

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

24 October 2017

SUPPLEMENTARY INFORMATION

Item:01 77 Bury Road, Radcliffe, Manchester, M26 2UT Application No. 59984
Outline - Demolition of existing care home and erection of 13 no. dwellings

Consultations

Coal Authority - Require further information in relation to the depth to rockhead used in the calculations, as there is a recorded drift thickness of 19.5 metres and boreholes in the local area indicate the rockhead being between 14 metres and 17 metres.

Item:02 853 & 857 Manchester Road, Bury, BL9 9TP Application No. 61239
Enlargement of service vehicle turning area and change of use of land to form parking area for use by customers

Publicity

A petition containing 20 signatures from Sandy Close and High Bank Road has been received, which has raised the following issues:

- Sandy Close is a narrow road and cannot accommodate safe parking and allow pedestrians to use the pavements.
- Parking in this area obstructs access to driveways and occasionally, deliveries and bin collections have had to be re-arranged. Photographic evidence has been provided.
- The parking at the synagogue could be lost, which would force parking onto High Bank Road and Sandy Close. As such, we request parking restrictions on these roads with no parking between 08.00 and 16.00.
- Wish to support the application for a staff car park subject to the following conditions:
 - Additional parking restrictions are enforced on High Bank Road and Sandy Close as stated above.
 - The front and rear parking areas on applications 61239 and 61834 are employee and customer parking only.
 - Temporary parking restrictions are enforced during construction to prevent the addition of contractors parking on the residential roads.
 - The centre line on Manchetser Road is correctly centred to prevent near misses and noise.

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

Response to objectors - The issues raised have been addressed in the main committee report.

Item:03 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

Amend wording to first bullet point in condition 18 to read:

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:

- *Hours of operation in relation to the number of vehicle movements;*

the site;

- Parking on site of operatives' and construction vehicles together with storage on site of construction materials.
- Details of 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 development operations.

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

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

Item:04 Land adjacent to Warth Road, Bury, BL9 9NB Application No. 61752
Variation of condition no. 2 (approved plans) of planning permission 60424 to show kitchen windows to both side elevations of apartment blocks - Plots 1-15 and 51-65

Nothing further to report

Item:05 15 Oakwell Drive, Bury, BL9 8LB Application No. 61798
Change of use of garage from residential (Class C3) to dog grooming salon (Sui Generis) with external alterations

Item:06 Land adjacent to 51 Humber Drive, Bury, BL9 6SJ Application No. 61829
Erection of 2 no. semi-detached dwellings with detached garages

No further responses received from the consultees.

The tree on the site is not subject to or worthy of a tree preservation order as it is not of any significant merit.

Add condition 12:

No development shall commence until details of foul and surface water drainage aspects have been submitted to and approved by the Local Planning Authority. This must include details of proposed SuDS schemes for surface water drainage. No surface water from this development should be discharged either directly or indirectly to the combined sewer network. This site must be drained on a separate system, with only foul drainage connected into the foul sewer.

Reason. To reduce the increased risk of flooding and pursuant Chapter 10 of the National Planning Policy Framework (PPS 1 (22) and PPS 25 (F8)) and Unitary Development Plan Policy EN5/1 - New Development and Flood Risk.

Item:07 Mercedes-Benz of Whitefield, 845 Manchester Road, Bury, BL9 9TP
Application No. 61834
Change of use of land to form a surface level staff vehicular parking area with 19 no.

spaces and associated infrastructure and landscape works

Publicity

A petition containing 20 signatures from Sandy Close and High Bank Road has been received, which has raised the following issues:

- Sandy Close is a narrow road and cannot accommodate safe parking and allow pedestrians to use the pavements.
- Parking in this area obstructs access to driveways and occasionally, deliveries and bin collections have had to be re-arranged. Photographic evidence has been provided.
- The parking at the synagogue could be lost, which would force parking onto High Bank Road and Sandy Close. As such, we request parking restrictions on these roads with no parking between 08.00 and 16.00.
- Wish to support the application for a staff car park subject to the following conditions:
 - Additional parking restrictions are enforced on High Bank Road and Sandy Close as stated above.
 - The front and rear parking areas on applications 61239 and 61834 are employee and customer parking only.
 - Temporary parking restrictions are enforced during construction to prevent the addition of contractors parking on the residential roads.
 - The centre line on Manchester Road is correctly centred to prevent near misses and noise.

1 letter has been received from the occupiers of 70 Brecon Drive, Bury, which has raised the following issues:

- The site is designated as wildlife corridor, river valley and Green Belt and is at the head of Parr Brook, which may lead to pollutants leaching from cars into the brook.
- Frogs, smooth newts and palmate newts use the drained lodge to the north.
- There are no proposals for clean up of fly tipping/garden tipping or enhancement for wildlife.

A letter has been received from Councillor Mallon, who is unable to attend the Planning Committee, which has raised the following issues:

- Residents in High Bank and Sandy Close have been suffering from constant parking obstructions in accessing their properties caused by employees of Mercedes-Benz parking their cars on High Bank and Sandy Close.
- On occasions even ambulance access has proved to be particularly difficult.
- Deliveries to residents homes have not always been possible and have to be rearranged, sometimes with agreement from Mercedes-Benz.
- Residents are having to ask for the showroom employees cars to be moved so they can go about their usual activities.
- Parking on the footpaths is forcing pedestrians to walk on the road.
- The above is an example of the many complaints I have received regarding the vehicle parking at this location. This situation began from the first day the car showrooms were opened.
- Following several attempts to resolve these problems, Bury Council Highways has started a phased introduction of yellow lining on High Bank and parts of Sandy Close.
- This ongoing action is being taken to ensure general road safety. This parking situation has been causing dangerous situations on the main A56 Manchester road.
- Residents have expressed their concerns many times at the ongoing problems on

their roads. The current situation is still not acceptable due to continued difficulties with access.

- After this prolonged period of negativity between the residents and Mercedes-Benz, I am hoping these applications for a delivery area and staff car park can bring us to a solution which allows this neighbourhood to address these significant issues and build a more positive neighbourhood relationship.
- I accept that this is a complex decision before you and I believe the following points may need to be considered:-
 - The impact on the local environment and
 - The benefit to overall road safety on the A56 and High Bank Rd and Sandy Close.
- These applications are important to local residents and motorists using the A56. However, it is also important that consideration be given to local employment opportunities and employees attending their workplace.
- By way of helping to support new positive relationships and with the considerations needed with these applications, I offer the managers at the car showroom an opportunity to work with me and other local councillors in improving the various accessible green spaces we have across the Unsworth and Whitefield area.
- If I may, I would like to place on record my thanks and those of Unsworth councillors, to Sunnybank Synagogue who have proactively helped in offering part of the solution by offering use of their car park facilities. We very much appreciate their positive attitude and practical help.

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

Response to objectors - The issues raised have been addressed in the main committee report.

Conditions

Condition 4 should be amended to read:

4. Prior to the commencement of the development hereby approved, a 5 year ecological management plan shall be submitted to and approved in writing by the Local Planning Authority. The ecological management plan must demonstrate how the woodland would be enhanced and maintained over the 5 year period. Only the approved ecological management plan will be implemented to an agreed timetable. Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

Item:08 29 Knowsley Street, Bury, BL9 0ST Application No. 61850
Change of use from community centre/radio station (Class D2) to 9 bed house of multiple occupation (HMO) (Sui Generis)

Nothing further to report