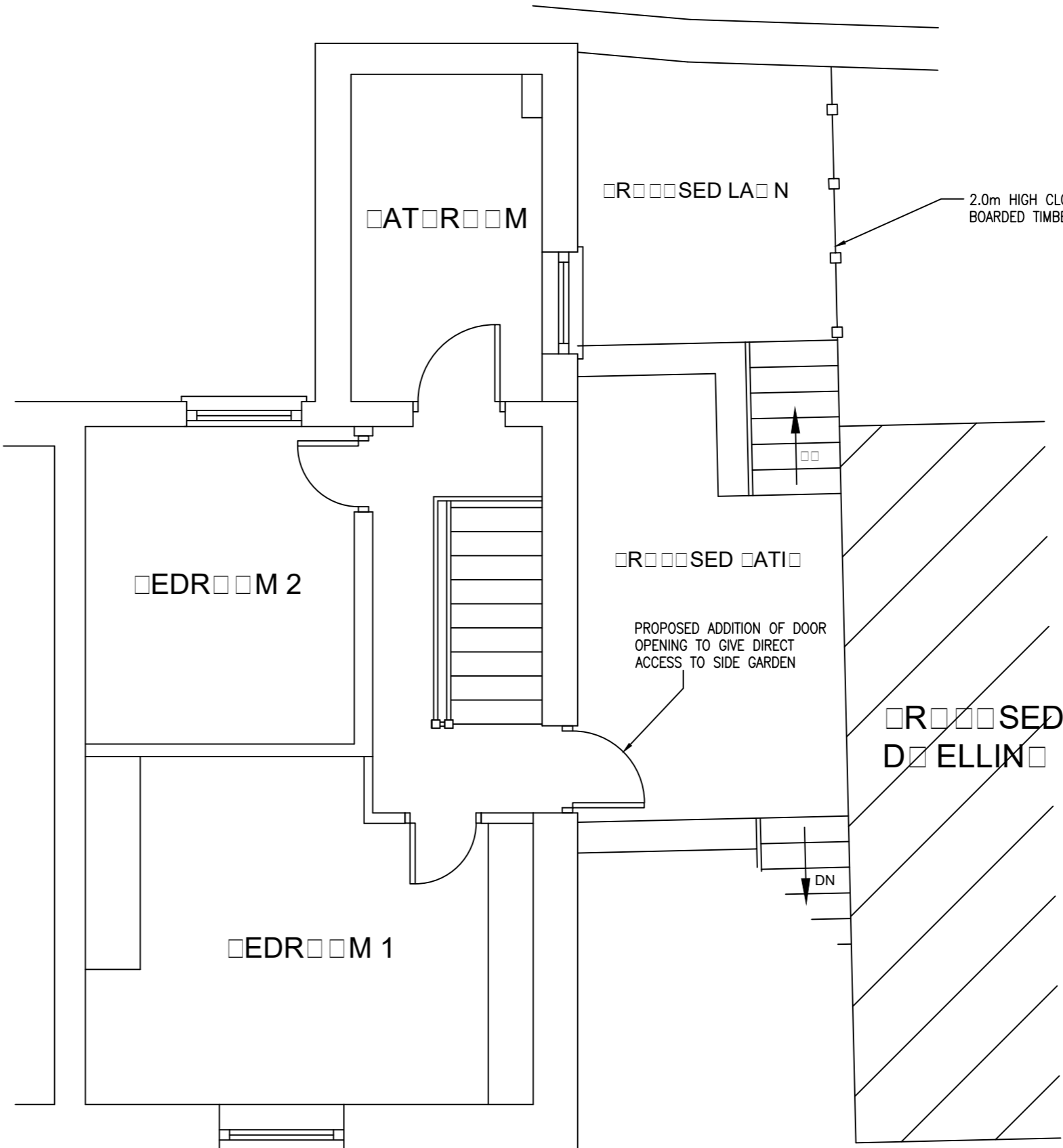
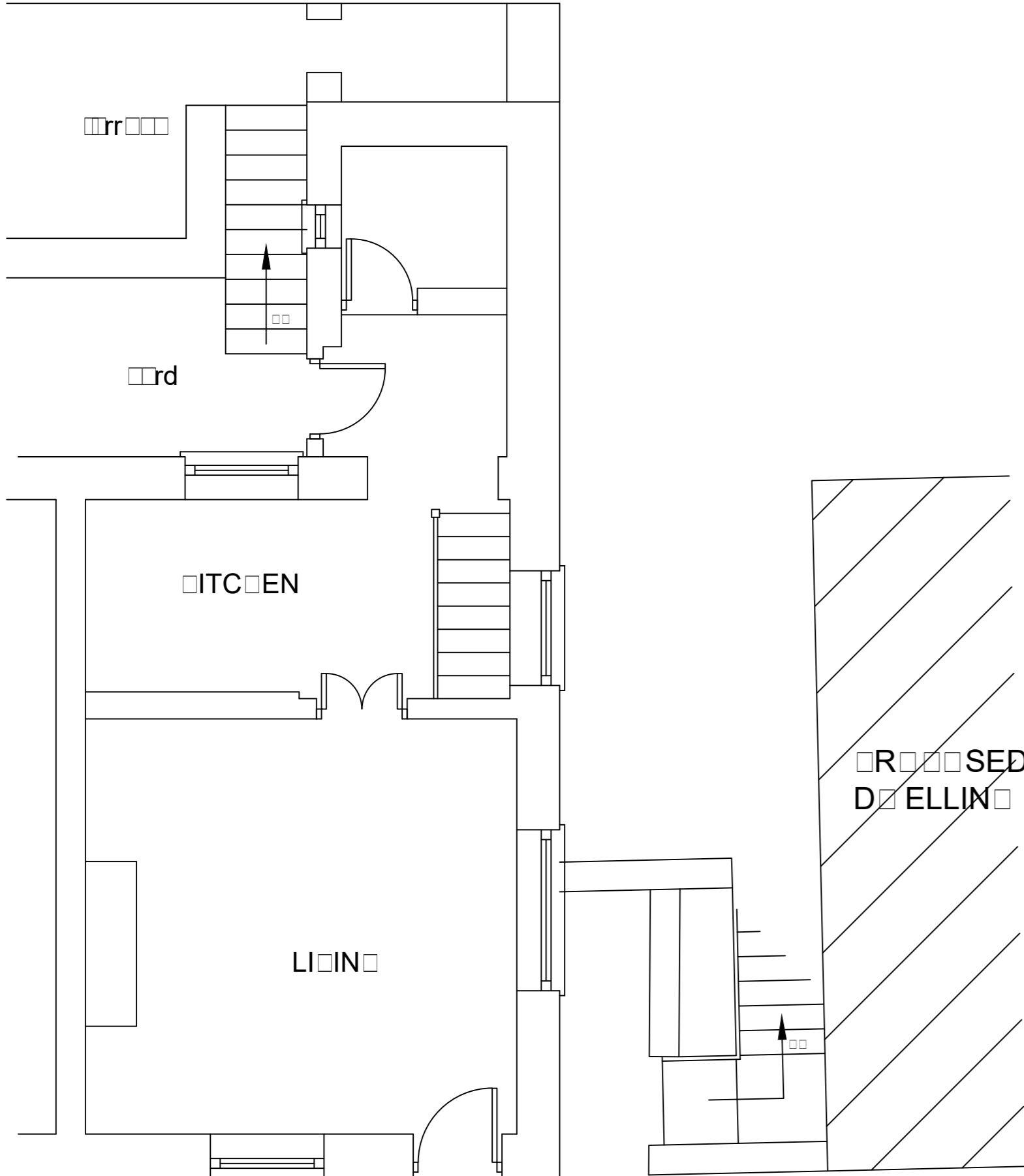


SED REAR EAST
ELEVATION 1:100

SED SIDE SOUTH
ELEVATION 1:100

SED REAR EAST
ELEVATION 1:100

A	30.10.2016	JPE	Confirmation of Conservation roof lights and sizes, one roof light removed to front elevation. Height of windows increased, depth of art stone band course and stone corbels increased. Central mullion added to windows. External steps removed from south elevation.
Amendments			
Title PROPOSED INFILL DEVELOPMENT OF A SINGLE DETACHED DWELLING ADJACENT TO 258 WHALLEY ROAD, SHUTTLEWORTH, RAMSBOTTOM~			
Client MR & MRS McCLENAN			
Dwg. No. 16/1094/203A - ELEVATIONS			
Date 27.05.2016	Plot Scale A1@1:50	Drawn by JPE	Status ISSUE
JPE CONSULTANCY LIMITED ARCHITECTURAL DESIGN & PLANNING 9 Woodend Drive, Stalybridge, Cheshire, SK15 2SF Telephone 07875 627 988 jim@jpeconsultancy.co.uk			



258 WHALLEY ROAD
PROPOSED INFILL DEVELOPMENT
LIVING PLAN 1:50

258 WHALLEY ROAD
PROPOSED INFILL DEVELOPMENT
LIVING PLAN 1:50

Amendments			
Title			
PROPOSED INFILL DEVELOPMENT OF A SINGLE DETACHED DWELLING ADJACENT TO 258 WHALLEY ROAD, RAMSBOTTOM~			
Client			
MR & MRS McCLENAN			
Dwg. No.			
16/1094/102 – PROPOSED FLOOR PLANS			
Date	Plot Scale	Drawn by	Status
06.06.2016	A2@1:50	JPE	ISSUE
JPE CONSULTANCY LIMITED ARCHITECTURAL DESIGN & PLANNING 9 Woodend Drive, Stalybridge, Cheshire, SK15 2SF Telephone 07875 627 988 jim@jpeconsultancy.co.uk			

Ward: Radcliffe - East

Item 06

Applicant: JA Yates Construction

Location: Spenside, Bury and Bolton Road, Radcliffe, Manchester, M26 4LA

Proposal: Erection of 5 no. detached dwellings

Application Ref: 60512/Full

Target Date: 04/11/2016

Recommendation: Approve with Conditions

The application has been brought to the Planning Control Committee as a Departure from the Bury Unitary Development Plan.

Description

The application relates to a site located off Bury and Bolton Road which is accessed via a private unadopted road. The site currently comprises of a single residential dwelling, Spenside, which is positioned more or less centrally in the site, a detached garage adjacent to the access road, stables and paddock to the east, arranged around a concrete yard and a grassed paddock to the west.

Beyond the boundary to the south and west is land known as Spen Moor which has an extant planning permission for 191 dwellings which are currently being built out. To the north are 2 storey detached houses on Redcott and Spendene, with a cul de sac of residential properties to the north east on Spen Fold.

There are trees in the centre of the site and along the eastern boundary which are subject to TPO's. Other hedgerows and trees are planted in and around the site and boundary treatment comprises a low timber post and rail fence.

Permission was granted on the site in 2014 for a development of 4 detached, 4/5 bed dwellings. Plots 1 and 2 were to be sited to the west of Spenside in the paddock area, with plots 3 and 4 to the east on the footprint of the existing stables and paddock. Each property had an integral garage and driveway with private amenity space. The private access road off Bolton and Bury Road was to be extended in the site to serve the existing property and the new dwellings.

This application seeks approval for a development of 5 properties. The site has changed ownership since the previous approval and the applicant is keen to retain the stables for personal usage and make some other amendments to the scheme, including the addition of plot 5. This would result in relatively minor adjustments to the siting of the plots. Other changes to the scheme involve the reorganisation of the internal accommodation and modification to the design and appearance of the dwellings.

Similarly to the approved scheme, plots 1-4 would be 2 storey, detached, 4/5 bed dwellings with the footprint of each dwelling slightly reduced in area. Plots 1 and 2 would be sited to the west of Spenside in the paddock area, with plots 3 and 4 to the east. Each would have integral garages, double driveways and south facing gardens. Plot 5 would be a 1.5 storey house, with 3/4 bedrooms and this would be sited on land to the west of Spenside, adjacent to the boundary with No 7 Spen Fold.

Externally, materials would comprise rendered elevations, concrete roof tiles and dark grey upvc window frames. Garden boundaries would be separated by 1.8m high timber fencing and a 1.8m high gabion and timber wall would be erected along the boundary with the

gardens of Spen Fold which back onto the site. A 1m high timber post and rail fence would enclose the site from land to the east, south and west.

The private access to Spenside would be retained and utilised for the development with improvements to be made to the junction with Bury and Bolton Road and a turning head provided towards the entrance of the site. Entrance gates would be erected further into the site just forward of Spendene and a communal bin area provided centrally on refuse collection days.

It is proposed to remove 2 trees which are not under a TPO, with the remaining trees, hedges and vegetation retained on site.

Relevant Planning History

01400/E - Residential development - 4 no. detached dwellings - Enquiry completed 30/10/2013

43985 - Extension of existing bungalow; erection of new garage and stables - Approve with Conditions 18/03/2005

57508 - Erection of 4 no. detached dwellings - Approve with Conditions 15/07/2014

Publicity

34 letters sent on 14/9/2016 to properties at Nos 2,4,6,8 Kensington Drive; Higher Spen Farm Cottage, 2 Middle Spen Moor, Middle Spen Moor, Redcott, Higher Spen Moor Farm, 1 Middle Spen Moor, Spendene, all Bury and Bolton Road; 1,2,3,5,7, Spen Fold; 565, 567, 569, 571, 573, 575, 581, 583, 588, 5910, 592, 594, 596, 598, 600, 602, Bolton road; Peel Holdings; Bellway Homes.

One objection received from No 5 Spen Fold with the following issues:

- Concerned about the ground level of the site being raised above ours which would cause flooding to our property;
- Concerned that the culvert pipe at the rear of our property which flows through the site, if not adequately piped under the lane, would also cause flooding;
- The contractor's have brought down our telephone line, and have done an inadequate temporary repair;
- Will continue to object to the application until these matters are resolved.

The objector has 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 objection subject to conditions.

Waste Management - No objection.

Environment Agency - No response received. The site is not in an identified flood zone. Drainage issues would be covered by condition.

United Utilities (Water and Waste) - No objection subject to conditions.

Greater Manchester Ecology Unit - No objection subject to conditions and informatives.

The Coal Authority - No objection subject to condition.

Unitary Development Plan and Policies

NPPG	National Planning Policy Guide
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
EN5/1	New Development and Flood Risk
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN8/2	Woodland and Tree Planting

EN9	Landscape
OL1	Green Belt
OL1/2	New Buildings in the Green Belt
OL2/1	Development on Other Protected Open Land
HT2/4	Car Parking and New Development
HT4	New Development
HT6/2	Pedestrian/Vehicular Conflict
RT2/2	Recreation Provision in New Housing Development
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury

Issues and Analysis

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

Green Belt Principle - The application site comprises unused grassland and paddock areas associated with the existing dwelling Spenside. The proposal would therefore involve a change of use of land to residential and as such would be treated as inappropriate development in the Green Belt by virtue of this use not being covered under paragraph 90 of the NPPF. New buildings are not permitted in the Green Belt unless they meet the exceptions in paragraph 89 of the NPPF, which this does not.

Inappropriate development is by definition harmful to the Green Belt and should not be approved except in Very Special Circumstances (VSC).

The site benefits from an extant permission which was granted in 2014 for a residential development comprising of 4 houses. The application site is an isolated piece of Green Belt land which is sandwiched between the established residential area directly to the north on Bury and Bolton Road, and the land to the east, south and west which is subject of a residential development for 191 houses in the process of being built out. The application site is "isolated" Green Belt land, which would essentially be further disconnected from the surrounding land uses by the Spen Moor development. As such, this was considered to be a substantive material factor and was accepted as a Very Special Circumstance which clearly outweighed the harm which would be caused to the Green Belt by reason of inappropriateness.

These Very Special Circumstances still exist and are still relevant to this application and as such the principle of residential development on the site is accepted.

The other matters material to this application are:

- the proposed change of housetype to plots 1-4;
- the addition of plot 5.

In terms of the change of house types for plots 1-4, the proposed dwellings would be 2 storey, 4/5 bedroomed with integral garages, driveways and amenity areas. There would be no fundamental alterations in terms of scale, massing, height and footprint from that of the approved scheme which would cause any further impact on the openness of the Green Belt.

In consideration of an additional plot, Plot 5, this would be located centrally within the site, between Spenside, and houses on Spen Fold and Bury Bolton Road. The proposed dwelling would be 1.5 storeys in height and of a similar design and appearance as plots 1-4. It is therefore considered the location of plot 5 would cause no additional harm to the

openness of the Green Belt than the extant approval, and as such would also be acceptable.

In view of the development at Spen Moor and the position of the site in relation to the surrounding residential land uses, it is considered there are Very Special Circumstances which would outweigh any harm which would be caused to the Green Belt or the openness of the Green Belt and as such the proposed development is considered to be acceptable.

Housing 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 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.

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.

Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties provides useful guidance in terms of acceptable aspect standards between dwellings and design criteria.

The principle of residential development of the site has been previously established with the grant of planning permission 57508. The site is located between the existing houses to the north on Bolton Road and the new development at Spen Moor which is currently being built out to the south. There is existing infrastructure in place to support the development and the layout demonstrates that the site could satisfactorily accommodate the additional plot in relation to the surrounding houses and the proposed access.

As such, the principle is considered to be acceptable and would be in compliance with the NPPF and UDP Policies H1/2, H2/1 and H2/2.

Layout - There are a number of physical constraints which include the trees subject to TPO's, the existing access road into the site and the existing property, Spenside, which have largely dictated the layout of the development. This has resulted in a development of modest sized family accommodation which would be arranged around the trees and the existing buildings and which aims to maximise the land in the applicant's ownership to the best potential.

Plots 1 and 2 would be positioned in the existing paddock to the west of Spenside, with plots 3 and 4 to the east of the house and stables. Each property would have a double driveway and south facing garden areas with bin store facilities. Garden areas would be separated by a 1.8m high timber fence and the site bounded by a 1m high timber post and rail fence. The hedgerows would be retained with additional planting proposed to supplement the vegetation.

The existing private access into the site would be extended either side of Spenside to serve the new properties which would be designed to circumvent the roots and canopies of the protected trees on site. As the development would be relatively small in scale in terms of density, it is considered the existing access out onto Bury and Bolton Road would not be intensified to such a degree to cause concern for the existing and future occupiers. The highway's team are satisfied that with the improvements which would be made to the junction, which would be detailed in a condition, there would not be a detrimental impact on highway or pedestrian safety.

A communal bin store would be provided centrally in the site, on an area of hardstanding which is next to the existing outbuilding. The waste management team have been consulted and have not raised any issue with this arrangement.

There would be no alteration to the layout of Spenside, and the stables and detached garages would be retained for their personal usage.

As such, the proposed layout is considered to be acceptable and would comply with UDP Policies H2/1 - The Form of Residential Development and H2/2 - The Layout of New Residential Development.

Design and appearance - Plots 1-4 would comprise 2 storey, 4/5 bed detached properties, of similar design themes. The facades would be fairly modest, with the rear elevations incorporating larger window openings to benefit from their south facing aspect, with stone cills and upvc grey frames. The design would incorporate projected gable ends, pitched roofs and integral garages. The houses would be finished in off-white render with a slate roof, consistent to that of Spenside and other properties in the area.

Plot 5 would be a 1.5 storey, 4 bed property, whose scale and massing would be more reflectant of the adjacent bungalows on Spen Fold, but with a similar design approach to the other proposed dwellings. Materials would also be render and slate roof.

Gardens would be landscaped and separated by timber fences, and native vegetation and planting provided within the site and along the site boundaries, to a specification which would be determined by condition. The site would be bounded by a 1m high timber post and fence and this is considered to be a suitable and appropriate solution for a Green Belt site.

The newly created access to the properties would replicate the existing gravel surfacing, which would lead to permeable paving to accesses and driveways.

The design and appearance of the properties is considered to reinforce and reflect the general character of the residential area and as such would be compliant with EN1/1 - Visual amenity, EN1/2 - Townscape and Built Design and H2/1 - The Form of New Residential Development.

Impact on residential amenity - SPD 6 contains supplementary guidance on separation distances and is used as a yardstick when assessing relationships to new residential development. A separation distance of 20m between habitable room windows and 13m between a principal ground floor habitable room window and a 2 storey blank wall is generally considered to be an acceptable minimum distance.

The position of plots 1-4 would not significantly alter from the previously approved scheme, albeit plots 3 and 4 moved towards the eastern boundary of the site to enable the retention of the existing stables. Aspect standards were previously achieved both within the site and in relation to the houses on Spen Fold and Bury and Bolton Road. What has changed since the original approval is the development which is now being built out at Spen Moor to the south and east of the site and the addition of plot 5 to the scheme.

There would be a separation distance of more than 20m from plots 1 and 2 to Redcott and

Spendene respectively, and a distance of 15m from the blank gable of plot 1 to the new dwellings on Spen Moor facing the site. Aspect standards would therefore be achieved for these plots.

Plot 3 would be separated by 21m from No 5 Spen Fold with 32m between plots 4 and No 3 Spen Fold. More than 20m would be achieved between plots 3 and 4 and the houses to the south on Spen Moor, with 13m between the gable of plot 4 and properties to the east. Aspect standards would also be satisfied in this respect.

Plot 5 would be a 1.5 storey property, to better relate to the bungalows on Spen Fold. This property would be 12m from the nearest elevation of No 7 Spen Fold, and set at an oblique angles would not have direct interfacing windows or elevations. The submitted cross section plan submitted with the application demonstrates that Plot 5 would be approximately 0.5m higher at ground floor level and 2.3m higher at ridge height in comparison to No 7. Given there would be an intervening distance of 12m, it is considered the new dwelling would not have a significantly overbearing impact on No 7 and the relationship between the 2 properties would be acceptable.

In terms of the relationship to Spenside, aspect standards would also be satisfied.

The scheme would therefore comply with UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development and SPD6.

Parking and access - Access to the new properties would be via the existing private lane which currently leads to Spendene and Spenside, with improvements to be made to the junction with Bury and Bolton Road in line with highway's specifications. Whilst the development would result in more vehicles using this access, it is considered that 5 additional houses would not result in significantly higher levels of traffic particularly given the improvements which would be made to the junction.

It is proposed to erect entrance gates approximately 20m into the development site. A turning head would therefore be provided at the top of the access road to ensure vehicles could turn round within the site and leave in a forward gear should access be restricted for any reason.

Within the site, the road would split off to serve plots 1 and 2 to the west and plots 3 and 4 to the east. Access to plot 5 would lead directly from a short spur off the lane. Each property would have integral garages and driveways which would ensure adequate in curtilage parking could be provided.

The traffic section have raised no objection to the proposed development subject to the recommended improvements and the submission of details for the provision of construction traffic, which would be secured by conditions.

Trees - One tree has already been removed by the previous land owner. The development would result in the removal of a further two trees, neither of which have been categorised as being high quality or of significant amenity value as identified in the Arboricultural report. All other trees would be retained on site, including those under a TPO more centrally located, and would be subject to protection measures during construction works.

Whilst the proposed site plan shows indicative planting, there is no detail provided to demonstrate the extent or quality of replacement trees. It is considered reasonable that this could be covered by condition, advocated by GMEU, and as such this would be included as part of the approval.

As such, the proposals are considered to be acceptable and would comply with EN1/2 - Townscape and Built Design and H2/2 - The Layout of New Residential Development.

Ecology

Great Crested Newts - There is a pond known to support great crested newts (gcn) located within 50m of the site. Development of the land around the pond has now commenced with measures in place to safeguard the gcn. Any newts that may have remained there are potentially isolated from the Spenside development dependant on where they were located once development was commenced. GMEU accepts that the scale of the development and the likelihood of gcn being present is so low and the terrestrial habitat is easy to search, so it would be theoretically feasible to apply Reasonable Avoidance Measures (RAM) to this development. The proximity of the breeding pond just over 50m at its nearest point of the western half of the development in particular, means that the RAM's need to be detailed and closely monitored. The RAM statement included with the assessment was agreed as part of the previous application and as the risk level has probably reduced owing to the adjacent Spen Moor development, GMEU are satisfied this can be addressed by a condition.

Bats - A number of mature trees were assessed as category 2 and if removed would require further bat assessments. All such categorised trees are proposed to remain. A condition is recommended that further bat assessments are carried out if future works are proposed to any such trees.

Nesting birds - Potential bird nesting habitat would be lost as a result of the development. All British birds nests and eggs (with certain limited exceptions) are protected by section 1 of the Wildlife and Countryside Act 1981, as amended. A condition to restrict the removal of vegetation would be included.

Invasive species - Two invasive species were identified in the ecological assessment, monbretia and variegated yellow archangel. Himalayan balsam is also known to occur on the adjacent land along the Brook immediately to the east. GMEU are satisfied to recommend a condition to survey the area and submit a method statement detailing mitigation measures.

Ecological mitigation - In order to ensure no net loss of biodiversity as recommended under section 109 of the NPPF, ecological mitigation should be secured for the loss of mature trees, bird nesting habitat, potential bat roosting habitat and potential loss of gcn terrestrial. This can be dealt with by condition.

Coal Authority - The application site falls within a defined High Risk Area. The applicant has obtained appropriate and up to date coal mining information which has formed a Preliminary Risk Assessment, which concludes that shallow mine workings pose a potential risk to the proposed development and that intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on site.

The Coal Authority recommend a condition requiring the site investigation works prior to development and that any remedial measures identified be undertaken.

Response to objector - The submission of a drainage scheme for approval would be a condition of the development.
Damage to telephone wires are not material planning considerations.

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 P_L(--)001; P_L(--)002; P_L(--) 003 Rev 05; P_L(20)060 Rev 01; P_L(--)004; P_L(20)040 Rev 02; L(--)020; L(--)030; L(--)040; P_L(20)010; P_L(20)020; P_L(20) 030; P_L(20)040; Arboricultural Implications Assessment TRE/SBBR/RevA, 8 August 2016; Ecological Assessment (TEP Report Ref: 4400.01.001) August 2016 Version 1.0 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. No development shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
4. Following the provisions of Condition 3 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
5. No development shall commence unless and until the following has been submitted to and approved in writing by the Local Planning Authority:
 - The submission of a scheme of intrusive site investigations for the shallow coal workings;
 - The undertaking of that scheme of intrusive site investigations;
 - The submission of a report of the findings arising from the intrusive site investigations, including the results of any gas monitoring undertaken.Where remediation works are required, a detailed scheme/strategy, including a timetable for the implementation of those remedial work shall be submitted to and approved by the Local Planning Authority and the implementation of those agreed remedial works carried out within the agreed timescales.

Reason. Information has not been submitted at application stage. Required to ensure the safety and stability of the proposed development, pursuant to chapter 11 - Conserving and enhancing the natural environment of the NPPF.

6. No development shall commence unless and until details of foul and surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The proposed surface water scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance. The scheme must demonstrate that the development will not increase flood risk for residents of adjacent properties to the north at Nos 3,5 and 7 Spen Fold. It must 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 for any SuDS features should also be provided. 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. To promote sustainable development and reduce flood risk pursuant to Bury Unitary Development Plan Policy EN5/1 - New development and Flood Risk and chapter 10 - Meeting the challenge of climate change of the NPPF.

7. Notwithstanding the details shown indicatively on approved plan reference P_L(--)-003 Rev 04, no development shall commence unless and until full details of the proposed access improvements onto Bolton Road, widening of the unadopted site access and associated turning facility, incorporating the replacement of the existing footway crossing with a heavy duty access, alterations to the existing boundary wall, a minimum 0.5m rubbing strip between the access/kerb radius and the retained/located telegraph pole, and all associated highway remedial works, have been submitted to and approved in writing by the Local Planning Authority. The details subsequently approved shall be implemented to an agreed programme.

Reason. Insufficient information submitted at application stage. To secure the satisfactory development of the site in terms of highway safety, to ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development, HT4 - New Development and HT6/2 - Pedestrian/Vehicular Conflict.

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

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

Reason. No details have been submitted at application stage 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 Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT4 - New Development.

9. No development shall commence unless and until details have been submitted to and approved in writing by the Local Planning Authority to cover measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved details shall be implemented and maintained thereafter during the period of demolition/construction.
Reason. Insufficient information has been submitted at application stage. To ensure the adopted highways are kept free of deposited material from the ground works operations pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT4 - New Development.
10. The various turning facilities indicated on approved plan reference P_L(-)003 Revision 04 shall be provided before the development is first occupied and the areas use 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 H2/2 - The Layout of New Residential Development and RT6/2 - Vehicular/Pedestrian Conflict.
11. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the development hereby approved being first occupied.
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. The bin collection point hardstanding area indicated on approved plan ref P_L(-)003 Rev 04 shall be provided before the dwellings hereby approved are first occupied and shall subsequently be maintained thereafter for this use.
Reason. To ensure adequate off-highway refuse collection facilities are provided, in the interests of pedestrian safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development and HT2//4 - Car Parking and Servicing.
13. The Reasonable Avoidance Measures for great crested newts shall be carried out in accordance with the details contained in the Spenside Reasonable Avoidance Measures Method Statement, TEP Report ref:4400.01.002 as submitted and approved in principle by the Local Planning Authority.
Reason. To ensure the development is carried out without risk to a Protected Species in accordance with Bury Unitary Development Plan Policy EN6 - Conservation of the Natural Environment and chapter 11 - Conserving and enhancing the natural environment of the NPPF.
14. Should any works be carried out to any category 2 mature trees as identified in the Ecological Assessment (TEP Report Ref: 4400.01.001) section 5, a precautionary aerial bat assessment shall be carried out by a suitably experienced person and the results submitted to and approved in writing by the Local Planning Authority. Any measures recommended by the bat assessment shall be carried out as approved.
Reason. To ensure the development is carried out without harm to a protected species pursuant to Bury Unitary Development Plan Policy EN6 - Conservation of the Natural Environment and chapter 11 - Conserving and enhancing the natural environment of the NPPF.
15. No trees or shrubs shall be removed between 1st March and 31st August inclusive 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 bird nests are present which has been approved 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.

16. Prior to any earthworks, a survey for invasive plant species (as listed under schedule 9 part 2 of the Wildlife and Countryside Act 1981) including Japanese knotweed and Himalayan balsam shall be carried out at an appropriate time of the year and the findings submitted to and approved in writing by the Local Planning Authority. A method statement detailing avoidance, control and eradication measures for Japanese knotweed, variegated yellow archangel and any other species located during the survey, should be submitted to and approved in writing by the Local Planning Authority prior to any earthworks.

Reason. The scheme does not provide full details of the actual extent of Japanese Knotweed and Himalayan Balsam or a method statement to detail mitigation measures for other invasive species in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

17. No development shall commence unless and until a landscape and ecological enhancement plan (including measures to mitigate for loss of mature trees and bird nesting habitat, and to include details of hard landscaping and surfacing materials)) has been submitted to and approved in writing by, the Local Planning Authority. The approved plan only shall be implemented in accordance with the approved details. Any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

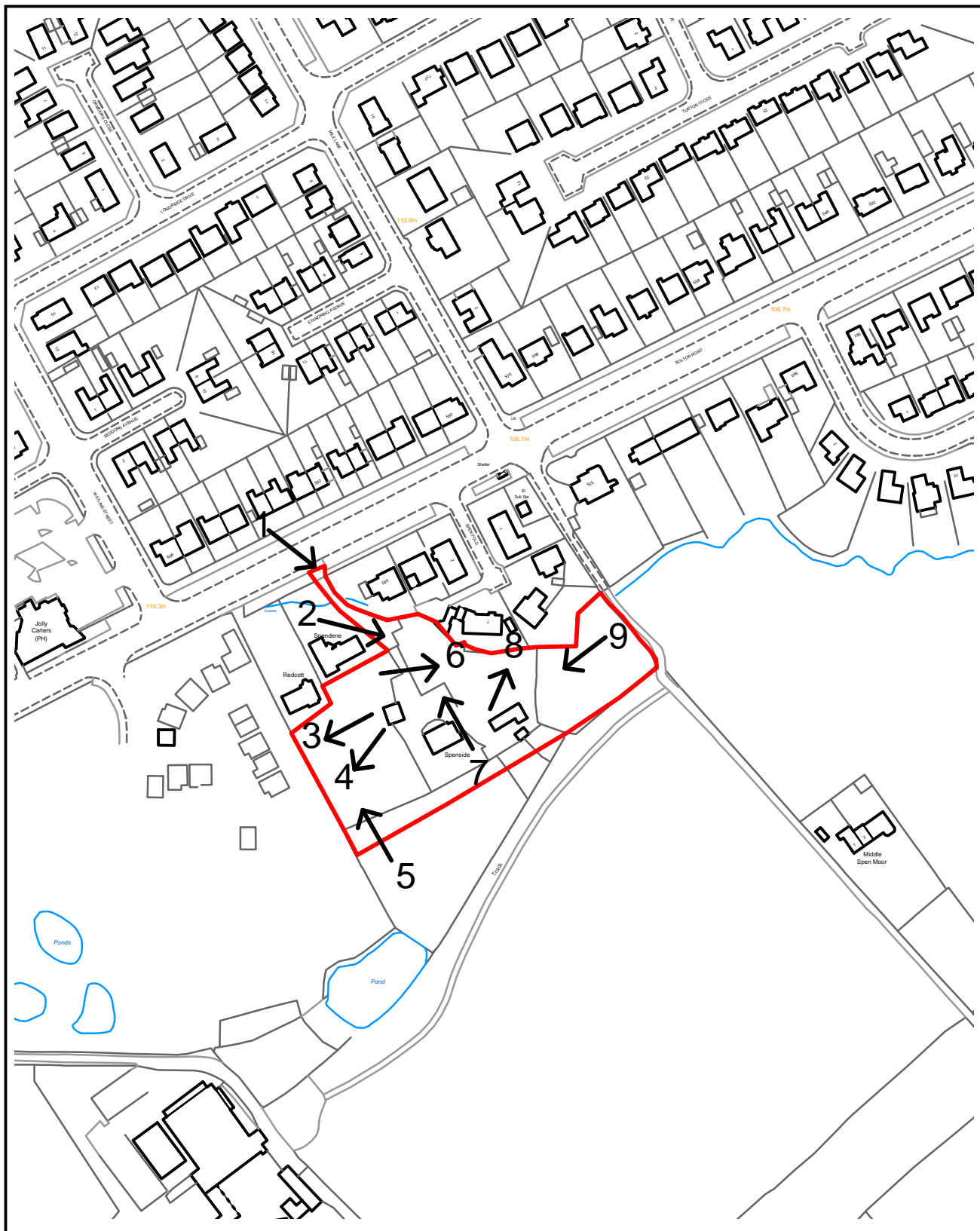
Reason. Insufficient information has been submitted at application stage. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan and chapter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

18. Details/Samples of the materials, render, and roof slate 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 Policies H2/1 - The Form of New Residential Development, EN1/1 Visual Amenity and SPD8 - New Buildings and Associated Development in the Green Belt.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 60512

**ADDRESS: Spenside
Bury & Bolton Road
Radcliffe**

Planning, Environmental and Regulatory Services



Bury
COUNCIL

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

60512

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9





AA Section



BB Section



CC Section




DD Section

PLANNING ISSUE				
Rev	Description	By	Chk	Date
01	Section DD included and levels added	MS	MJG	03.11.16

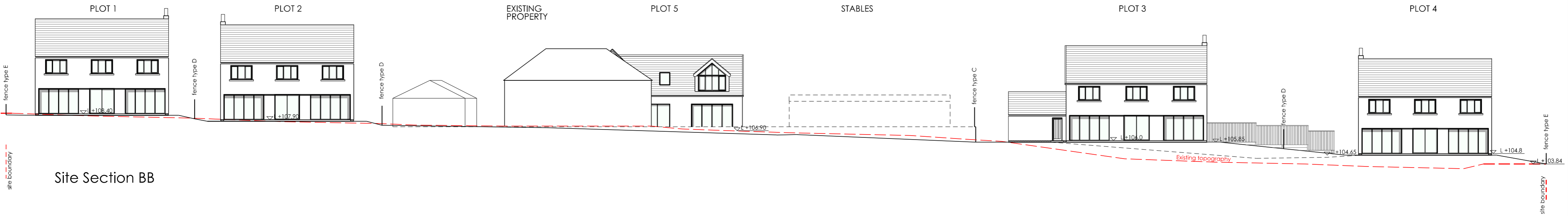
All dimensions to be checked (to be checked on site prior to manufacture). Do not scale the drawing. Report any discrepancies to the Architect / CA immediately.

Project	Spenside	Project No.	16-10	Rev.	01
		Dwg. No.	P_L(20)060	By	SA
Title	Site cross sections	Date	Nov 16	Chk.	MG
		Scale	1:250@A3	App.	00



mail@gastudio.co.uk
www.gastudio.co.uk
tel. 0161 835 3538

Architects / Masterplanning / Urban Design



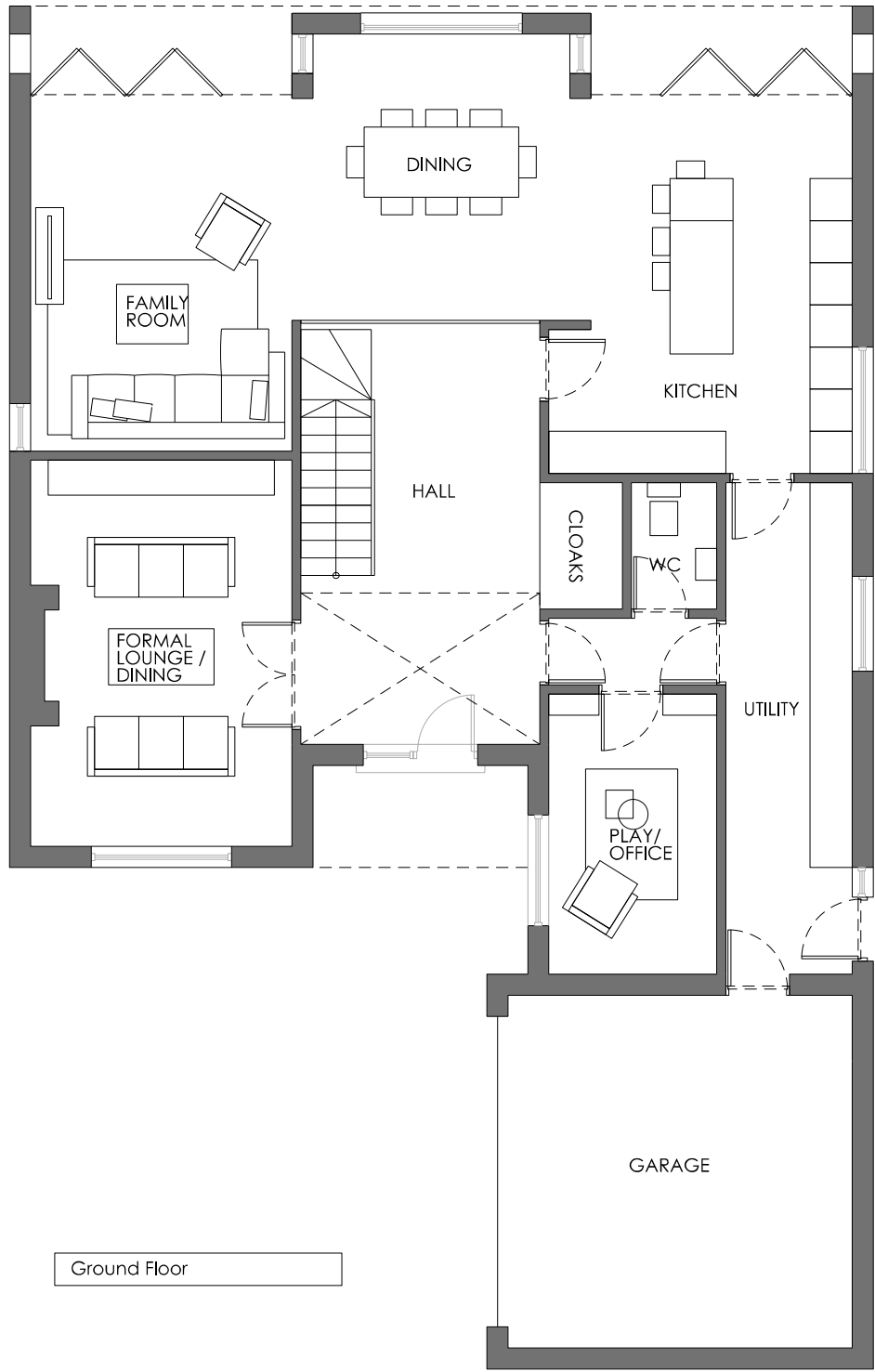
ISSUE				
Rev	Description	By	Chk	Date
01	Amended following planning feedback	SA	MJG	17.10.16
02	Issue to planning authority	MS	MJG	02.11.16

Project	Spenside	Project No.	16-10	Rev.	02
		Dwg. No.	P_L(20)040	By	MS
		Date	August 16	Chk.	SLR
		Scale	1:250@A2	App.	00

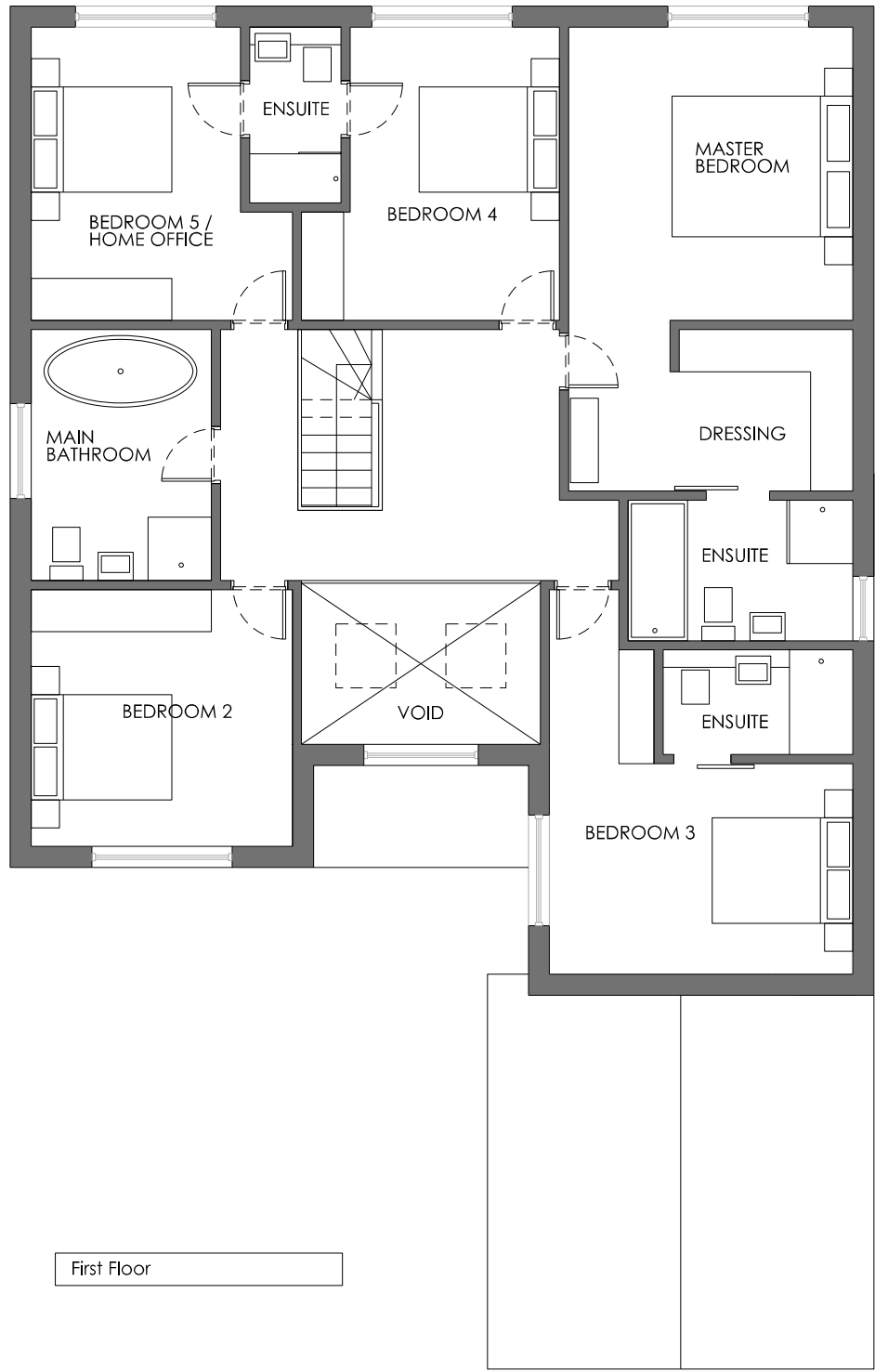


mol@gastudio.co.uk
www.gastudio.co.uk
tel. 0161 835 3538

Architects / Masterplanning / Urban Design



Ground Floor



First Floor

FEASIBILITY ISSUE				
Rev	Description	By	Chk	Date

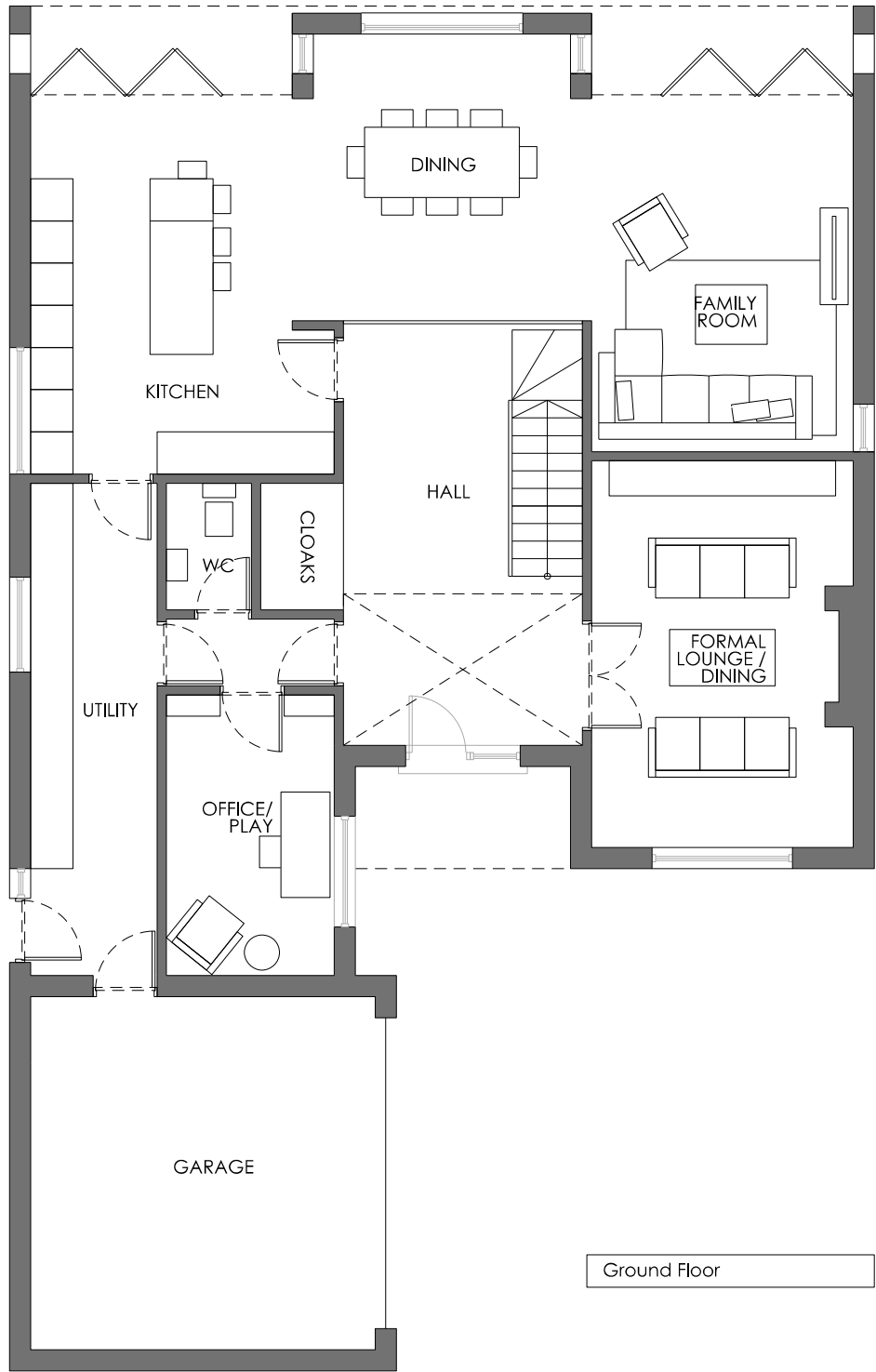
Project	Spenside	Project No.	16-10	Rev.	
		Dwg. No.	L(-)020	By	MS
		Date	Jul 16	Chk.	SLR
		Scale	1:100@A3	App.	00
Title	Plot 1 as proposed				



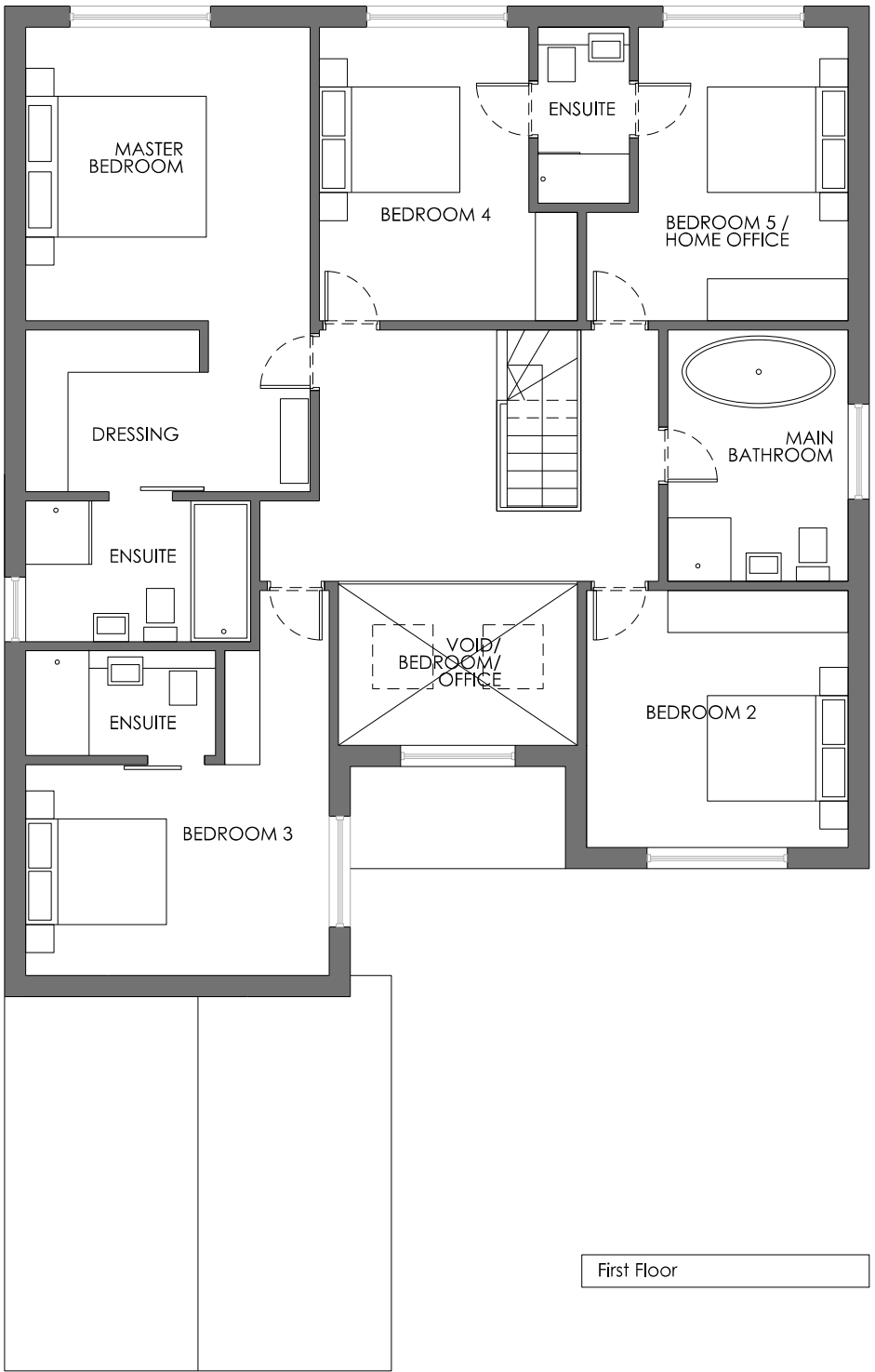
mail@gastudio.co.uk
www.gastudio.co.uk
tel. 0161 835 3538

Architects / Masterplanning / Urban Design

All dimensions to be checked (to be checked on site prior to manufacture). Do not scale the drawing. Report any discrepancies to the Architect / CA immediately.



Ground Floor



First Floor

FEASIBILITY ISSUE				
Rev	Description	By	Chk	Date

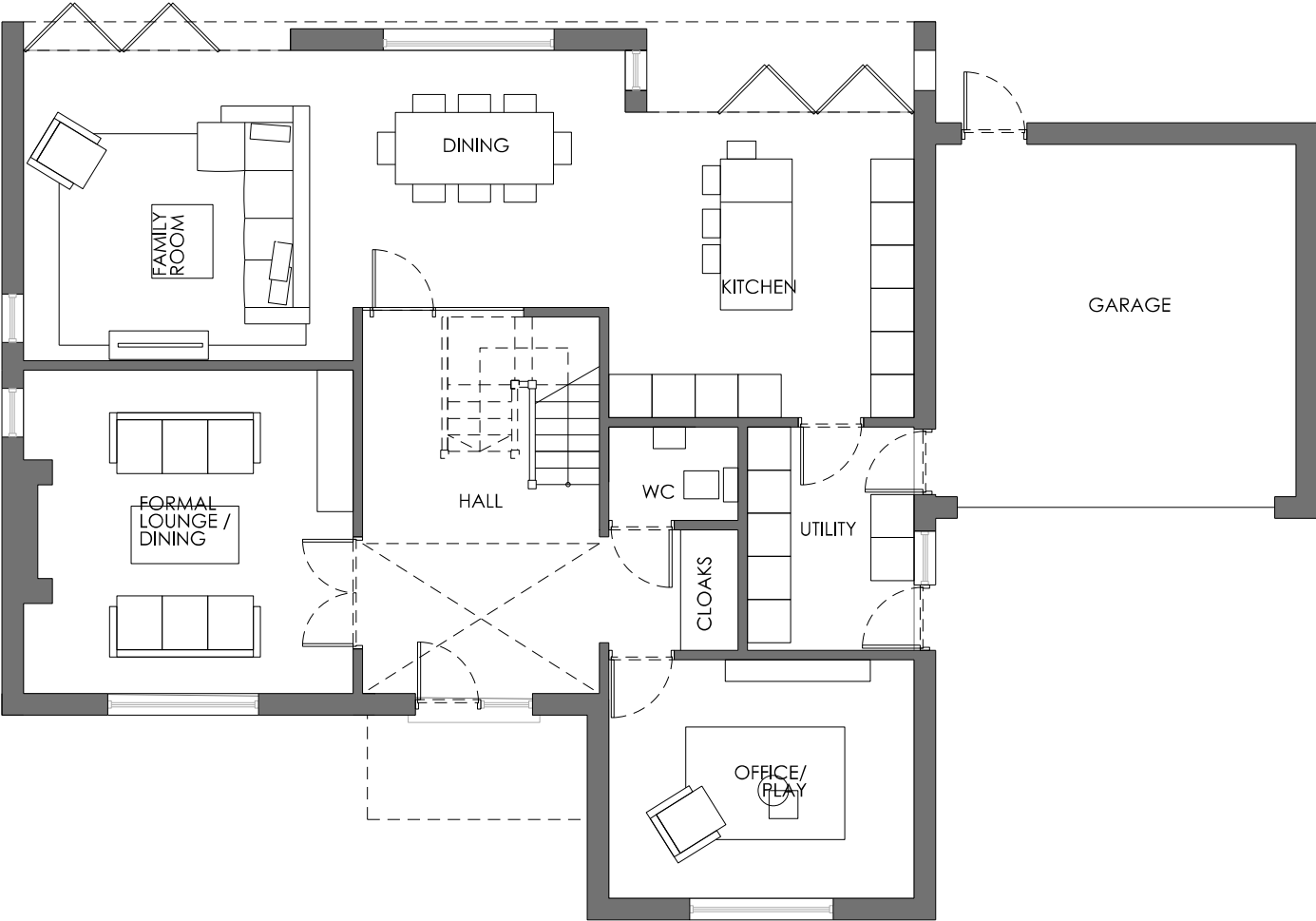
Project	Spenside	Project No.	16-10	Rev.	
		Dwg. No.	L(--)020	By	MS
		Date	Jul 16	Chk.	SLR
		Scale	1:100@A3	App.	00
Title	Plot 2 and 4 as proposed				



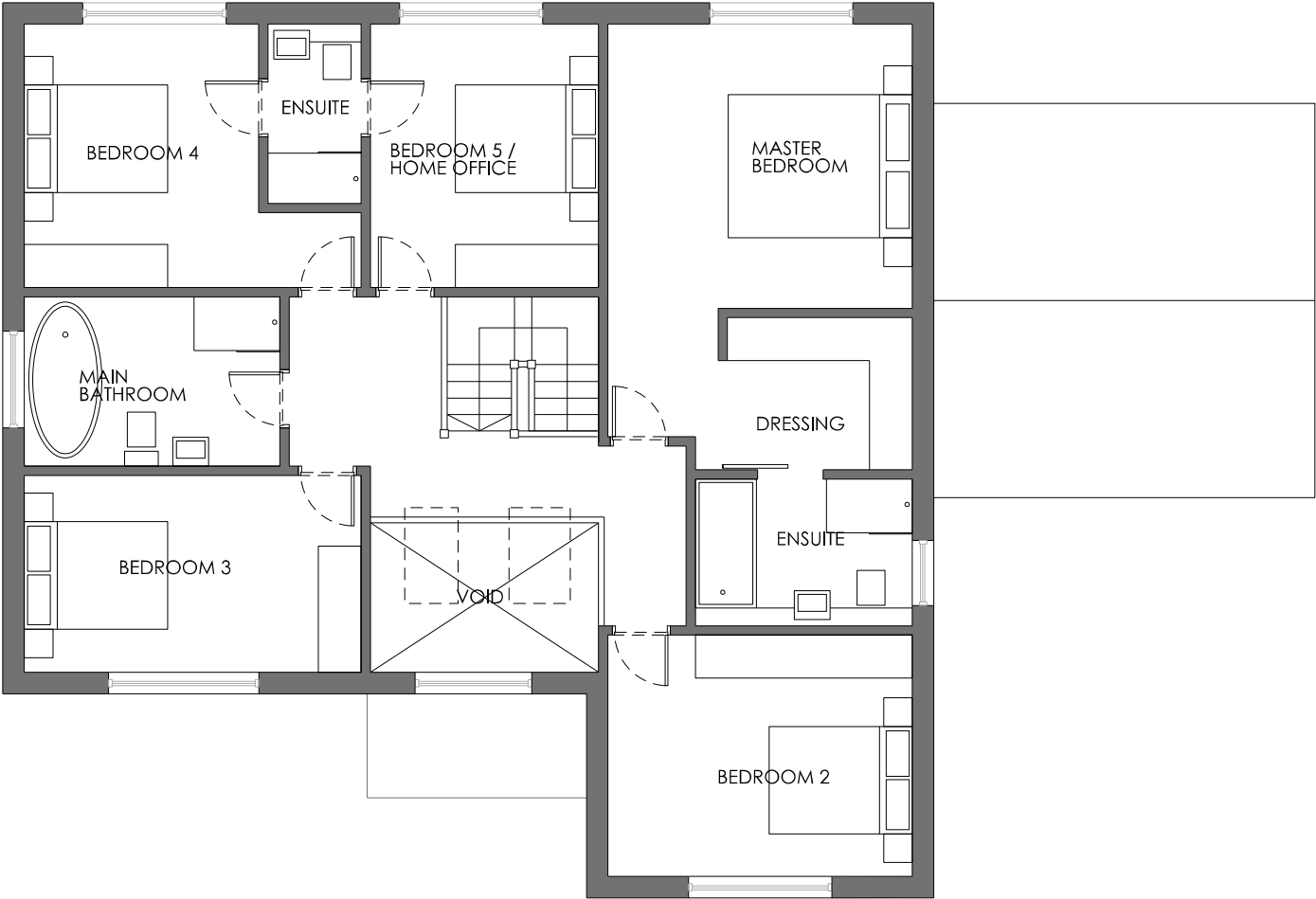
mail@gastudio.co.uk
www.gastudio.co.uk
tel. 0161 835 3538

Architects / Masterplanning / Urban Design

All dimensions to be checked (to be checked on site prior to manufacture). Do not scale of the drawing. Report any discrepancies to the Architect / CA immediately.




Ground Floor

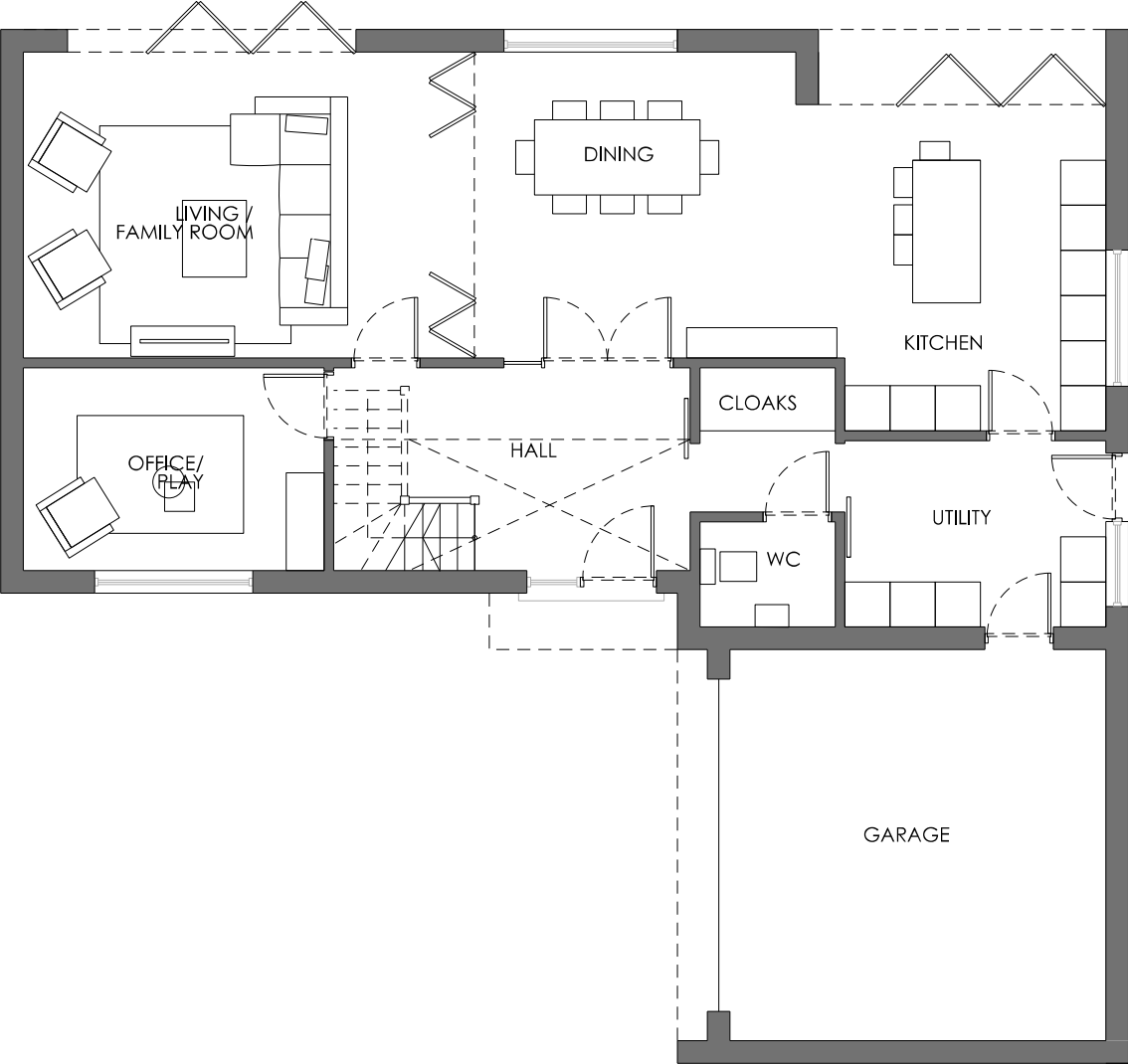


First Floor

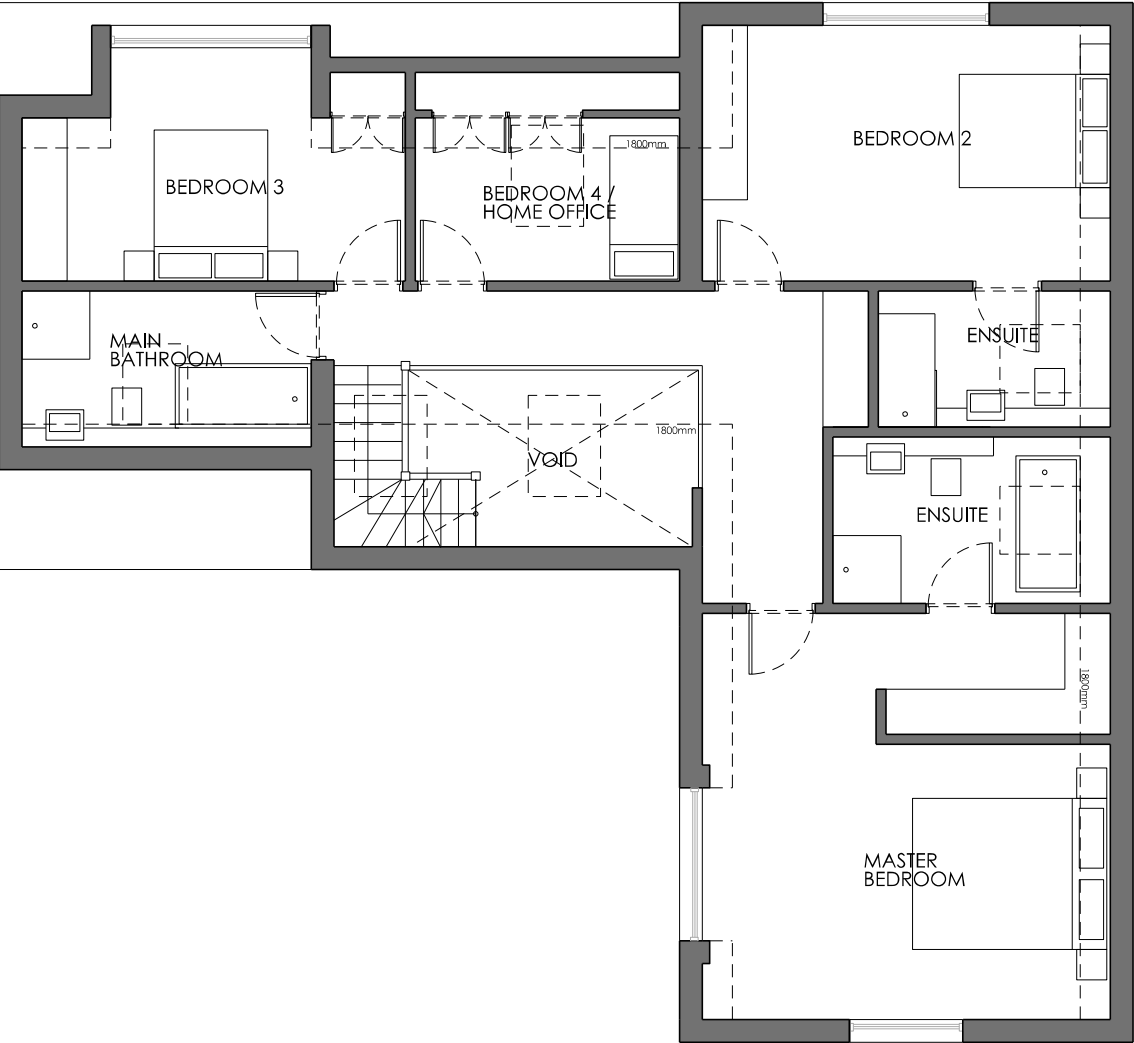
FEASIBILITY ISSUE				
Rev	Description	By	Chk	Date

All dimensions to be checked (to be checked on site prior to manufacture). Do not scale of the drawing. Report any discrepancies to the Architect / CA immediately.

Project	Spenside	Project No.	16-10	Rev.	
		Dwg. No.	L(--)030	By	MS
Title	Plot 3 as proposed	Date	Jul 16	Chk.	SLR
		Scale	1:100@A3	App.	00
		mail@gastudio.co.uk www.gastudio.co.uk			
		tel. 0161 835 3538			
		Architects / Masterplanning / Urban Design			



Ground Floor



First Floor

FEASIBILITY ISSUE				
Rev	Description	By	Chk	Date

All dimensions to be checked (to be checked on site prior to manufacture). Do not scale of the drawing. Report any discrepancies to the Architect / CA immediately.

Project	Spenside	Project No.	16-10	Rev.	
		Dwg. No.	L(--)040	By	MS
Title	Plot 5 as proposed	Date	Jul 16	Chk.	SLR
		Scale	1:100@A3	App.	00



Architects / Masterplanning / Urban Design

mail@gastudio.co.uk
www.gastudio.co.uk
tel. 0161 835 3538



FEASIBILITY ISSUE				
Rev	Description	By	Chk	Date

All dimensions to be as noted (to be checked on site prior to manufacture). Do not scale the drawing. Report any discrepancies to the Architect / CA immediately.

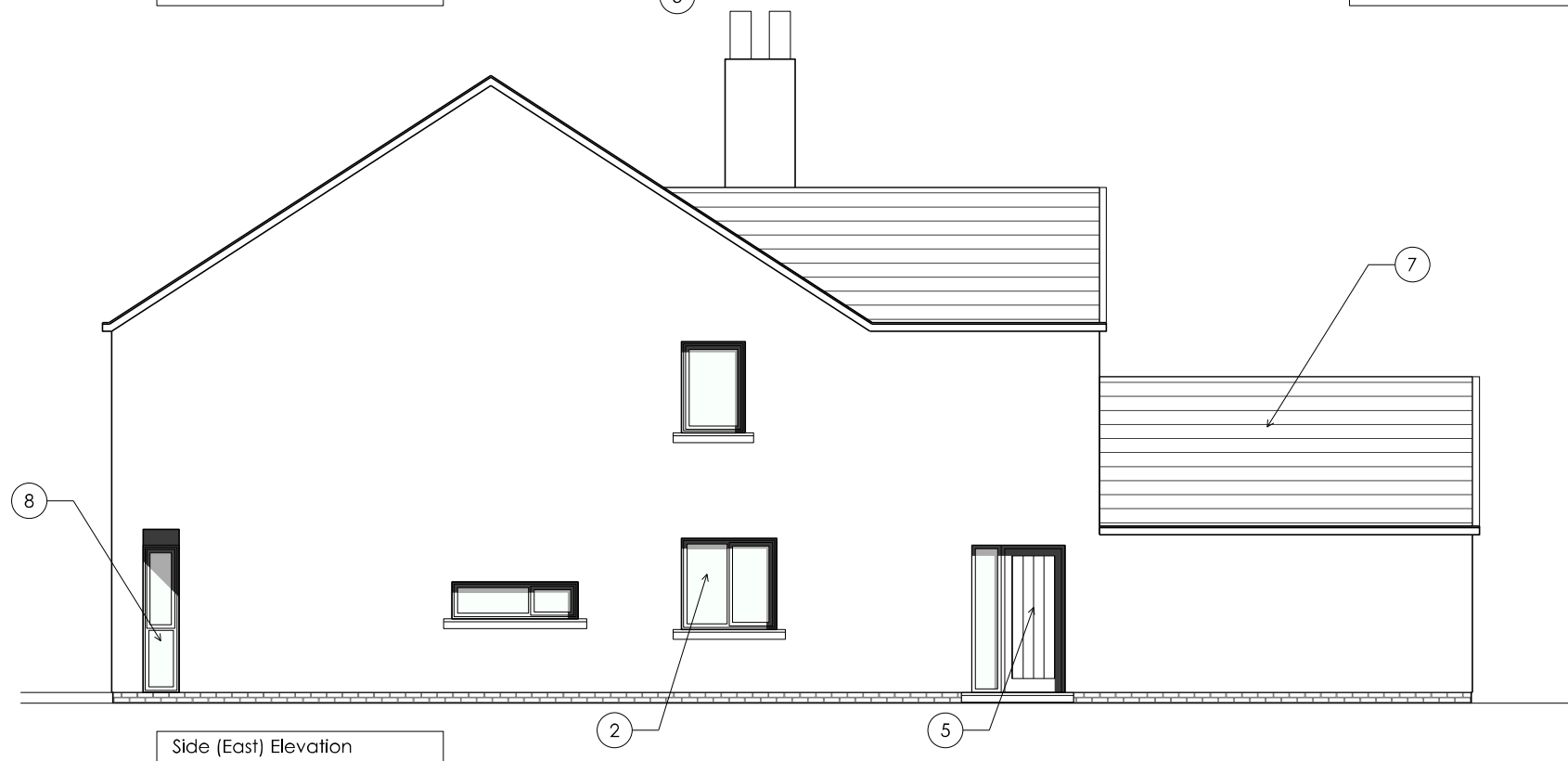
Key notes

- 1. Render - off-white
- 2. uPVC window - grey
- 3. Velux window - grey
- 4. Bifold doors - grey
- 5. Timber door with glazed visual panel
- 6. Garage
- 7. Slate roof
- 8. Opening in brickwork aligned with window behind
- 9. Stonework cill - buff

Project	Spenside	Project No.	16-10	Rev.	
		Dwg. No.	P_L(20)010	By	MS
Title	Plot 1 Elevations as proposed	Date	August 16	Chk.	SLR
		Scale	1:100@A3	App.	MJG



Architects / Masterplanning / Urban Design



FEASIBILITY ISSUE				
Rev	Description	By	Chk	Date

Key notes

1. Render - off-white
2. uPVC window - grey
3. Velux window - grey
4. Bifold doors - grey
5. Timber door with glazed visual panel
6. Garage
7. Slate roof
8. Opening in brickwork aligned with window behind
9. Stonework cill - buff

Project Spenside

Title Plot 2 Elevations
as proposed

Project No. 16-10

Dwg. No. P_L(20)020

Date Jul 16

Scale 1:100@A3

Rev.

By MS

Chk. SLR

App. MJG

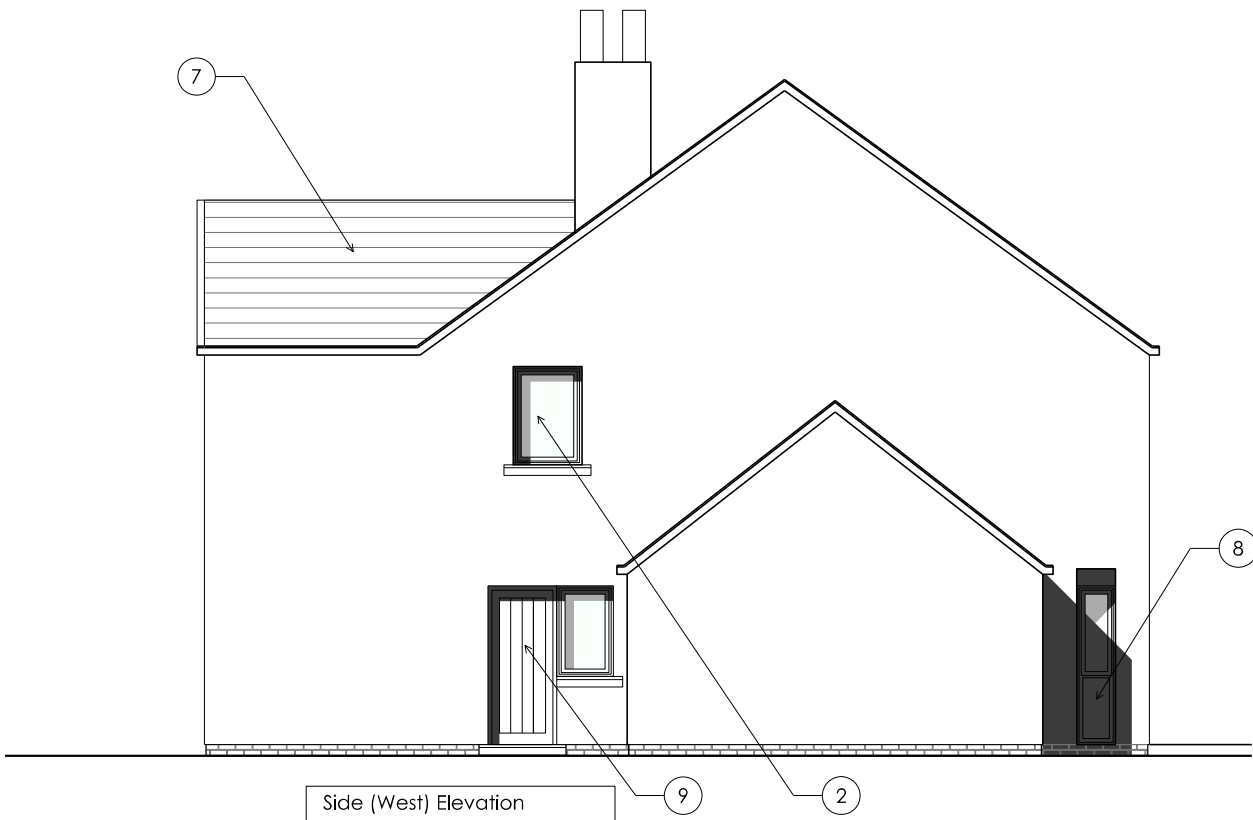


mail@gastudio.co.uk
www.gastudio.co.uk
tel. 0161 835 3538

Architects / Masterplanning / Urban Design



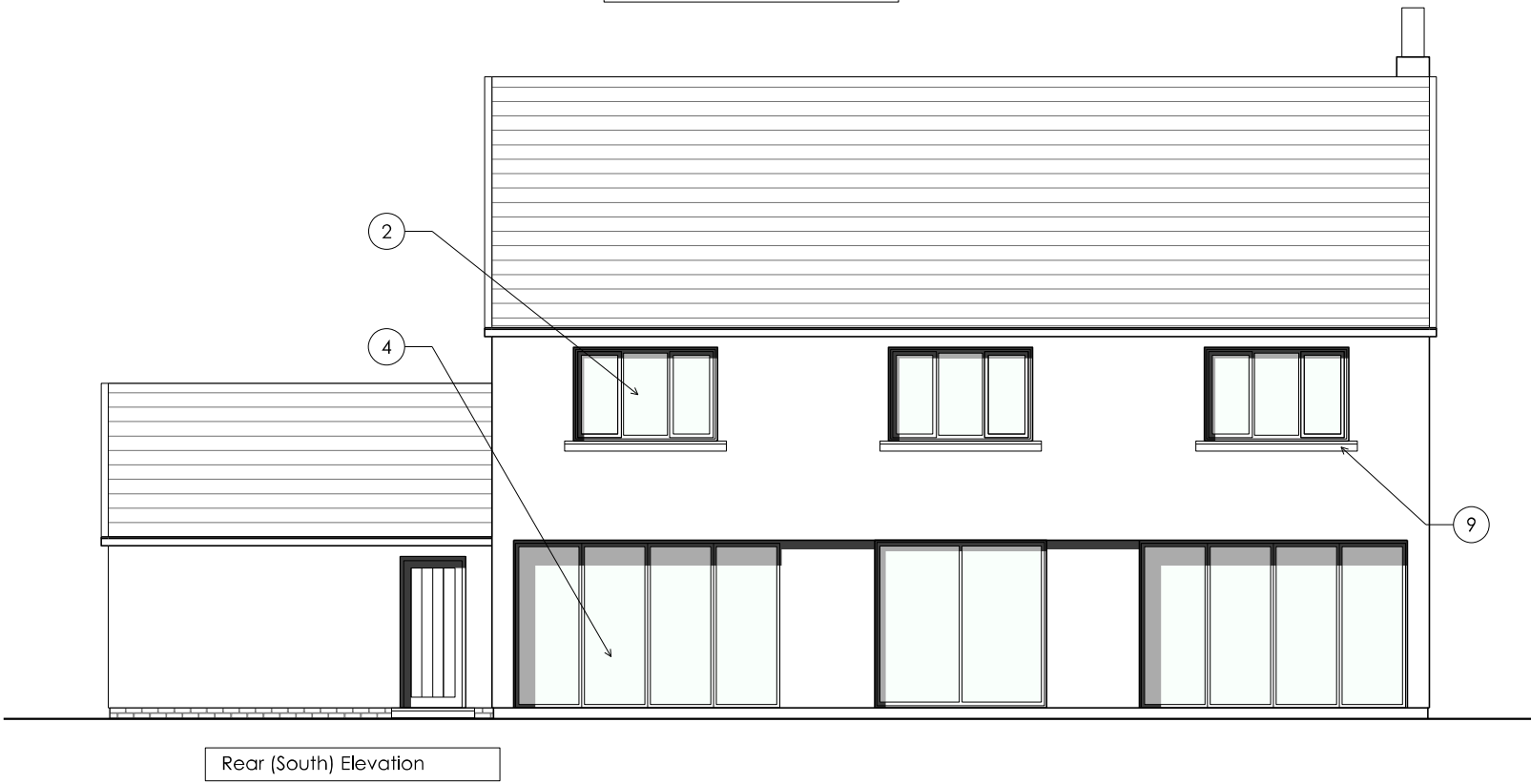
Front (North) Elevation



Side (West) Elevation



Side (East) Elevation



Rear (South) Elevation

FEASIBILITY ISSUE				
Rev	Description	By	Chk	Date

All dimensions to be checked (to be checked on site prior to manufacture). Do not scale the drawing. Report any discrepancies to the Architect / CA immediately.

Key notes

1. Render - off-white
2. uPVC window - grey
3. Velux window - grey
4. Bifold doors - grey
5. Timber door with glazed visual panel
6. Garage
7. Slate roof
8. Opening in brickwork aligned with window behind
9. Stonework cill - buff

Project Spenside

Title Plot 3 Elevations
as proposed

Project No. 16-10

Dwg. No. P_L(20)030

Date August 16

Scale 1:100@A3

Rev.

By MS

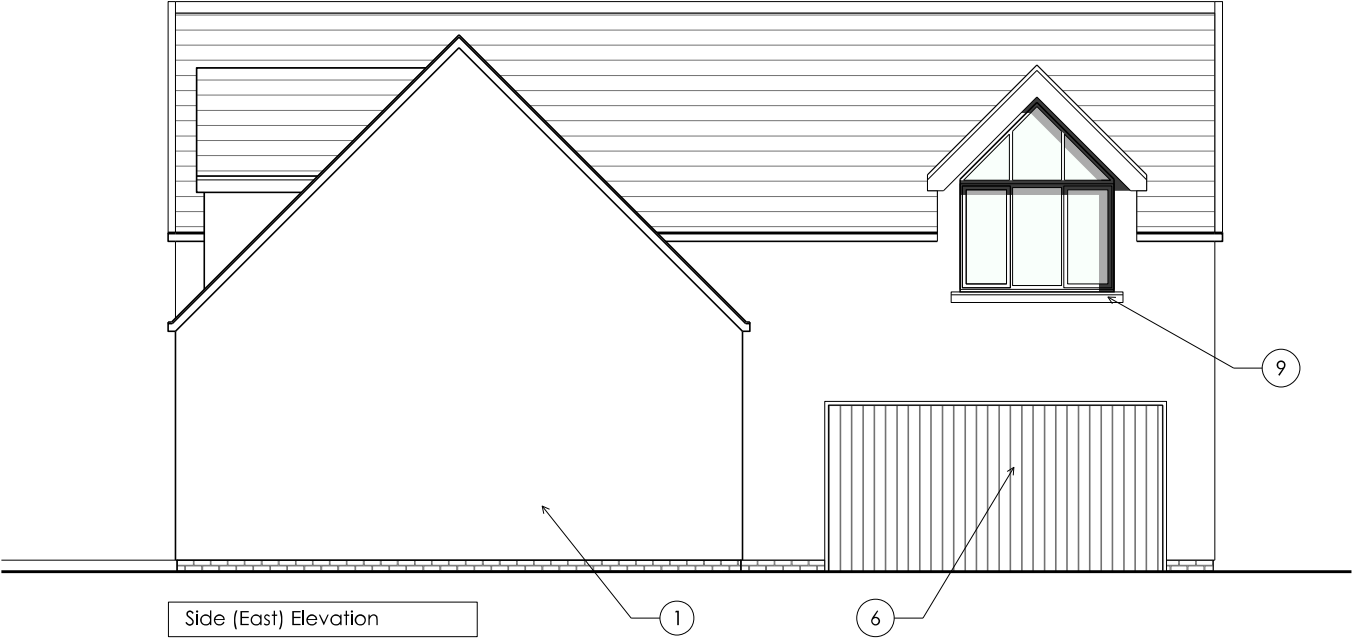
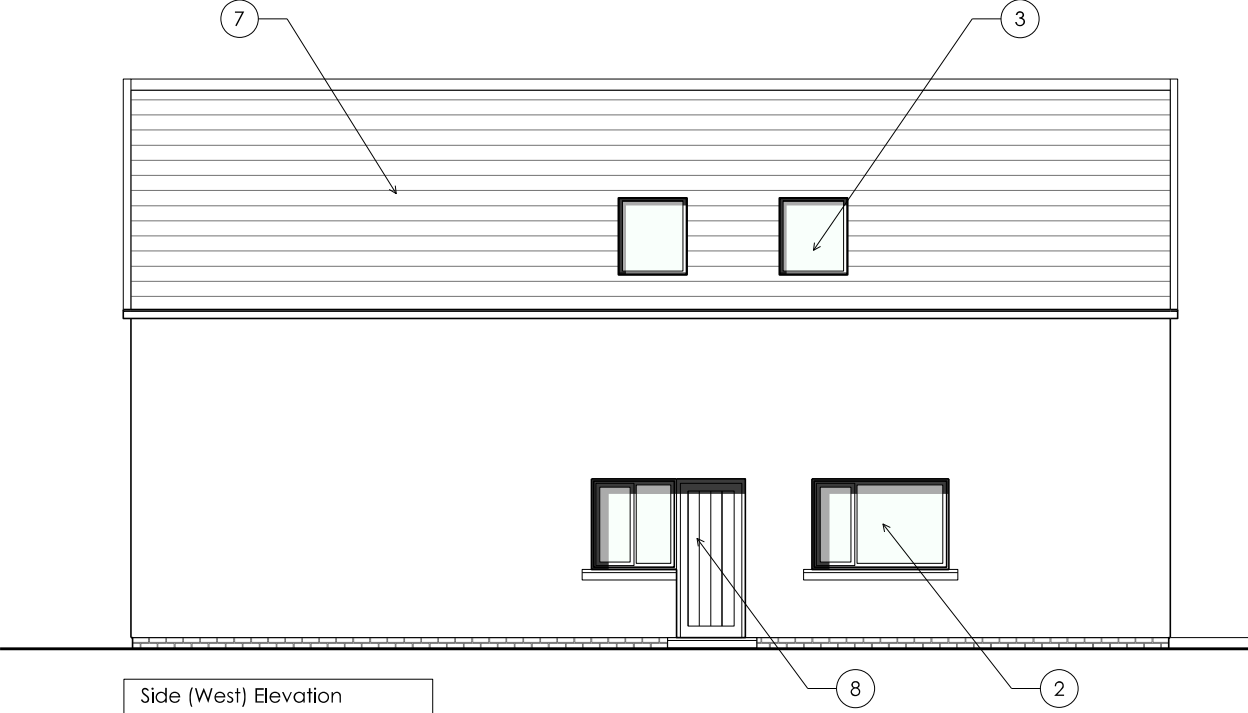
Chk. SLR

App. 00



mail@gastudio.co.uk
www.gastudio.co.uk
tel. 0161 835 3538

Architects / Masterplanning / Urban Design



ISSUE				
Rev	Description	By	Chk	Date

All dimensions to be checked (to be checked on site prior to manufacture). Do not scale of the drawing. Report any discrepancies to the Architect / CA immediately.

- Key notes
1. Render - off-white
 2. uPVC window - grey
 3. Velux window - grey
 4. Bifold doors - grey
 5. Timber door with glazed visual panel
 6. Garage
 7. Slate roof
 8. Opening in brickwork aligned with window behind
 9. Stonework cill - buff

Project	Spenside	Project No.	16-10	Rev.	
		Dwg. No.	P_L(20)040	By	MS
Title	Plot 5 Elevations as proposed	Date	August 16	Chk.	SLR
		Scale	1:100@A3	App.	00



Architects / Masterplanning / Urban Design

Ward: North Manor

Item 07

Applicant: Mr Chris Bowker

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

Proposal: Erection of 1 no. detached dwelling

Application Ref: 60515/Full

Target Date: 04/11/2016

Recommendation: Approve with Conditions

Description

The application relates to a 0.03ha plot of land comprising a grassed paddock in front of Kenyons Farmhouse, on the north side of Bolton Road. The site would have a frontage of approximately 12/13m comprising a Hawthorn Hedge but would be accessed from the existing entrance/exit further east and this would be shared with the existing farm.

The site is within the confines of Hawkshaw village with detached bungalows on either side and the existing farmhouse to the rear. Across Bolton Road are residential properties. The site is within the Green Belt and is also a Special Landscape Area.

The application proposes to erect a two storey, 3-bed dwellinghouse in a centralised position within the plot. The proposed house would have a traditional design and appearance with a coursed stone frontage, rendered side and rear elevations and a pitched slate roof. The new dwelling would have a footprint measuring 10m by 8.5m with a small porch on the front. The eaves would be 4.6m high and the ridge 6.5m. The main vehicular access would be from the existing access road into Kenyons farm, situated to the east, between 314 and 296 Bolton Road. The access would run around the existing farmhouse at Kenyons Farm and into an area of permeable hardstanding behind the new house which would accommodate two cars. An additional pedestrian access would also be formed in the middle of the frontage.

The curtilage would run from the front boundary on Bolton Road and the boundary with Kenyons Farm to the rear.

Relevant Planning History

None relevant.

Publicity

The following neighbours were notified by letter and site notice dated 12/09/16. Press Notice in Bury Times 22/09/16.

Kenyons Farm, Claremount, Stonehaven, St Marys Vicarage, Crown Mews, 215 and 217 and 292-298(even), 316-322(even) Bolton Road.

One representation received from the neighbour to the west, 316 Bolton Road. Concerns are summarised below:

- Blocking of direct sunlight and indirect light by the new building.
- The proposed building will have an impact on the views and light currently enjoyed from the side window of recently converted garage.
- There is an existing problem with water run off from the field onto our side path and any building work could potentially exacerbate this problem.

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

Consultations

Traffic Section - No objection.

Drainage Section - No objection.

Environmental Health - No objection.

United Utilities - No objection.

Unitary Development Plan and Policies

EN9/1	Special Landscape Areas
OL1/2	New Buildings in the Green Belt
OL7/2	West Pennine Moors
EN1/2	Townscape and Built Design
EN5/1	New Development and Flood Risk
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
HT2/4	Car Parking and New Development
SPD11	Parking Standards in Bury
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
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 - UDP Policy H1/2 Further Housing Development, states that the Council will have regard to various factors when determining a proposal for residential development including the availability of infrastructure, the suitability of the site, the nature of the local environment and the surrounding land uses.

Policy OL1/3 Infilling in Existing Villages in the Green Belt states that infill residential development will be acceptable names villages within the Green Belt, of which Hawkshaw is one. Infill development is generally acceptable where there are small gaps within an existing 'ribbon development' and the new development would not prejudice Green Belt objectives.

Within the parameters of this policy, the site with a relatively limited road frontage, is considered to be 'infill'.

Green Belt - UDP Policy OL1/2 New Buildings in the Green Belt states that infill development falling within the constraints of Policy H3/1, is acceptable in principle.

Supplementary guidance in SPD8 New Buildings and Associated Development in the Green Belt supports Green Belt policies and indicates that where an infill dwelling is proposed the new dwelling should not have a seriously detrimental impact on the openness or character of the Green Belt.

In the light of UDP Policies OL1/2, OL1/3 and associated guidance and taking the proposal on its individual merits, the new dwelling is considered to be in scale with its surroundings, is acceptable and complies with the above Green Belt policies.

Visual Amenity - There is a mix of different house styles and sizes of dwellings along this part of Bolton Road. In terms of siting, the new house is centrally positioned within the plot and set back from the road so that it would be generally in line with properties on either

side.

The proposed house, being two storey with a conventional design and appearance and using traditional finishing materials would not be out of keeping with many of the houses within Hawkshaw and surrounding countryside. As such the new building would be considered to be in keeping with the existing streetscape.

Given its siting between bungalows and in front of the original farmhouse, it would be considered appropriate to remove 'permitted development rights' for the new dwelling to retain control of any further development or extensions to the property.

Residential Amenity - The new house would be sited in line with the neighbours on either side and as such would not interfere with views from the main windows on the front and rear of these neighbours. There are side windows on both the neighbours facing into the site. The window in the side of the objector's property at No.316 Bolton Road is a secondary high level window in a recently converted garage and as such cannot be afforded too much planning weight. The window in the side of 314 is also a secondary window and cannot be afforded significant weight.

Given the position of the house in relation to neighbours and configuration of the main habitable room windows, there are no serious residential amenity issues arising. The proposal therefore satisfies UDP Policy H2/1 with regard to residential amenity.

Access and Parking - There is space proposed to the rear of the house to park two cars and turning would allow vehicles to drive onto Bolton Road in forward gear via the rear lane. The parking/ hardsurfacing would be permeable. The proposal complies with UDP Policies H2/2 The Layout of New residential Development and HT2/4 Car Parking and New Development.

Drainage - The new house would be connected to the main drainage system and appropriate condition would be attached to any approval notice, should approval be given.

Objections - The concerns of the neighbour have been addressed in the above report.

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

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

Recommendation: Approve with Conditions

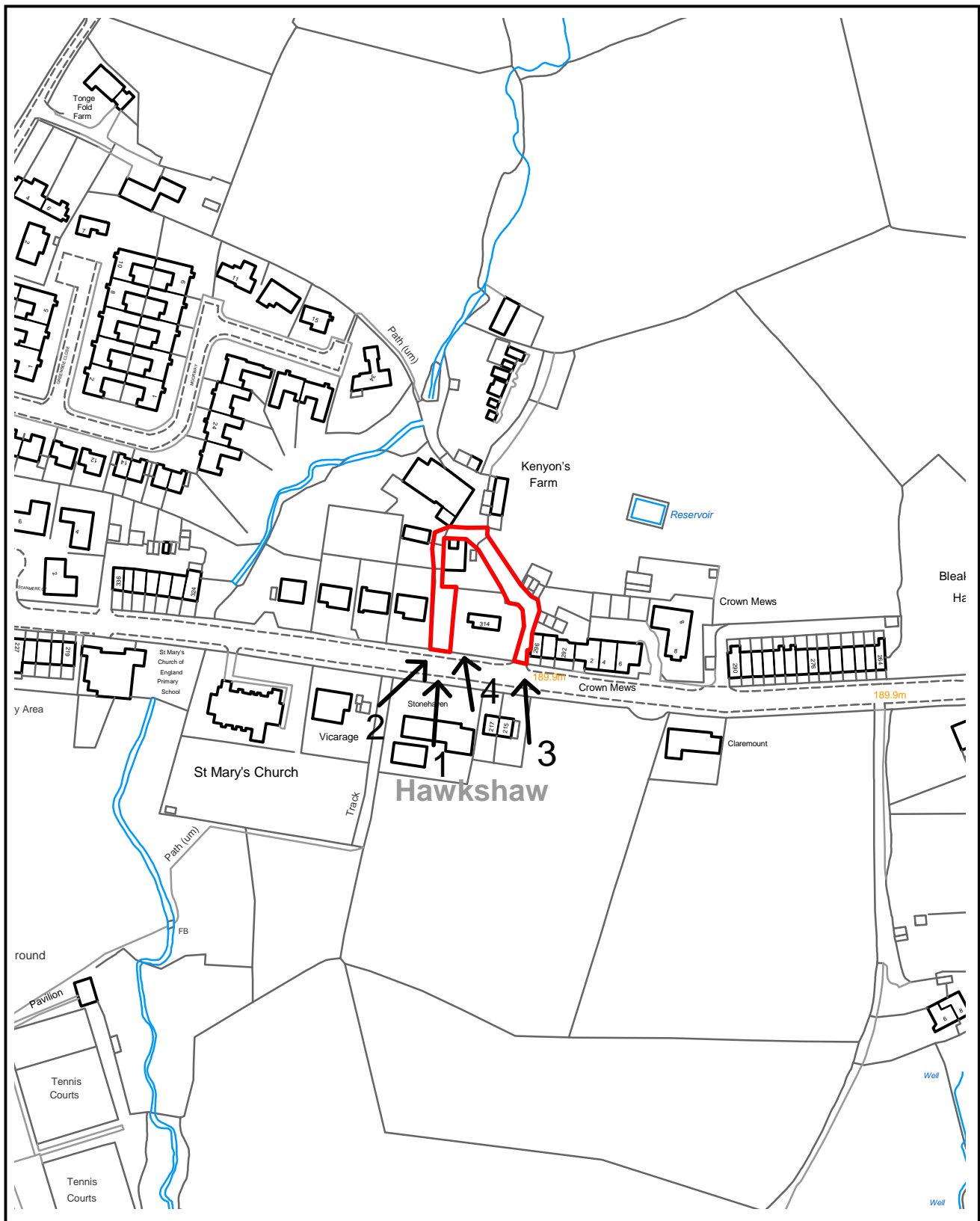
Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to revised site plan 13-10-16, revised floor plans/elevations 13-10-16 and composite elevation and section 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 finishing materials to be used in the external elevations, boundaries and areas of hardstanding, 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. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/1 Visual Amenity of Bury Unitary Development Plan.
4. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.
5. No development shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.Reason. 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.
6. Following the provisions of Condition 5 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
7. Development shall not commence until details of foul and 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.
8. The proposed driveway and parking/turning area indicated on the approved layout plan shall be constructed of permeable/porous materials.
Reason: To secure the satisfactory development of the site pursuant to UDP Policy EN5/1 New Development and Flood Risk.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 60515

**ADDRESS: Kenyons Farm
300 Bolton Road
Tottington**

Planning, Environmental and Regulatory Services



Bury
COUNCIL

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

60515

Photo 1



Photo 2



Photo 3

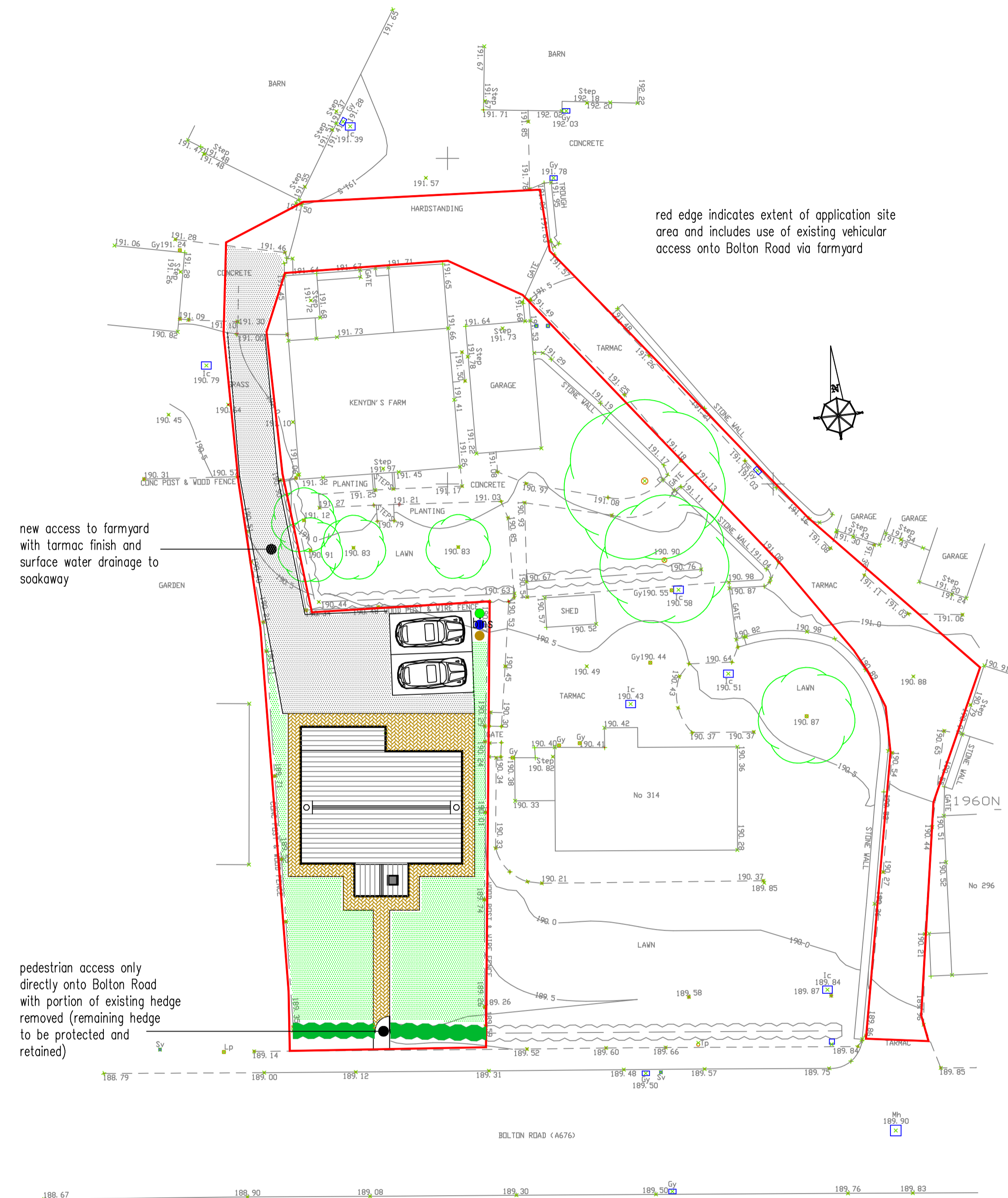


Photo 4





existing



proposed

site plan

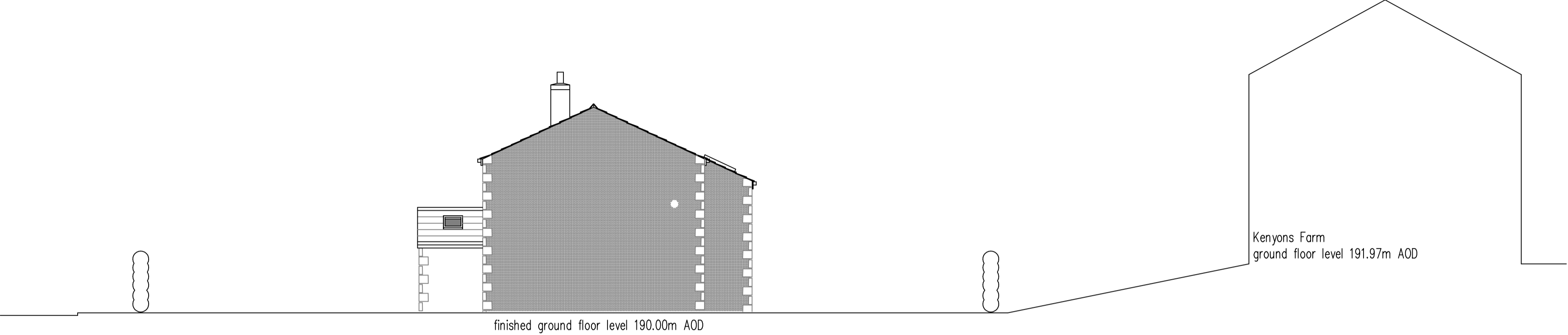
proposed detached 3 bed dwelling
on vacant land at

Kenyons Farm
Bolton Road
Hawkshaw

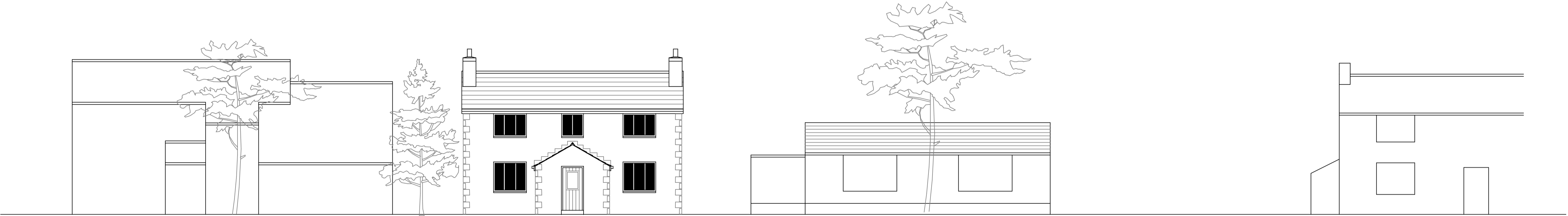
scale 1:200 @ A1
0m 20m

Rae Connell Associates Building Design and Planning Consultants
214 Burnley Road Bacup Lancashire 01706 873000

- amended 13-10-16
in response to comments from Development Control
- 1 siting altered to align with adjacent property
 - 2 catslide roof introduced with velux window
 - 3 partition introduced to separate kitchen from dining



cross section through site



composite elevation as seen from Bolton Road

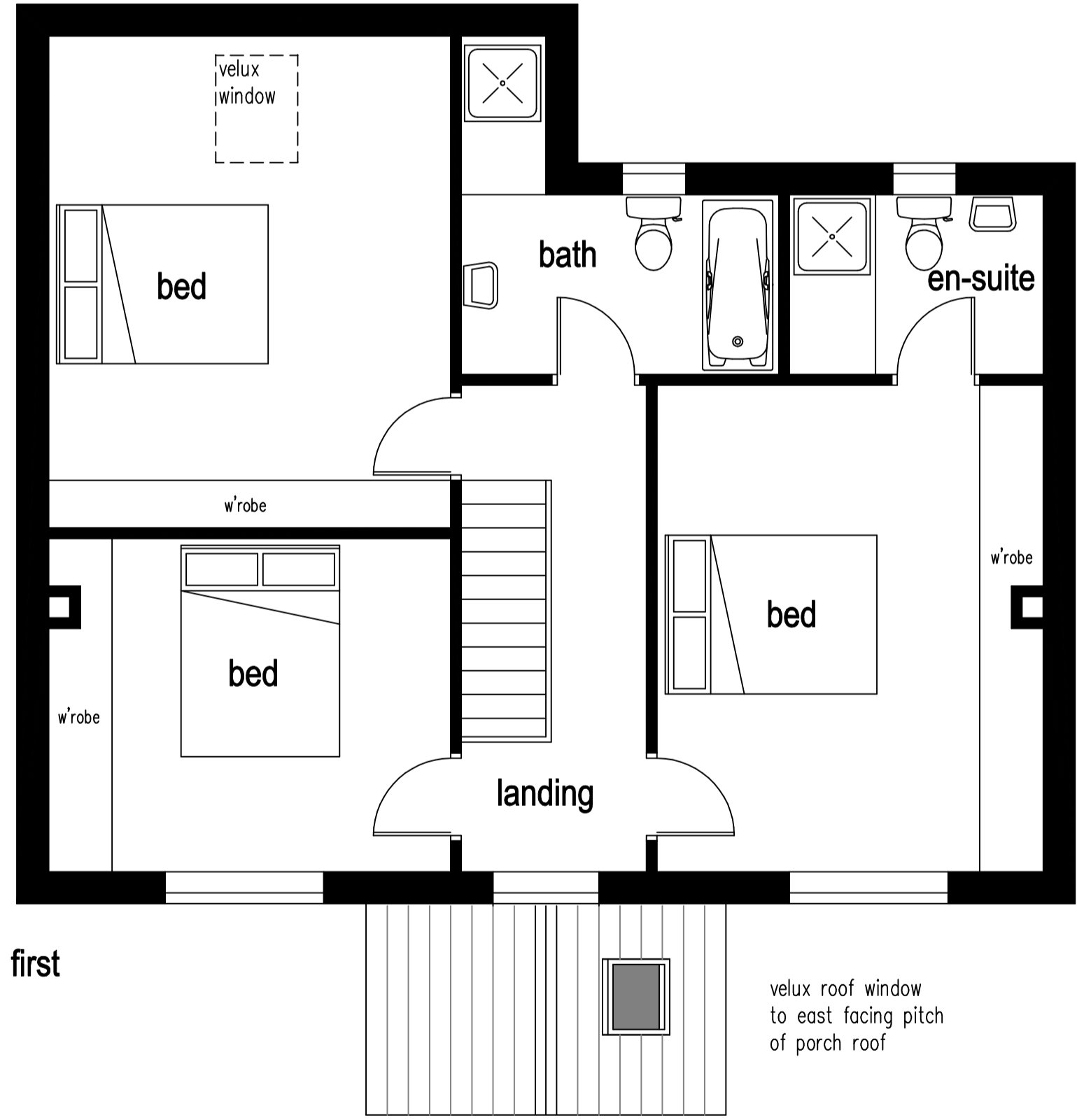
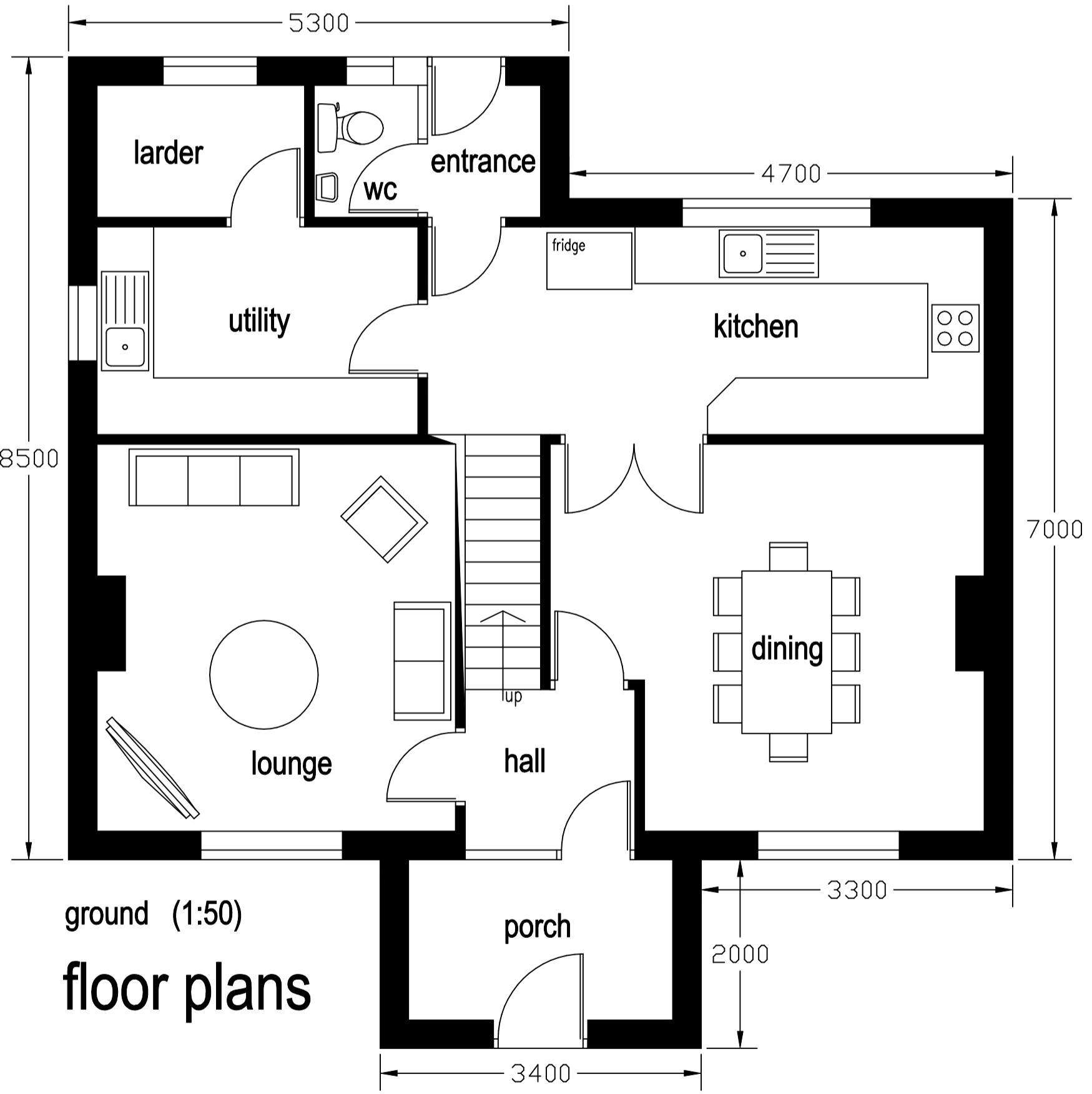
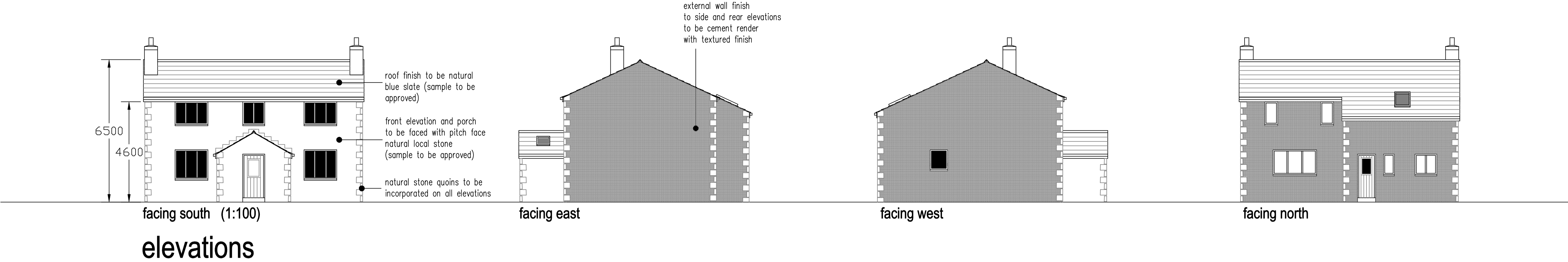
mature hedge screening proposed house from Bolton Road omitted for clarity

composite elevation
+ section

proposed detached 3 bed dwelling
on vacant land at

Kenyons Farm
Bolton Road
Hawkshaw

scale 1:100 1:50 @ A1
0m 10m
linear scale 1:100 @ A1



- amended 13-10-16
in response to comments from Development Control
- 1 siting altered to align with adjacent property
 - 2 catslide roof introduced with velux window
 - 3 partition introduced to separate kitchen from dining

details

proposed detached 3 bed dwelling
on vacant land at

Kenyons Farm
Bolton Road
Hawkshaw

scale 1:100 1:50 @ A1
0m 10m
linear scale 1:100 @ A1

Ward: Whitefield + Unsworth - Unsworth

Item 08

Applicant: Mr John Parkinson

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

Application Ref: 60576/Full

Target Date: 24/11/2016

Recommendation: Approve with Conditions

Description

The application relates to a sizeable backland site which forms the rear garden of No 122 Hollins Lane, a detached dwelling which fronts a main road. The property has a driveway at the side beyond which is a row of terrace cottages, set approximately half a storey lower. The backland site shares it's northern boundary with Unsworth Methodist Church, and the rear gardens of houses on Chapel Close, Church Meadow and Hollins Lane back onto the site to the south, east and west respectively.

The existing dwelling is a 2 storey rendered build, which comprises the main living accommodation towards the front of the dwelling with a bedroom in the loft space. There is a further 2 storey annex to the rear with additional accommodation at ground and first floor which was used as a separate but linked supplementary family annex, and a large single storey storage building

The application proposes to convert the existing dwelling into 2 No.dwellings and would involves the demolition of the front part of the southern gable of the existing dwelling and demolition of the single storey element on the side and the store rooms and garage at the rear. Each dwelling would be 2 bed with living accommodation at ground floor, main entrances created in the side gables, garden areas to the front and rear and 4 parking spaces in total.

It is also proposed to construct 2 No. dwellings in the rear garden. The main house would be 2.5 storey in height located in the eastern part of the site adjacent to the northern boundary. The house would provide 5 bed accommodation with ancillary leisure uses in a basement, a double garage and garden to the side and rear. The other dwelling would be a 2 bed dormer bungalow which would be located in the southern part of the site with garden areas and 1 parking space.

Access to the dwellings would be via the existing driveway which runs down the side of No 122, and which would be widened and facilitated by the partial demolition. This would lead to a set of gates to a gravel driveway and turning circle to serve these 2 properties.

The existing boundary fence around the site would be retained, with tree planting proposed along the south eastern boundary.

Relevant Planning History

01839/E - Pre-app enquiry for conversion of existing dwelling into no.2 dwellings & construction of 2 storey detached house with a single storey family annex on land to rear. - Enquiry completed 15/06/2016

43560 - Conversion of double garage to playroom and store room; formation of mono pitch roof over - Approve with Conditions 17/12/2004

Publicity

31 letters sent on 29/9/2016 to properties at Nos 102-120 (evens), 103-115 (odds) Hollins lane; 1-6 Sykes Avenue; 8,11 Chapel Close; 33,35,37,37A,37B, Church Meadow; Unsworth Methodist Church.

One comment received from 5 Sykes Avenue:

- Are the parking spaces on the property or on the road as parking is at a premium here.

Two letters of objection received from Nos 112 Hollins Lane, 37 Church Meadow:

- All the trees have been felled and wildlife lost;
- Loss of privacy;
- Increase in noise from the motorway due to loss of trees;
- Seek replacement planting and fence to screen the site;
- View from living rooms is now to Hollins Lane;
- Will be able to see the new properties from our living area spoiling views;
- Increase in traffic on an already busy section of Hollins lane and increase in noise from people and cars using new development;
- Views from our 1st floor rear rooms have been completely spoilt - can now see the roof of a large wooden log cabin which is an eyesore- assume permission not required;
- Proposed plans show trees to be planted at rear of Nos 33 and 35 Church Meadow but no detail of the type or size and whether they would block the proposed development or not.

Those who have made representation 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 objection subject to conditions.

Waste Management - No objection.

United Utilities (Water and Waste) - No objection

Greater Manchester Ecology Unit - No objection subject to a condition and informative relating to bats and nesting birds.

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
H2/6	Garden and Backland Development
EN1/2	Townscape and Built Design
EN6	Conservation of the Natural Environment
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury

Issues and Analysis

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

Housing 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 Policy H1/2 - Further Housing Land - 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.

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 H2/6 - Garden and Backland Development assesses proposals with regards to:

- the concentration of such development in the surrounding area;
- the relative density of the proposal to that of the surrounding area;
- the impact on neighbouring properties and local environment;
- access arrangements.

The development would be located on a contained piece of land which is within an established residential area and there is existing infrastructure in place which would not conflict with the local environment in terms of character and surrounding land uses.

As such, the principle is therefore considered to be acceptable and would comply with UDP Policies H1/2 and H2/6.

Layout - 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.

Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties provides useful guidance in terms of acceptable aspect standards between dwellings and design criteria.

The site is located to the rear of No 122 Hollins Lane. From the driveway which runs along the side of this dwelling, the plot opens out to an irregular shaped but sizeable piece of land which forms the garden area of No 122. The layout of the development has largely been dictated by the access to the site, the land formation and the relationship of the houses adjacent to the site.

In terms of the conversion, No 122 would be accommodated in the front half of the building with a garden area at the front and main entrance on the side. No 122A would be to the rear of the build, and a new entrance also created on the side of the boundary. The garden area would be to the rear on the footprint of the demolished outbuildings. Both properties would provide 2 beds at first floor with living accommodation at ground floor

level. Four parking spaces in total would be provided, one to the rear of No 122A and three behind the garden of No 120 Hollins Lane.

Access along the driveway would be widened following the demolition of part of the southern gable and this would enable two cars to pass within the site boundary. The driveway would continue along the full side elevation of the converted dwelling, and lead to a set of gates through to where the new main dwelling and dormer bungalow would be situated.

The large detached house would be orientated with the front elevation facing westwards, with the side elevation running parallel to the northern boundary with the adjacent church and its grounds. The garden area would be to the rear and side of the dwelling and there would be a double garage located just inside the gated entrance to the north. A large gravel driveway and turning circle would serve both this property and the dormer bungalow. The bungalow would be sited at a 90 degree angle to the main dwelling, and in the south west area of the plot. Its front elevation would be north facing and a garden areas would surround the rear and sides of the dwelling. A parking space would be provided in front of the house, with gardens to the rear and side, separated from the main dwelling by a 1.8m high fence.

Tree planting is proposed to the south eastern boundary, details of which would be sought by condition.

The proposed layout demonstrates that the site could accommodate two additional dwellings, as well as enabling the single dwelling to be converted to two separate properties, without compromise to the amenity of future occupiers or those residencies adjacent to the site. There would be sufficient parking and garden areas associated with the development, and improvements to the existing access and driveway would enable safe access to and from the site.

As such, the proposed layout is considered to be acceptable and would comply with H2/1 - The Form of Residential Development, H2/2 - The Layout of New Residential Development and H2/6 - Garden and Backland Development.

Scale, design and appearance

Conversion - Part of the southern elevation of the property, which is annotated as No 122 Hollins Lane on the proposed plan, would be demolished, reducing the width of the dwelling. Two existing windows at ground and first floor would be retained on the front elevation and the main entrance door relocated to the side. Whilst this would result in an alteration to the appearance of the dwelling when viewed from Hollins Lane, it would not be dissimilar to the frontages of the adjacent row of terrace cottages, and in terms of visual amenity would not look disproportionate nor out of place.

Four new windows would be inserted into the side elevation of No 122, which would be obscure glazed and secondary windows. The roof shape and gable end would remain as existing and the elevations re-rendered.

The existing single storey kitchen/conservatory on the side of the dwelling would be removed and a new doorway inserted to create the entrance to No 122A. Other than 2 replacement ground floor windows, there would be no other alteration to the facade of this dwelling.

The overall scale and massing of the dwelling, and the formation and shape of the roof lines and gable ends would not be significantly altered by the proposed conversion into two residencies, and as such it is considered the original character and appearance would essentially be retained.

Proposed dwelling - This dwelling would be a relatively sizeable build in terms of footprint in comparison to other properties adjacent to the site, but given the size of the plot, it could be comfortably accommodated within the site (see layout discussion above).

With dormer windows in the roofspace, the house would essentially be 2.5 storey in height. A modern and contemporary approach to the design is proposed, which would incorporate a piked projecting front entrance with floor to ceiling height doors and full length glazed windows directly above to the first floor landing area. Modest fenestration patterns and symmetrically positioned window openings would present uncomplicated elevations.

External materials would replicate the rendered finish of the existing dwelling, with grey slate roof tiles and white upvc windows. Samples for approval would be required by condition.

In this location and set within the context of a backland site, the scale, design and appearance of the dwelling is considered to be acceptable and would comply with H2/1 - The Form of New Residential Development and EN1/2 - Townscape and Built Design.

Proposed bungalow - This single aspect would be more modest in scale and massing, presenting a 1.5 storey build which would have overhanging eaves, a pitched roof and 2 dormer windows on the front elevation. The design and appearance would be unobtrusive and simple, and would be a proportionate addition within this area of the site.

As such, it is considered that the design and appearance of the proposed conversion and the additional two new dwellings would result in an acceptable development, and as such would comply with H2/1 - The Form of New Development and EN1/2 - Townscape and Built Design.

Impact on residential amenity - Whilst there are no aspect standards for this type of development, SPD6 contains supplementary guidance on householder extensions and acceptability of separation distances between new dwellings. Generally, a separation distance of 20m is required between directly facing habitable room windows and 13m between a principle ground floor window and a 2 storey blank wall.

Conversion - There are already 2 existing habitable room windows at first floor level on the side elevation face the garden area of No 120 Hollins Lane and these would be retained. It is proposed to insert 2 additional habitable room windows at first floor in the side of No 122. These would be obscured glazed and as they would be secondary windows, with the principle aspects on the front and rear elevations, this would be acceptable.

Proposed dwelling - The new dwelling would have main aspects to the east and west and there would be no direct interface between any neighbouring habitable room windows which would affect privacy. There would be a new first floor window to a bedroom on the south elevation which would be more than 12m away from the boundaries with properties to the south on Chapel Close and Church Meadow which would comply with advice in SPD6 that a minimum distance of 7m be maintained.

Whilst the dwelling would be a sizeable addition within the plot, it would satisfy aspect standards and separation distances associated with the scale of the development. As the plot is contained within a backland site, it would not be evident from public view points. Although it would be visible to houses on the adjacent boundaries, there would be screening from existing trees and proposed landscaping.

Proposed bungalow - This dwelling would have main aspects to the north, and whilst there would be accommodation in the dormers, there would be no windows on the rear elevation which would affect the privacy of No 11 Chapel Close.

As such, there would be no overlooking or impact on the privacy of adjacent occupiers from the converted property and the two new proposed dwellings and therefore the development would comply with policy guidance in terms of aspect standards and separation distances.

Parking and access - The development would be accessed off Hollins Lane with

improvement carried out to widen the access to create a passing place within the site and also to provide acceptable levels of visibility for vehicles exiting. The driveway would continue to run alongside the gable of the converted dwelling and lead to a set of gates and the entrance to a turning circle for the 2 new dwellings.

The applicant was asked to explore the possibility of improving visibility from the site by turning the bus shelter round, but due to maintenance requirements which would result in the canopy overhanging the public highway, this was not a feasible or practical option. The Highway's Team accept that this has been investigated as far as possible and are satisfied that the recommended conditions would be satisfactorily enable the development without undue impact on highway or pedestrian safety.

In terms of parking, there would be 4 spaces provided for the converted dwelling and a double garage and 1 space for the 2 new dwellings. There would also be space within the driveway and turning area for additional parking for the new builds, and this provision is considered to be acceptable.

As such, the Highway's Section have raised no objection subject to conditions and as such the development would comply with H2/2 - The Layout of New Residential Development, H2/6 - Garden and Backland Development, HT2/4 - Car parking and New Development and HT6/2 - Pedestrian/Vehicular Conflict.

Trees - There are a number of trees along the northern boundary which are located on land in the ownership of the adjacent Unsworth Methodist Church, but which overhang into the site. These have been identified in the Arboricultural Report as being in significant decline, with the recommendation that they are felled. Permission would be required from the owner of the site to negotiate any removal. They are not under a Tree Preservation Order.

It is proposed to retain trees annotated as groups G1, G2 and G3 on the south western and southern boundary, which have been identified as being of moderate/fair condition and tree protection measures would be implemented in these areas, which would be secured by a planning condition.

The proposal also involves replacement planting along the southern boundary, and details of species and maturity would be secured by a condition. One of the objections relates to trees which have been removed behind the rear gardens of the houses on Hollins Lane to the west, which now have a clear view of the site. In order to provide some screening between these properties and the site, and to soften this part of the development, it is considered reasonable that the landscape condition would include provision to replant vegetation along this boundary.

The existing boundary fencing would be retained.

As such, it is considered that the proposed landscaping of the site, particular in relation to the boundaries with adjacent properties could be satisfied with an appropriate condition and as such the development would comply with UDP Policies H2/2 - The Layout of New Residential Development, EN8/2 - Woodland and Tree Planting and chapter 11 - Conserving and enhancing the natural environment of the NPPF.

Ecology -

Bats - The buildings on site were assessed for their bat roosting potential. No evidence of bats was found. One emergence survey was carried out in August and again no evidence of bats roosting was found. However, the level or risk of the one building was still regarded as moderate and further surveys recommended for May 2017. Alternatively, a pre-cautionary method statement should be produced.

On balance, GMEU are satisfied that a pre-cautionary method statement or bat survey in 2017 would be adequate. As no evidence of bats was found during the assessment or emergence survey, and only low number of common pipistrelle recorded in the vicinity,

even if bats were found, avoidance and mitigation could be provided in line with the bat consultants recommendations, and as such a suitably worded condition would be included.

Nesting birds - There is a line of trees along the South East boundary of the site which have not been recorded in the arboricultural assessment, in the location proposed for new planting on the site layout plan. Some cutting back or removal along the northern boundary may be required in order to facilitate the development given the proximity of the new build to these trees. Birds may also nest in the buildings to be demolished. On balance, GMEU are satisfied the risks to nesting birds would be low and recommend an informative be included to advise the applicant of their responsibilities under the Wildlife and Countryside Act 1981, should nesting birds/nests be found.

Response to objectors

The objections relate to issues of landscaping, overlooking and loss of privacy, traffic and parking 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 HLD 01B; HLD 02; HLD 03; HLD 04A; HLD 05B; HLD 06; Arboricultural Report August 2016 Birtle Tree Services; Dusk Bat Emergence Survey report, Angela Graham Bat Consultancy Service Report Date 8/9/16 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. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site, and;
The approved contamination testing shall then be carried out and validatory evidence (soil descriptions, laboratory certificates, photographs etc) submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
6. All instances of contamination encountered during the development works which do not form part of an approved Remediation Strategy shall be reported to the Local Planning Authority (LPA) immediately and the following shall be carried out where appropriate:
 - Any further investigation, risk assessment, remedial and / or protective works shall be carried out to agreed timescales and be approved by the LPA in writing;
 - A Site Verification Report detailing the conclusions and actions taken at each stage of the works including validation works shall be submitted to, and approved in writing by, the LPA prior to the development being brought into use.Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
7. The development and works hereby approved shall be carried out in accordance with the recommendation contained in the Dusk Bat Emergence Survey report, Angela Graham Bat Consultancy Service Report Date 8/9/16 as submitted with the planning application and agreed in principle 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 Section 11 of the National Planning Policy Framework.
8. The development shall be carried out in accordance with the Tree Protection Measures and Plan detailed in the submitted Arboricultural Report by Birtle Tree

Services Ltd dated August 2016, and in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan \and chapter 11 - Conserving and enhancing the natural environment of the NPPF.

9. A landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. The scheme shall include replacement planting along the south east boundary of the site and western boundary to the rear of gardens of Hollins Lane. It shall be implemented not later than 12 months from the date the dwellings are first occupied or within the first planting season, and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. Insufficient information has been submitte to secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 11 - Conserving and enhancing the natural environment of the NPPF.
10. No development shall commence unless and until details of foul and surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The proposed surface water scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance. It must 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 for any SuDS features should also be provided. The approved scheme only shall be implemented and thereafter maintained.
Reason. To promote sustainable development and reduce flood risk pursuant to Bury Unityary 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. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. The applicant must demonstrate that the development will not increase flood risk for residents of adjacent properties.
11. 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, H2/1 - The Form of New Residential Development and H2/6 - Garden and Backland Development.
12. No development shall commence unless and until a scheme of demolition and rebuild of the front property, access arrangements and new build has been submitted to and approved by the Local Planning Authority. The programme shall include timing and phasing details of implementation. The approved details only shall be implemented.

Reason. No information submitted at application stage to ensure the development is carried out to an appropriate and achievable timetable to ensure there is no detrimental impact on the amenity of adjacent occupiers or highway safety pursuant to Bury unitary development plan Policies and Backland Development and EN1/2 - Townscape and Built Design.

13. Notwithstanding the details indicated on approved plan references HLD 01B & HLD 04A , no development shall commence unless and until full details on a topographical based survey of the site of the formation of the widened access onto Hollins Lane incorporating all associated adopted footway improvements, improvements to visibility, provision of a segregated footway within the site and provision of passing places, have been submitted to and agreed with the Local Planning Authority. The details subsequently approved shall be implemented to an agreed programme.

Reason. Information not submitted at application stage. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development, H2/4 - Conversions, H2/6 - Garden and Backland Development and HT6/2 - Pedestrian/Vehicular Conflict.

14. 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 demolition/construction traffic from the highway network;
- Hours of operation and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
- Parking on site or on land within the applicant's control of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials.

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

Reason. Insufficient information submitted. 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 Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT4 - New Development.

15. 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 period of demolition/construction.

Reason. Insufficient information submitted at application stage. To ensure that the adopted highways are kept free of deposited material from the ground works operations pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT4 - New Development.

16. The visibility splays indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority before the development and widened site access road is brought into use and subsequently maintained free of

obstruction above the height of 0.6m on land within the applicant's control.
Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development and RT6/2 - Vehicular/Pedestrian Conflict.

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

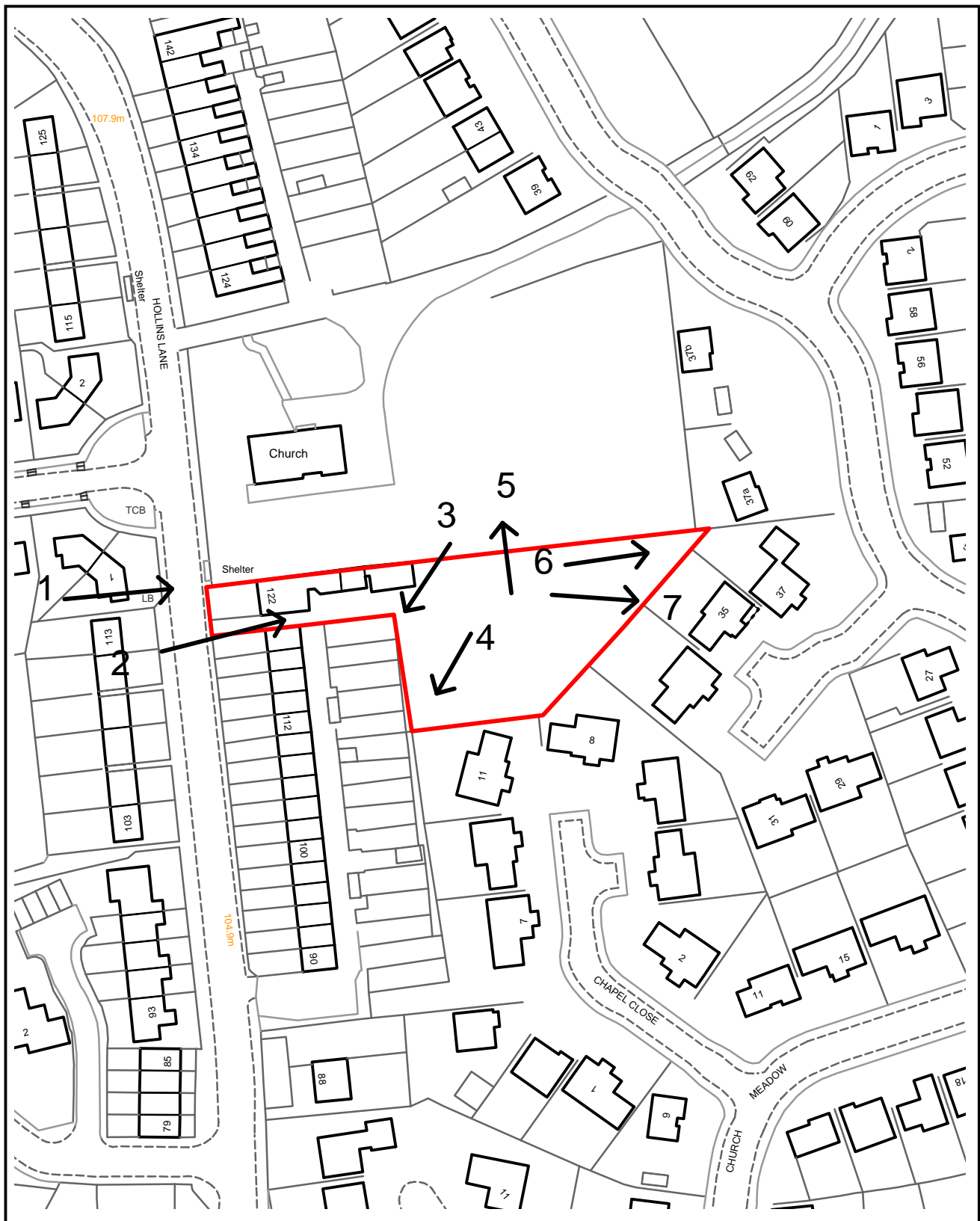
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential development, Garden and Backland Development and HT2/4 - Car parking and New Development.

18. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the dwellings to which they relate hereby approved being occupied.

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

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 60576

**ADDRESS: Brook House
122 Hollins Lane
Bury**

Planning, Environmental and Regulatory Services



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

60576

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

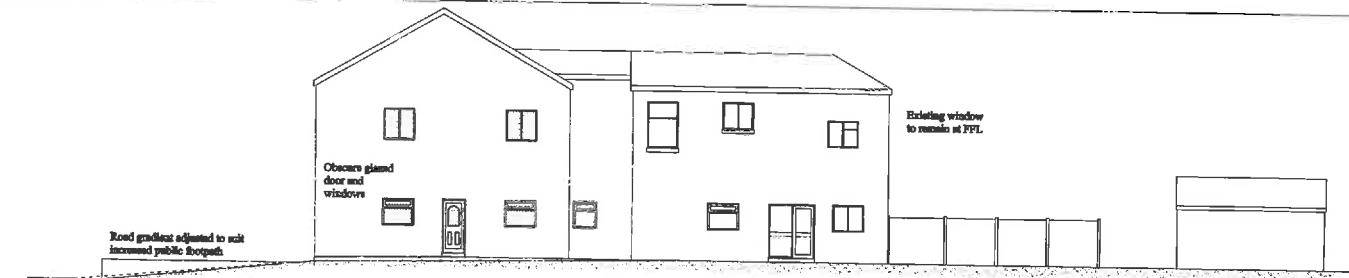


Photo 7

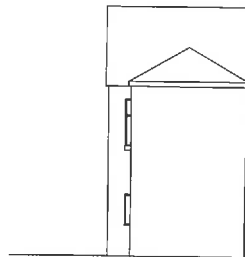




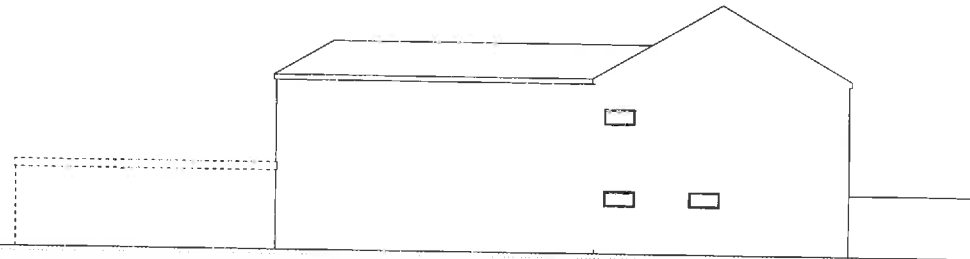
PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



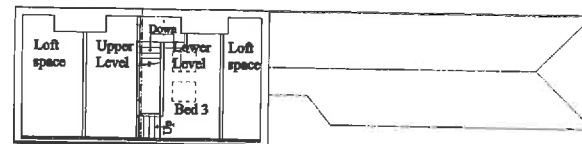
PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

Existing shelter to be reversed subject to agreement by G.M. Passenger Authority

PROPOSED LOFT



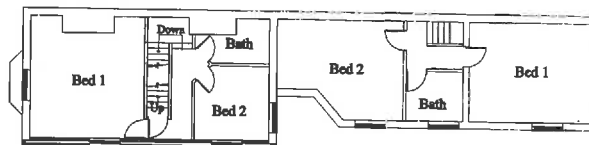
Existing garden wall taken down & rebuilt min.1.0m from back of pavement line no greater than 600mm high & clear of visibility splay for periodic collection of waste bins

Increase existing crossing to L.A. standard incorporating passing bay & visibility splay 2.4m x 120m



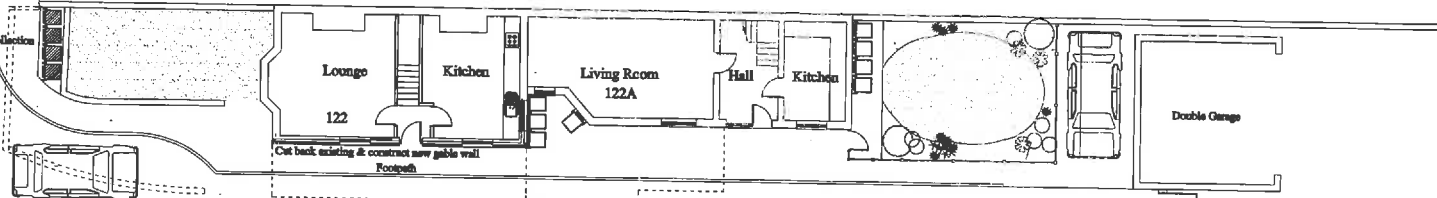
Existing Bus Shelter

PROPOSED FIRST FLOOR



Bin collection

PROPOSED FIRST FLOOR



Hollins Lane

PROPOSED DEVELOPMENT OF SITE AT 122 HOLLINS LANE BURY

PROPOSED MODIFICATION OF EXISTING BUILDING INTO TWO DWELLINGS

Scale 1:100

Rev. A Existing window indicated 1st fl Bed 1

HLD 04A