

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

22 August 2017

SUPPLEMENTARY INFORMATION

Item:01 223A Bury Old Road, Prestwich, Manchester, M25 1JE Application No. 61274

Change of use from a dwelling (Class C3a) to tattoo artist studio (Sui Generis) including new shopfront

Consultation

Traffic - No objection subject to condition requiring bin storage.

The refuse storage arrangements within the rear yard, indicated on the approved plan, shall be made available for use within one month of the date of this approval and shall thereafter remain available at all times.

Reason - In order to ensure that the development would maintain adequate facilities for the storage of refuse in the interests of amenity and pursuant to the following Unitary Development Plan Policy EC6/1 Assessing New Business, Industrial and Commercial Development.

Item:02 Land at Prestolee Road, Radcliffe, Bury, M26 1HJ Application No. 61423

Erection of 6 no. private stables, tackroom and feedstore; Formation of hardcore surfaced service area and manure store

Nothing further to report.

Item:03 Naseby Court, Hampden Road, Prestwich, Manchester, M25 1LG Application No. 61448

Infil extensions to ground, first and second floors; Formation of 1 no. additional apartment

Nothing further to report

Item:04 Land at Kersal Vale Road, Prestwich, Salford, M7 3NT Application No. 61474

Outline - residential development to provide up to 118 residential units (Class C3) including means of access

The applicant requests that the application is deferred in order to try to sort out the various S106 legal agreements.

Item:05 Castlebrook High School, Parr Lane, Bury, BL9 8LP Application No. 61515

Demolition of existing main school building and erection of new (relocated replacement) main school building, relocated hard surface games areas, car parking and landscaping and new substation

Wording of the Report amended to read:

Phasing and implementation - The phasing shows how the works could be carried out, and accessed without interfering with the functionality of the school, enabling staff and students to remain at the site.

In terms of sports facilities, as the existing sports hall would be retained and as it is to the north of the site away from the development area, there would be no disruption to its continued use. Access to the all weather pitch would also be retained at all times, *and the new MUGA's constructed and available on commencement of occupation of the new building.*

Layout of the site - The PRoW which crosses the school site is proposed for retention and would be publicly available at all times apart from requiring temporary closure when this area of the site is developed out. Segregation and safeguarding provisions for the pupils and visitors to the school would be secured by the erection of fencing which would restrict access to the school and its building *during school hours* and outside of hours.

Public footpath - A fence with lockable gates would be erected across the top of the new building to enable the school to separate this part of the site from public access, *during and out of school hours.* This would not hinder the sports hall or all weather pitch available for the public's use as these are located to the north of the site and would remain accessible.

Consultations

Highways England - No objection subject to conditions.

Conditions

Condition 2 amended to read:

This decision relates to drawings numbered -

CHS-AHR-00-XX-DR-L :- 90-001 D2; 90-002 D2 P4; 90-003 D2 P2; 90-009 D2 P1; 90-021 D2 P1; 90-022 D2 P1; 90-023 D2; 90-201 D2 P3; 90-202 D2 P1; 90-005 D2 P2.

CHS-CUN-SO-XX-DR-C-52-000 D2 P03.

CHS-AHR-B1-00-DR-A 20-000 P1;

CHS-AHR-B1-01-DR-A 20-001 P1;

CHS-AHR-B1-02-DR-A 20-002 P1;

CHS-AHR-B1-03-DR-A 27-000 P1;

CHS-AHR-B1-ZZ-DR-A:- 20-100 P1; 20-101 P1; 20-200 P1

TCXX(90)4002

Transport Statement by Cundall ref RPT-TC-003 dated 11/05/2017

School Travel Plan by Cundall ref RPT-TC- 002 dated 10/05/2017

Environmental Noise Report 1014541-RPT-AS001 dated 09/05/2017

Preliminary Ecological Appraisal by Arcadis version 3 May 2017

Ecological Assessment by Capita 11 May 2017

Great Crested Newt Survey Report and Assessment - Interim Report by Capita 11 May 2017

Arboricultural Impact Assessment Report Rev 02 by Arcadis dated 31/05/2017

Tree Survey Report by Arcadis dated October 2016

Flood Risk assessment by Cundall 1014541-RPT - CL -0001 Rev A 10/5/17

Crime Impact Statement Version B 31st May 2017 ref 2017/0290/CIS/01

Air Quality Assessment and Management Plan by GallifordTry

Planning Statement by GVA Rev A dated July 2017

Green Belt Alternative Site Assessment by JLL dated 12 May 2017

Design & Access Statement by AHR dated 11 May 2017

Geo-Environmental Phase 1 Site Assessment Report by Arcadis dated September 2016

Factual Report on Geo-Environmental Phase 2 Site Investigation by Arcadis dated September 2016
Interpretive Site Assessment Report Rev 02 by Arcadis dated October 2016
Statement on Environmental Reports by Cundall
Supplementary Ground Investigation and Geoenvironmental Assessment by Cundall ref 1014541-PRT-GL-001 dated 21/06.2017
Land Quality Control Measures Strategy by Cundall ref 1014541-RPT-GL-002 dated 22/06/2017
Construction Management Plan April 2017 and Construction Phasing Plans by Galliford Try
Substation Housing Spec received 27 July 2017
The development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

Condition 4 amended to read -

Following the provisions of Condition 3 of this planning permission, where remediation is required, the approved Remediation Strategy - Land Quality Control Measures Strategy by Cundall ref 1014541-RPT-GL-002 dated 22/06/2017 - shall be carried out as approved 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.

Condition 9 amended to read -

No development shall commence unless and until a landscape plan and environmental management plan and statement has been submitted to and approved in writing by the Local Planning Authority. The content of the plans should include:

- mitigation for loss of trees and shrub;
- mitigation for loss of bird nesting habitat;
- mitigation for loss of grassland habitat for Great Crested Newts;
- details of measures to prevent any significant increase in human disturbance to the Great Crested Newt mitigation area;
- a five year management and maintenance plan for existing and proposed grassland and wetland habitats;
- details of the individual/organisation responsible for implementing the works.

The approved plans and statement shall be implemented in accordance with the approved details.

Reason. Information not 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, EN8/2 – Woodland and Tree Planting, 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.

Condition 13 amended to read -

There shall be no commencement of the construction of the Multi Use Games Areas hereby approved, unless and until details of the design and layout of the Multi Use Games Areas have been submitted to and approved in writing by the Local Planning

Authority, after consultation with Sport England. Details shall include cross sections, materials and dimensions. The Multi Use Games Areas shall only be constructed in accordance with the approved details. The Multi use Games areas shall thereafter be maintained as approved and available for use at all times.

Reason. Insufficient information submitted at application stage. To ensure the development is fit for purpose and sustainable and pursuant to Paragraph 74, chapter 8 - Promoting healthy communities of the NPPF and RT2/3 - Education Recreation Facilities of the Bury Unitary Development Plan.

Condition 16 amended to read:

Within 6 months of the occupation of the new school hereby approved, an updated Travel Plan shall be submitted to and approved by the Local Planning Authority. The approved Travel Plan thereafter shall thereafter be implemented. Should there be any further development of the site to increase capacity, the Travel Plan shall be further updated to reflect the uplift in potential users of the site.

Reason. To improve and promote sustainable travel options pursuant to chapter 4 - Promoting sustainable transport of the NPPF.

Condition 18 removed due to duplication of Condition 15.

Conditions therefore re-numbered from condition 18 onwards.

Condition 19 (now 18) amended to read:

Prior to installation, details of a scheme of external lighting in association with the development hereby approved, including lighting spread, with details of levels of luminance, position, types, direction and size and technical summary, shall be submitted to and approved by the Local Planning Authority. The approved lighting scheme only shall thereafter be implemented prior to first occupation of the development hereby approved.

Reason. In the interests of residential amenity and to ensure no harm is caused to a Protected Species pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value and EN7 - Pollution Control.

Condition 21 (now 20) amended to read:

No development shall commence unless and until full details of the proposed access alterations at the junction of the existing site access with Parr Lane shown indicatively on approved plan reference CHS-AHR-00-XX-DR-L-90-002 D2 Revision P4, including the provision of tactile paving on both sides of the access, have been submitted to and approved by the Local Planning Authority. The details subsequently approved shall be implemented to an agreed programme.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway pursuant to Bury Unitary Development Plan Policies RT6/2 - Pedestrian/Vehicular Conflict, CF1/1 - Location of New Community Facilities and EN1/2 - Townscape and Built Design

Condition 25 (now 24) amended to read:

The turning facilities indicated on approved plan reference CHS-AHR-00-XX-DR-L-90-002 D2 Revision P4 shall be provided before the development is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Bury Unitary Development Plan Policies HT6/2 - Pedestrian/Vehicular Conflict, HT2/4 - Car Parking and New Development

and EN1/2 - Townscape and Built Design.

Condition 26 (now 25) amended to read:

The car parking indicated on approved plan reference CHS-AHR-00-XX-DR-L-90-002 D2 Revision P4 shall be surfaced, demarcated and made available for use and prior to the development hereby approved being brought into use and thereafter maintained at all times

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policies HT2/4 - Car Parking and New Development, EN1/2 - Townscape and Built Design and CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan.

Condition 27 (now 26) amended to read:

There shall be no direct vehicular or pedestrian access of any kind between the site and the M66 Motorway. The existing 2.3m high paladin mesh boundary fence between the site and the M66 Motorway, shown on plan CHS-AHR-00-XX-DR-L - 90-021 D2 P1, shall be retained at all times.

Reason. In order to prevent trespassing and encroachment from the development site onto Highways England land and to protect the safety of pedestrians and safety of traffic on the road in accordance with the Highways Act.

Condition 27 amended to read:

No drainage from the proposed development shall run off into the motorway drainage system, nor shall any ground works adversely affect the motorway drainage.

Reason - In order to protect the integrity of the Highway England asset by ensuring that any new development adjacent to the Strategic Road Network does not negatively impact upon the asset, in accordance with the Highways Act and maintaining the safety of traffic on the road and HT2 - Highway Network of the Bury Unitary Development Plan.

Condition 28 added to read:

There shall be no development on or adjacent to any motorway embankment or retaining wall that shall put any such embankment, retaining wall or earthworks at risk.

Reason. In order to protect the integrity of the Highway England asset by ensuring that any new development adjacent to the Strategic Road Network does not negatively impact upon the asset, in accordance with the Highways Act and maintaining the safety of traffic on the road and HT2 - Highway Network of the Bury Unitary Development Plan.

Item:06 The Island, Railway Street, Summerseat, Ramsbottom, Bury, BL9 5QJ
Application No. 61564

Change of house type for 4 no. semi-detached dwellings (previously approved under application ref: 58230)

Nothing further to report

Item:07 Land off Roach Bank Road, Bury, BL9 8RQ Application No. 61598

Variation of condition 2 (approved plans) of planning permission 60556 for an industrial unit for a food production facility. Amendments to the approved scheme comprise: revisions to site layout, floor layout and elevation plans; revised landscaping scheme and boundary treatment; increase in height of building from

15.7m to 16.4m; revised parking provision from 272 spaces to 260 spaces

Nothing further to report

Item:08 Land adjacent to 5 Stanley Road, Radcliffe, Manchester, M26 4HG
Application No. 61613
Erection of 1 no. dwelling

Nothing further to report.

Item:09 Garage colony at Lilac Grove, Prestwich, M25 3DT Application No. 61635
Demolition of existing garage colony and erection of 1 no. detached dwelling with detached garage

Additional traffic conditions.

10. No development shall commence unless and until a programme of works, setting out the details and schedule of repair works to the unmade access road from Lilac Grove indicated on the approved plans, have been submitted to and approved in writing by the Local Planning Authority. The approved programme of works shall be carried out in full prior to occupation of the dwelling hereby approved.

Reason. To secure the satisfactory development of the site in terms of highway safety, and ensure good highway design, in the interests of highway safety pursuant to the NPPF and UDP Policy HT2 Highway Network.

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

- 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.
- 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. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to the NPPF and UDP Policy HT2 Highway Network.

12. The turning facilities indicated on the approved plans shall be provided before the dwelling hereby approved is first occupied and the areas used for the manoeuvring of

vehicles shall subsequently be maintained free of obstruction at all times.

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

13. The car parking indicated on the approved plans shall be surfaced and made available for use prior to the dwelling is first occupied and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to the NPPF and UDP Policy H2/2 The Layout of New Residential Development and HT2/4 Car Parking and New Development.

Item:10 Church Inn, 81 Bell Lane, Bury, BL9 6BB Application No. 61677
Change of use from public house (Class A4) to 4 no. residential apartments (Class C3)

Nothing further to report.