

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

22 November 2016

SUPPLEMENTARY INFORMATION

Item:01 JLT House, Brook Street, Radcliffe, Manchester, M26 2PQ Application No. 59869

Residential development comprising 22 no. dwellings.

Planning history

45598 - Hybrid application - outline planning permission for housing and Class B1, B2 and B8 uses; full planning permission for new school at East Lancashire Paper Mill site, Church Street East, Radcliffe. Approved with conditions - 13 September 2007.

Consultations

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

Conditions

Therefore, condition 11 should be amended and conditions 14 - 22 should be added in relation to access works, construction traffic management plan, measures to prevent mud from passing onto the highway, driveway lengths, car parking and contaminated land.

11. The car parking indicated on approved plan reference M4032.PL.001 Revision C shall be surfaced, demarcated and made available for use prior to the dwellings to which it relates 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.

14. Notwithstanding the details indicated on approved plan reference M4032.PL.001 Revision C, no development shall commence unless and until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- In the event that it is intended for the existing trees to be removed to the east of the proposed site access onto Brook Street, revised footway arrangements on the southerly side of Brook Street to provide a minimum 1.8m wide facility adjacent to the exiting carriageway incorporating a visibility splay to the right at the junction in accordance with the standards in Manual for Streets;
- Dilapidation survey of the proposed access route from Church Street West in the event that subsequent remedial works are required following construction of the development;
- Formation of the proposed site access onto the adopted highway and internal estate roads to a specification and scope to be agreed, including all associated highway and highway drainage remedial works;
- In the event that it is intended for the proposed residential estate road to be adopted, in view of the proximity of the side arm of the turning head to the top of the bank of the River Irwell currently indicated, revised arrangements adjacent to Plot 22 to form adoptable turning facilities incorporating the provision of adequate footways/service margins and vehicle retention measures;
- In the event that it is intended for the proposed residential estate road to be adopted, revised footway arrangements adjacent to, and driveways at, Plots 13, 14 & 22 following the plotting of forward visibility envelopes appropriate for a design speed of 20mph at the bends in the estate road;
- Provision of a street lighting scheme for the proposed residential development to include the section of Brook Street used to access the site;

- A scheme of 20mph traffic calming measures on the proposed estate roads including details of proposed materials, road markings and signage;
- Provision of long sections and cross sections at positions to be agreed through the proposed estate roads;
- Swept path analysis of the proposed estate roads to ensure a refuse collection vehicle can pass a private car and manoeuvre at the turning head.

The details subsequently approved shall be implemented to an approved programme. Reason. No details have been submitted and to secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:
 Policy H2/1 - The Form of New Residential Development
 Policy H2/2 - The Layout of New Residential Development
 Policy EN1/2 - Townscape and Built Design.

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

- Access route for demolition/construction traffic from the highway network;
- Hours of operation and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
- Parking on site or on land within the applicant's control of operatives' and demolition/construction vehicles together with storage on site of 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. No details have been submitted and to mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:

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

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

Reason. No details have been submitted and to ensure that the adopted highways are kept free of deposited material from the ground works operations pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

17. Minimum hardstanding lengths of 5.0m clear of the back edge of the footpath or adopted highway and with a maximum gradient of 1 in 10 shall be provided at each

dwelling and thereafter maintained.

Reason. To enable a vehicle to stand clear of the highway whilst the garage doors are opened and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development

Policy EN1/2 - Townscape and Built Design.

18. No development shall commence unless and until:-

- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination, any material tipped on site 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.

19. Following the provisions of Condition 18 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.

20. 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.

21. 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.

22. Following the provisions of Condition 18 of this planning permission, where ground gas remediation / protection measures are required, the approved Remediation Strategy must be carried out to the written satisfaction of the Local Planning Authority within approved timescales; and
A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

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

Item:02 10-14 Water Street, Radcliffe, Manchester, M26 4TW Application No. 60139

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

Nothing further to report

Item:03 Swintex Limited, Derby Works, Manchester Road, Bury, BL9 9NX Application No. 60222

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

Amended condition (No.8) - Access roadworks to be carried out 'prior to development' rather than 'prior to use commencing'.

Prior to commencement of development the access road improvements/repairs indicated on the approved plans have been implemented to the written satisfaction of the Local Planning Authority.

Reason. To ensure good highway design in the interests of road safety pursuant to UDP Policy EC3/1 Measures to Improve Industrial Areas.

Item:04 Land to the West of Manchester Road, Ramsbottom, Bury, BL0 0BZ Application No. 60370

Outline - residential development including means of access only

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to access improvements, construction traffic management plan, measures to prevent mud from passing onto the highway, restricting access between the site and Manchester Road, visibility splays and the length of driveways.

Issues and Analysis

For the avoidance of any doubt, the policies in the withdrawn Core Strategy are not to be given weight in the consideration of this application but the national requirement to significantly boost the supply of housing under the NPPF and the lack of available land to meet local housing needs in the Borough are significant material considerations that would favour the application proposal.

Conditions

Therefore conditions 16 - 22 should be added in relation to access improvements, construction traffic management plan, measures to prevent mud from passing onto the highway, restricting access between the site and Manchester Road, visibility splays and the length of driveways.

16. Notwithstanding the details indicated on approved plan reference TPMA1505-101 Revision B, full details of the following highway aspects shall be submitted at first reserved matters application stage:

- Swept path analysis of the proposed junction onto the adopted highway to ensure that a refuse collection vehicle can adequately manoeuvre at the junction, including the ability to turn left out of the site without crossing the centre line of Bury New Road;
- Swept path analysis of the proposed estate road(s) to ensure that a refuse collection vehicle can pass a private car and manoeuvre at turning facilities;
- Formation of the proposed junction onto Bury New Road, including works at the interface with, and on, the adopted highway to provide a level plateau, appropriate tactile paving, give way markings at the junction with, and 'Keep Clear' markings on the northerly side of, Bury New Road, adequate highway drainage arrangements to ensure that no surface water will be discharged from the private access road onto the adopted highway and adjacent residential properties and all associated remedial works on the adopted highway;
- Proposed internal road layout including proposals to incorporate Public Footpath Number 103, Ramsbottom (Old Engine Lane) that runs diagonally across the site and measures to ensure the safety of pedestrians, both during construction and following completion of the development, and that vehicular traffic does not have access to the connecting sections of the public footpath, all to a specification to be agreed;
- Adequate turning facilities within the curtilage of the site to enable vehicles to enter and leave the site in forward gear;
- A scheme of 20mph traffic calming measures on the proposed internal road(s) to a scope to be agreed including details of proposed materials, road markings and signage as required;
- Provision of visibility splays and/or forward visibility envelopes at all internal junctions and/or bends in accordance with the standards in Manual for Streets;
- Provision of a street lighting scheme for the proposed residential development including the intensified junction with Bury New Road, incorporating all associated street lighting improvements on the adopted highway required as a result the assessment;
- Provision of replacement parking facilities for the residential properties abutting the site access;
- Retention/provision of adequate pedestrian and vehicular access arrangements to

the residential properties abutting the site access.

The details subsequently approved shall be implemented to an approved programme.
Reason. No details have been submitted and to secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:
Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development
Policy EN1/2 - Townscape and Built Design.

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

- Access route for demolition/construction traffic from the highway network;
- Hours of operation and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
- Parking on site or on land within the applicant's control of operatives' and demolition/construction vehicles together with storage on site of 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. No details have been submitted and to mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:

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

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

Reason. No details have been submitted and to ensure that the adopted highways are kept free of deposited material from the ground works operations pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

19. There shall be no direct means of vehicular access between the site and Manchester Road.

Reason. To ensure good highway design in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:
Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development
Policy EN1/2 - Townscape and Built Design.

20. The visibility splays indicated on approved plan reference TPMA1505-101 Revision B shall be implemented before the site access road is brought into use and subsequently maintained free of obstruction above the height of 0.6m.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development

Policy EN1/2 - Townscape and Built Design

21. A minimum hardstanding of 5.5m measured between the estate road boundary and any proposed garage doors shall be provided and thereafter maintained.

Reason. To enable a vehicle to stand clear of the highway whilst the garage doors are opened and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development

Policy EN1/2 - Townscape and Built Design.

22. Where dwellings are constructed without a garage, a minimum hardstanding of 5.0m measured from the estate road boundary shall be provided within the curtilage of each dwelling and thereafter maintained.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development

Policy EN1/2 - Townscape and Built Design.

Item:05 258 Whalley Road and Adjacent Land, Shuttleworth, Ramsbottom, Bury, BL0 0EF Application No. 60426

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

This item is deferred to allow the height of the boundary wall to be properly assessed.

Item:06 Spenside, Bury and Bolton Road, Radcliffe, Manchester, M26 4LA Application No. 60512

Erection of 5 no. detached dwellings

Publicity

Withdraw of objection from No 5 Spen Fold, following their site meeting with the developer which has resolved the concerns raised by the resident.

Conditions.

Condition 6 amended to read:

No development shall commence unless and until details of culvert position, any works proposed to the culvert and 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.

Item:07 Kenyons Farm, 300 Bolton Road, Tottington, Bury, BL8 4JN Application No. 60515

Erection of 1 no. detached dwelling

Nothing further to report.

Item:08 Brook House, 122 Hollins Lane, Bury, BL9 8AH Application No. 60576

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

Nothing further to report

Item:09 Eagle And Child, 3 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0DL Application No. 60601

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

Nothing further to report.

Item:10 1 Tithebarn Street, Bury, BL9 0JR Application No. 60645

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

Nothing further to report.

Item:11 20 Moss Shaw Way, Radcliffe, Manchester, M26 4NN Application No. 60675

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

In the first paragraph of **Other Planning Material Considerations** in the officer recommendation report, planning application 28123/93 referred to as being refused on 22/4/16, this date of refusal should read 22/4/93.

Item:12 Land At Garden Street, Ramsbottom, Bury, BL0 9BQ Application No.

60681

Construction of 4 no. industrial units (B1 business and light industrial and B8 storage and distribution) with offices at first floor following demolition of existing workshop(B2).

Additional Traffic condition.

The turning facilities indicated on approved plan reference MA2-02 Revision A shall be provided before the development is brought into use and shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety.

60426

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



60675

Photo 1



Photo 2

