

Title	Planning Applications
To:	Planning Control Committee
On:	21 November 2017
By:	Development Manager
Status:	For Publication

Executive Summary

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

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

This report has the following implications

Township Forum/ Ward: Identified in each case.

Policy: Identified in each case.

Resources: Not generally applicable.

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

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

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

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

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

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

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

Development Manager

Background Documents

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

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

01 Township Forum - Ward: Whitefield + Unsworth - Unsworth **App No.** 60998

Location: Park 66, Pilsworth Road, Bury, BL9 8RS

Proposal: Mixed use development comprising 6046 m2 light industrial (Class B1(c), general industrial (Class B2) and storage/distribution (Class B8); 1340 m2 foodstore (Class A1); 2843 m2 other retail floorspace (Class A1); 2179 m2 gymnasium (Class D2); 2 No. 413 m2 cafe/hot food takeaway units (Class A3/A5) with drive thru facilities; Associated parking spaces, alterations to site access and associated works

Recommendation: Minded to Approve **Site Visit:** Y

02 Township Forum - Ward: Prestwich - St Mary's **App No.** 61757

Location: Autocephalic Chapel Church, Chapel Road, Prestwich, Manchester, M25 9SR

Proposal: Change of use of lower ground floor from church (D1) to dwelling (C3), re-roofing main roof and removal of chimney stack

Recommendation: Approve with Conditions **Site Visit:** N

03 Township Forum - Ward: Radcliffe - West **App No.** 61828

Location: 136 Stand Lane, Radcliffe, Manchester, M26 1GS

Proposal: Change of use from public house (Class A4) to veterinary surgery (Class D1); Alterations to external elevations, demolition of existing cellar area and resurfacing to form access and car parking

Recommendation: Approve with Conditions **Site Visit:** N

04 Township Forum - Ward: Prestwich - Sedgley **App No.** 61917

Location: The Stables, Scholes Lane, Prestwich, Manchester, M25 0NH

Proposal: Listed building consent for the repainting of the stucco in the development courtyard.

Recommendation: Approve with Conditions **Site Visit:** N

Ward: Whitefield + Unsworth - Unsworth

Item 01

Applicant: Peveril Securities Ltd

Location: Park 66, Pilsworth Road, Bury, BL9 8RS

Proposal: Mixed use development comprising 6046 m2 light industrial (Class B1(c), general industrial (Class B2) and storage/distribution (Class B8); 1340 m2 foodstore (Class A1); 2843 m2 other retail floorspace (Class A1); 2179 m2 gymnasium (Class D2); 2 No. 413 m2 cafe/hot food takeaway units (Class A3/A5) with drive thru facilities; Associated parking spaces, alterations to site access and associated works

Application Ref: 60998/Full

Target Date: 25/04/2017

Recommendation: Minded to Approve

This application is Minded to Approve subject to the completion of a Section 106 Agreement to secure a contribution for the improvement of junction 3 of M66/Pilsworth Road pursuant to Policies HT2/3 - Improvements to Other Roads, S4/2 - Assessing Other Out of Centre Retail Development and EC3/1 - Measures to improve industrial areas of the Bury Unitary Development Plan.

A site visit has been requested by the Development Manager.

Description

The site consists of 4.67 hectares of cleared brownfield land. The site was used for leisure purposes from 1989 to 2010 with various buildings in use as a cinema, bowling alley and restaurants. These buildings closed in 2010 and were demolished to slab level in 2016. The site is flat and there are three large water mains that pass through the site (underground). The access to the site is from Pilsworth Road and the site was acquired by the applicant in 2014.

There is a supermarket beyond the access road to the north and the M66 motorway lies to the east with a landfill quarry beyond. There are industrial units to the south and west (beyond Pilsworth Road). There is a fast food restaurant, pub and hotel to the north east and industrial development beyond.

The proposed development involves the erection of buildings for use as retail units, gymnasium, food and drink and industrial buildings along with associated car parking and servicing as follows:

- Four B1, B2, B8 units of 6,046 square metres.
- 4 retail units totalling 4,183 square metres, gymnasium of 2,179 square metres.
- 2 food and drink units totalling 413 square metres.
- Access, car parking and servicing.

The proposed 4 employment units would be located in the eastern part of the site and would consist of 3 buildings. The proposed buildings would be constructed from grey cladding with grey panelling and would be 11.3 metres at the highest point.

The proposed retail units would be located in the western part of the site. Units A - D would be located in one long building and would contain 4 retail units and the gymnasium. The proposed building would be constructed from grey and black cladding with full length glazing to the front and side of the unit adjacent to Pilsworth Road. The proposed building would be 12.8 metres in height at the highest point.

The proposed Costa unit would be constructed from render, brickwork and timber cladding with cladding for the roof. The proposed unit would have a monopitch roof and would be

5.25 metres at its highest point.

The proposed KFC unit would be constructed from composite cladding, timber cladding and stonework and a metal clad roof. The proposed building would be 5.3 metres in height at its highest point.

The proposed retail units, gymnasium and the food and drink units would be accessed from the existing roundabout with parking in a single car park. The proposed employment units and servicing for the proposed retail units, gymnasium and the food and drink units would be accessed from the existing accesses that served the former cinema car park and these accesses would be improved.

Relevant Planning History

Pre-application enquiries

01142/E - Proposed development for retail use (A1) and restaurant (A3/A4) at former Warner Village Cinema, Park 66, Bury. Enquiry completed - 17 August 2012.

01808/E - Proposed mixed employment and retail development at Park 66, Pilsworth Road, Bury. Enquiry completed - 9 June 2016.

Planning applications

16511 - 6 new units for light industrial, general industrial and warehouse use at Pilsworth Road Industrial Estate, Pilsworth Road, Bury. Approved - 13 December 1984.

16880 - Retail development at Pilsworth Road Industrial Estate, Pilsworth Road, Bury. Refused - 12 December 1985.

20848 - Class D2 development (multi screen cinema) at Pilsworth Road Industrial Estate, Pilsworth Road, Bury. Approved - 7 April 1988.

20850 - Class A1 retail development at Pilsworth Road Industrial Estate, Pilsworth Road, Bury. Approved - 7 April 1984.

21982 - Ten pin bowling alley, 3 buildings to be used for Class A3 (food and drink) uses at Pilsworth Road, Bury. Approved - 15 December 1988.

24403 - New restaurant at Park 66, Pilsworth Road, Bury. Refused - 4 April 1991.

35286 - Drivethru hot food takeaway/diner (Class A3) at Park 66, Pilsworth, Bury. Approved with conditions - 1 June 1999.

40480 - Erection of restaurant at Park 66, Pilsworth Road, Bury. Approved with conditions - 2 May 2003.

41123 - Erection of restaurant replacing that previously approved under application ref 40480 at Park 66, Pilsworth Road, Bury. Approved with conditions - 20 October 2003.

41288 - Erection of restaurant replacing that previously approved under application ref 40480 at Park 66, Pilsworth Road, Bury. Approved with conditions - 20 October 2003

54203 - Temporary permission for a period of 2 years for:

1. Change of use of car park to motorcycle training
2. Placement of building for storage

at car park at former Vue cinema, Park 66, Bury. Approved with conditions - 25 August 2011.

59548 - Prior notification of proposed demolition of Vue Cinema, Megabowl bowling alley, Pizza Hut, Frankie & Bennys and Chiquitos at Park 66, Pilsworth Road, Bury. Prior approval required and granted - 12 February 2016.

Adjacent site

60776 - Full application for an industrial unit for a food production facility with ancillary offices, associated parking, service yards and landscaping at land off Roach Bank Road, Bury. Approved with conditions - 25 October 2016

Publicity

The neighbouring properties were notified by means of a letter on 26 January 2017 and a press notice was published in the Bury Times on 2 February 2017. Site notices were posted on 30 January 2017.

As a result of this publicity, 51 letters of support have been received from the occupiers of 27 Birchfield Avenue, 12 Queen Anne Close, 22 The Croft, 22 Wilton Drive, 40 Sandown Road, 8 Melton Drive, which have raised the following issues:

- The land is currently empty and would create more employment opportunities for people living in the surrounding area.
- Some retail units would be well used and would be good for local jobs.
- This development should go ahead and will increase visitors to the area.
- The site is a mess now and the proposed development looks good.
- The site is a complete eyesore and can't wait for it to be developed into a gym and coffee shop.
- Would like to show my support of the application and would appreciate a gym. Although there are concerns in relation to traffic, I think this will ultimately create a better use of space than it is currently.
- This will bring job opportunities to the area and more choice for everyone in the community.
- The regeneration of Pilsworth is long needed and will improve the area.
- This development will stop the incursion of unauthorised camping and fly tipping and would be an asset to the area.
- A source of work for young people would be a good idea.

13 letters have been received from the occupiers of 4 Altham Close, 48 Manchester Old Road, 3 Fairway Road, 64 Ajax Drive, 1 Croft Lane, 2 Haddon Close, Bury, 4 Altham Close, which have raised the following issues:

- What measures will be put into place at access to the M66 to deal with traffic and what monitoring will take place?
- Will traffic lights be installed?
- Urge the Council to consider all housing proposals? We need housing, not another empty superstore. We have the Rock, Bury for leisure and commerce.
- The derelict site risks capital exploitation. This is an ideal site for housing development.
- Welcome the proposal, but would like to see more greenspace in the development, rather than at the edge of the car park.
- Please keep some greenery.
- Reservations about the increase in traffic on Croft lane and through Hollins Village, which is already a nightmare at rush hour and school access times.
- Expect a full traffic analysis to be carried out and some form of traffic management and calming must be put into place to ease rush hour congestion.
- It is important that good public transport is included.
- How many retail parks does Bury need?
- More work should be put into regenerating Bury town centre.
- The extra traffic will make rush hour horrendous.
- An element of flats or apartments should be added to the scheme.
- Concern about air pollution on Croft Lane and Hollins Village as a whole.
- There is no point in having new jobs if residents are suffering from asthma and respiratory diseases.

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

Consultations

Traffic Section - No objections

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

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

Environmental Health - Air quality - No objections, subject to the inclusion of conditions relating to air quality.

Public Rights of Way Officer - No objections.

Waste Management - No comments received.

Environment Agency - No comments received.

Designforsecurity - No objections.

United Utilities - No objections, subject to the inclusion of conditions relating to foul and surface water drainage. Easements required for aqueducts and infrastructure on site.

Transport for Greater Manchester - No objections, subject to the implementation of works to junction 3 of M66 motorway.

Highways England - No objections, subject to the inclusion of conditions relating to a travel plan and detailed design for the works to the slip road.

Rochdale MBC - No objections

Unitary Development Plan and Policies

EC2/1	Employment Generating Areas
EC3/1	Measures to Improve Industrial Areas
EC6/1	New Business, Industrial and Commercial
EN1/2	Townscape and Built Design
EN1/5	Crime Prevention
EN1/7	Throughroutes and Gateways
EN1/8	Shop Fronts
EN5/1	New Development and Flood Risk
EN6/4	Wildlife Links and Corridors
EN7	Pollution Control
EN7/1	Atmospheric Pollution
EN7/2	Noise Pollution
EN7/4	Groundwater Protection
EN7/5	Waste Water Management
S2/1	All New Retail Proposals: Assessment Criteria
S2/6	Food and Drink
S4/1	Retail Development Outside Town and District Centres
S4/2	Assessing Out-Of-Centre Retail Development
S5	Large Out-Of-Town Shopping Centres
HT2/4	Car Parking and New Development
HT2/3	Improvements to Other Roads
HT2/10	Development Affecting Trunk Roads
HT5/1	Access For Those with Special Needs
HT6/2	Pedestrian/Vehicular Conflict
SPD11	Parking Standards in Bury
SPD14	Employment Land and Premises
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guide

Issues and Analysis

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

specifically mentioned.

Principle (Employment) - The application site falls within the Pilsworth Employment Generating Area (EGA) as designated under Policy EC2/1 of the Bury Unitary Development Plan. Under this Policy, the Council will only allow development for the uses specified. Other uses will only be permitted where they constitute limited development or do not substantially detract from an area's value as an Employment Generating Area.

This approach is considered to be consistent with the NPPF's aim of building a strong, responsive and competitive economy and, in potentially allowing the loss of employment sites in instances where this would not substantially detract from the area's value as an EGA, allows for the avoidance of long term protection of employment sites where there is no realistic prospect of a site being used for that purpose.

The Pilsworth EGA is identified as being suitable for Business (B1), General Industrial (B2), Warehousing (B8) and Leisure and Tourism Uses. However, leisure and tourism uses are defined as main town centre uses in the National Planning Policy Framework (NPPF) and, given Pilsworth's out-of-centre location, this element of the designation is considered to have been superseded by national policy and to carry little weight.

The proposal involves the development of 6,046 sq.m. of light industrial (B1), general industrial (B2) and/or warehousing (B8) uses. This clearly accords with the site's designation as an EGA and the uses that are considered to be acceptable within it. However, the proposal also includes a 1,340 sq.m. foodstore (Class A1); 2,843 sq.m. of other retail floorspace (Class A1); a 2,179 sq.m. gymnasium (Class D2); and two 413 sq.m. cafe/hot food takeaway units (Class A3/A5) with drive thru facilities. These uses are clearly inconsistent with the uses identified as being acceptable within the Pilsworth EGA.

Nevertheless, it is recognised that paragraph 22 of the NPPF states that 'Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose...'

The Council has produced Supplementary Planning Document 14 (SPD14) which sets out a more detailed approach to proposals involving the loss of employment land and premises. Whilst SPD14 states that it does not generally apply to sites within EGAs, it does state that in exceptional circumstances, the Council may give consideration to applying the approach specified in this SPD to employment sites within EGAs. The release of the NPPF and, in particular, the statement within paragraph 22 is considered to warrant exceptional circumstances to justify using the approach set out in SPD14 to the application site. As such, it is considered that whilst Policy EC2/1 on its own may not fully reflect the approach in the NPPF, the collective approach set out in Policy EC2/1 and SPD14 is consistent with the NPPF.

SPD14's starting point in dealing with proposals involving the loss of employment land and premises is to seek to retain them in employment use. However, consideration may be given to other uses where it can be clearly demonstrated that there is no realistic prospect of the site being used for that purpose due to commercial viability and/or market conditions. Where this can be clearly demonstrated, the Council may give consideration to mixed use proposals involving an element of employment use.

Where an applicant is seeking to demonstrate that the retention of a site in employment use is not economically viable, the Council will expect the applicant to provide detailed development appraisals.

In terms of market demand, under the approach set out in SPD14, applicants will be expected to clearly demonstrate that the site has been actively and robustly marketed at a realistic price that reflects the employment use. Such marketing should normally be undertaken for a minimum of 12 months.

The applicant has submitted an appraisal of the viability of redeveloping the whole site for employment uses. This shows that such a development would generate a negative return of 2.93%. In addition, evidence from the applicant's agents (WHR) suggests that the site has been marketed for in excess of 12 months with little interest.

It is considered that the applicant's evidence in respect of viability and market demand is robust and that, at present, it is reasonable to suggest that there is no realistic prospect of the site being developed for employment uses in its entirety.

Principle (Main Town Centre Uses) - Part 1 Policies S1, S2, TC1 and TC2 seek to protect, maintain and enhance the role and shopping function of the existing hierarchy of shopping centres in the Borough and to enhance their vitality and viability. These Policies reflect the NPPF's aim to support the vitality and viability of town centres, as set out in its Paragraph 23.

Part 2 Policy S2/1 is supportive of the principle of new retail development, subject to four criteria, the first of which is whether the proposal is '...within or immediately adjoining the main shopping area of existing centres', and the second of which is whether the proposal will sustain or enhance the vitality and viability of a centre. However, the assessment of the consistency of UDP policies with the NPPF concludes that criteria a) to c) of Policy S2/1 are not fully consistent with the provisions of the NPPF and should be replaced by Paragraphs 24 to 27 of the latter.

Likewise, the assessment of consistency accepts that Policy S4/2, which deals with the assessment of out-of-centre retail development, is not fully consistent with the provisions of the NPPF. As a consequence, for the purposes of development management and consideration of out-of-centre retail proposals, the NPPF approach set out in Paragraphs 24 to 27 should be adopted.

Fundamentally, therefore, in terms of the assessment of the proposed development of main town centre uses, paragraphs 24 to 27 of the NPPF are key considerations. Paragraph 24 of the NPPF states that Local Planning Authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and Local Planning Authorities should demonstrate flexibility on issues such as format and scale.

Paragraph 25 states that this sequential approach should not be applied to applications for small scale rural offices or other small scale rural development.

Paragraph 26 of the NPPF states that when assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m). This should include assessment of:

- the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
- the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.

Paragraph 27 goes on to state that where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors, it should be refused.

The application site is in an 'out-of-centre' location for the purposes of the definition given in Annex 2 of the NPPF, being located close to Junction 3 of the M66. Furthermore, the extent of retail and leisure uses within the proposal are in excess of 2,500 sq.m. Consequently, the application is required to satisfy both the sequential and impact tests. The Local Planning Authority has engaged a specialist Retail Planning Consultant (Holliss Vincent) to assist with the complex retail issues that this scheme raises.

Sequential Assessment - The applicant has considered the suitability and availability of a number of alternative sites. This assessment concludes that there are no sites or premises located within, or on the edge of, Bury Town Centre, or in any of the other centres within the Borough, that are 'currently available' and 'suitable' for meeting the scale and form of retail, leisure and food/drink uses (that will be created as a result of the application proposal as proposed). After consideration of case law and assessment of the scheme, Holliss Vincent have considered these conclusions to be acceptable and that, as a result, the applicant has satisfied the requirements of the sequential approach, and that the current planning application passes the sequential test set out in Paragraph 24 of the NPPF. This is an important material consideration which lends support to the application proposal. The Local Planning Authority has no cause to disagree with these conclusions.

Impact Assessment - The applicant has submitted an Impact Assessment in accordance with the requirements of paragraph 26 of the NPPF. Holliss Vincent have considered this evidence and have concluded that the application proposal at Park 66 will not cause a 'significant adverse' impact on existing, committed and planned public and private investment in any of the town, district and local centres within, or beyond, the administrative area of Bury Council. Similarly, they consider that the application proposal is highly unlikely to cause a 'significant adverse' impact on the vitality and viability, including consumer choice and trade, in any of the town, district and local centres within, or beyond, the administrative area of Bury Council. As a consequence, it is considered that the application passes both of the two impact tests set out in Paragraph 26 of the NPPF.

Principle (Conclusion) - The application site is designated as an EGA under Policy EC2/1. The Policy seeks to retain such sites in employment use. However, in line with paragraph 22 of the NPPF, it is considered that the applicant has successfully demonstrated that the application site has no realistic prospect of being used entirely for employment purposes at the current time due to viability and market demand issues. Where this is the case, SPD14 specifies that the Council will, subject to other policies, consider mixed-use proposals involving an element of employment uses. As such, the principle of the loss of part of the site to non-employment uses would not, in this instance, conflict significantly with the collective approach set out in Policy EC2/1 of the Bury Unitary Development Plan, SPD14 and the NPPF.

In terms of main town centre uses, whilst the application poses some degree of conflict with respect to UDP Shopping and Town Centre Policies S1, S2, TC1, TC2, S2/1 and S4/2, it is considered that greater weight should be given to the development management tests in Paragraphs 24 to 27 of the NPPF. In this respect, the applicant has successfully demonstrated that there are no more sequentially preferable sites that are suitable or available and, as such, have passed the sequential test as required under paragraph 24 of the NPPF. There is likely to be some limited adverse impact on trade in existing town centres, but this level of impact is highly unlikely to be 'significantly adverse'. As a result, the application passes the two impact tests set out in paragraph 26 of the NPPF.

Therefore, on balance, the proposed development, subject to the imposition of conditions relating to the delivery of the employment uses and the use of the remaining units, would be acceptable in policy terms.

Design and layout - The building would be similar in style to other industrial and retail units found in the vicinity of the site. The proposed retail building would be constructed from cladding with a mix of colours - grey and black. The corner unit would be defined by full

length glazing to both floors, which would add verticality and this would continue around the corner, ensuring an active frontage to Pilsworth Road. The proposed units would be demarcated with a sign located centrally above the entrance, which would add visual interest.

The proposed hot food takeaway (KFC) and the proposed coffee shop would be single storey buildings with monopitch roofs. The proposed KFC building would be constructed from grey cladding with textured stone and timber cladding. The mix of materials and the full length glazing to the front elevation would add visual interest to the elevations. The proposed coffee shop would be constructed from white render with timber cladding and red cladding, which would add visual interest.

The proposed industrial units would be similar in appearance and specification to other units found in the vicinity of the industrial estate. External elevations would comprise grey cladding with grey panelling and the scale and massing of the building would be broken up by glazing to the offices to add interest and differentiate between the operational uses within the building.

Therefore, the proposed buildings would be appropriate in terms of height, size and scale and would not be a prominent feature in the locality. Therefore, the proposed development would be in accordance with Policy EN1/2 of the Bury Unitary Development Plan.

Impact upon residential amenity - The proposed buildings would be over 380 metres from the nearest residential property and as such, the proposed buildings would not have an adverse impact upon the amenity of the neighbouring properties in relation to loss of privacy, loss of light, parking and servicing. The issues relating to noise are assessed later in this report.

The only openings on the rear elevation of units A - D and the proposed industrial buildings would be access doors and as such, the proposed development would not impact upon the amenity of the occupiers of the adjacent buildings. Therefore, the proposed development would be acceptable and would be in accordance with Policy EN1/2 of the Bury Unitary Development Plan.

Noise - The proposed development would be located within an Employment Generating Area, which is adjacent to the M66 with retail and industrial uses to all other boundaries. The proposed uses would not generate a significant level of noise when compared to the last uses on the site (restaurant, bowling alley and cinema). In addition, the nearest residential property is over 380 metres away. As such, the proposed development would not generate a significant level of noise and would not have a significantly adverse impact upon the amenity of the neighbouring properties. Therefore, the proposed development would be in accordance with Policy EN7/2 of the Bury Unitary Development Plan.

Air quality - An air quality assessment was submitted with the application. The report assessed background air quality concentrations and the impact upon the receptors. As the sensitive receptors are located off-site, the predicted increases as a result of the proposed development would be negligible. As such, the proposed development would not have a significantly adverse impact upon the amenity of the neighbouring properties.

The report identified that there are sensitive receptors located within 350 metres of the site, which include the Hollins Vale Local Nature Reserve. Due to the potential to generate dust during the construction phase, it is recommended that appropriate best practice dust control should be adopted and this would be secured via a condition. The Environmental Health - Air Quality Section has no objections to the proposal, subject to the inclusion of conditions relating to dust control measures. Therefore, the proposed development would be in accordance with Policy EN7/1 of the Bury Unitary Development Plan.

Flood risk/drainage - The site is located in flood zone 1 and is currently a single hardstanding. The proposed development would lead to a decrease in the amount of

impermeable surfacing on the site and as such, surface water rates and volumes on the existing surface water drainage system would be reduced. This in turn would reduce any risk of flooding downstream. United Utilities and the Drainage Section have no objections to the proposal, subject to the inclusion of conditions relating to foul and surface water drainage. Therefore, the proposed development would be in accordance with Policy EN5/1 of the Bury Unitary Development Plan.

Highways issues - A Transport Assessment (TA) and travel plan has been provided for the proposed development. The existing conditions observed on Pilsworth Road at peak times and the fact that the uses proposed would add to this traffic, a Transport Assessment and Travel Plan have been provided, which have regard to the impact upon the Key Route Network (KRN) and junction 3 of the M66 motorway.

The TA states that the proposed development would add to the level of traffic in the surrounding area and as such, off-site highway works would be required to facilitate this and provide mitigation as Pilsworth Road is operating at or above capacity. The applicant has agreed to fund works to be undertaken at junction 3 of the M66, which would involve the provision of a left hand turning lane onto the northbound slip road for the M66. These works have been assessed and would provide a significant improvement to traffic flow along Pilsworth Road. The Traffic Section, Transport for Greater Manchester and Highways England have no objections in principle to the proposed works. The applicant is proposing to pay a commuted sum through a Section 106 agreement and the Council would implement the proposed works. Therefore, the proposed development, subject to the completion of the Section 106 agreement, would not be detrimental to highway safety and would be in accordance with Policies EC3/1 and S2/1 of the Bury Unitary Development Plan.

Parking - SPD11 states that the maximum parking standards are:

- 1 space per 16 square metres of floor space for food retail
- 1 space per 22 square metres for non-food retail
- 1 space per 25 square metres for a gymnasium
- 1 space per 40 square metres for light industrial
- 1 space per 8.5 square metres for cafe/hot food takeaway

This would equate to 151 spaces for the proposed industrial development and 494 spaces for the proposed retail and leisure development.

The proposed development would provide 124 spaces for the industrial element and 385 spaces for the proposed retail and leisure elements. 28 spaces for use by motorcyclists and 40 spaces for use by cyclists would be provided in the retail part of the site. The spaces would be located in a single car park and the proposed units would experience high demand at different times of the day. As such, the proposed car park would provide capacity. Therefore, the level of car parking proposed would be acceptable in this instance and would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Planning obligations - The agreement should seek a commuted sum of £225,000 pursuant to UDP Policies HT2/3 - Improvements to Other Roads and EC3/1 - Measures to improve industrial areas or off-site highway works to junction 3 of the M66 and Pilsworth Road.

Response to objectors

The issues relating to the principle of employment, the principle of retail and traffic impacts have been addressed in the report above.

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

The Local Planning Authority worked positively and proactively with the applicant to identify

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

Recommendation: Minded to Approve

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered 1603-P01, 1603-P02Z, 1603-P03P, 1603-P04L, 1603-P05G, 1603 P06G, 1603-P07F, 1603-P08D, 1603-P09G, 1603-P10C, 1603-P11, 1603-P12F, 1603-P13D, 1603-P14B, 1603P15B, 6875-L-01 E, PRP-BWB-GEN-XX-DR-TR-104 S2 P1 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, other than the demolition works specified in the Section 106 agreement, 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. Following the provisions of Condition 3 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.

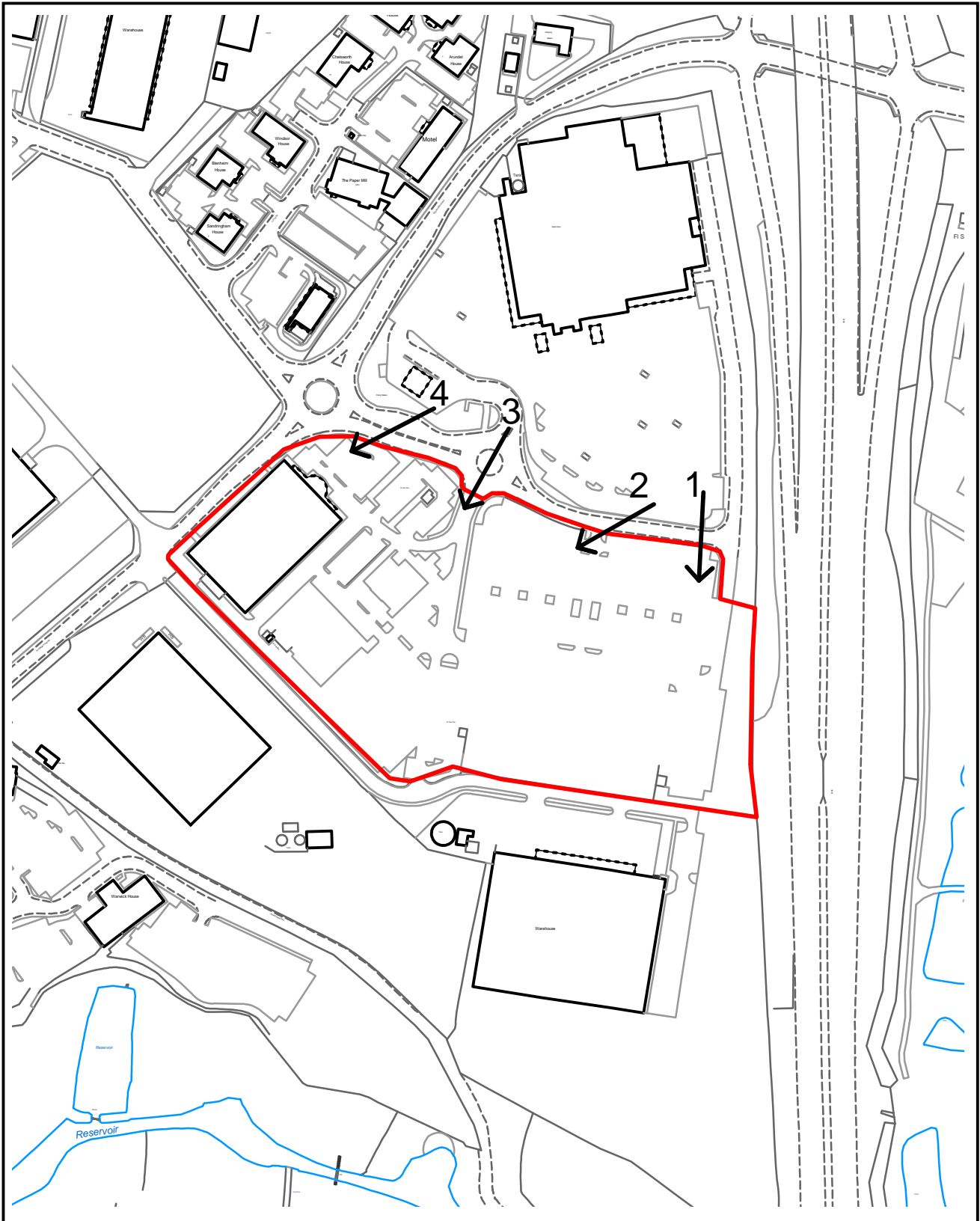
6. No development, other than the demolition works specified in the Section 106 agreement, shall commence unless or until a scheme to reduce air quality impacts arising from the construction of the site and its continued operation has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented to an agreed timetable.
Reason. No details have been submitted and to reduce the impact of the development upon air quality pursuant to Policy EN7/1 - Atmospheric Pollution of the Bury Unitary Development Plan and the NPPF.
7. Foul and surface water shall be drained on separate systems.
Reason. To ensure a satisfactory means of drainage pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan.
8. No development, other than the demolition works specified in the Section 106 agreement, shall commence unless or until details of a scheme for the disposal of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The proposed scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SuDs options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of the proposed maintenance arrangements must be provided. Only the approved scheme shall be implemented prior to occupation of the buildings hereby approved.
Reason. No details of the drainage have been submitted and to ensure a satisfactory means of drainage pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan.
9. No part of the development hereby approved shall be brought into use unless and until a detailed travel plan has been submitted to and approved in writing by the Local Planning Authority in consultation with Highways England. The approved travel plan shall be implemented to an approved timetable.
Reason. A travel plan has not been submitted and to deliver sustainable transport objectives in accordance with Section 4 of the National Planning Policy Framework.
10. The food and drink units (A3/A5) shall not be brought into use unless and until a scheme for treating, diluting and dispersing fumes and odours has been submitted to and approved in writing by the Local Planning Authority, which shall include:
 - a written statement from a suitably qualified person which demonstrates compliance with the measures proposed in the Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems :DEFRA 2005 (or if applicable such superseding guidance as shall prevail at the time of commencement of the development); and
 - the relevant manufacturer and installer instructions for any associated equipment with details of maintenance requirements.The scheme as approved shall be implemented, available for use and maintained in accordance with the approved scheme whilst it shall serve the development.
Reason. The application contains insufficient detail in order to demonstrate that the required scheme would maintain the amenities of nearby properties from impact upon from fumes and odour pursuant to Policy S2/6 - Food and Drink of the

Bury Unitary Development Plan.

12. The landscaping scheme hereby approved shall be implemented not later than 12 months from the date the buildings are first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
13. 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.
14. The retail (A1) units, food and drink (A3/A5) units and the gymnasium (D1) shall not be occupied until all the B1, B2 and B8 units (6,046 square metres) have been completed to shell and core level with services.
Reason. To secure the delivery of the employment floorspace pursuant to Policy EC2/1 - Employment Generating Areas of the Bury Unitary Development Plan and Section 1 of the National Planning Policy Framework.
15. The overall floorspace associated with main town centre uses on the application site is restricted to no more than 6,775 sq.m Gross Internal Area, including any mezzanine floorspace and shall contain the following floorspace and shall not be amalgamated:
- Convenience (food) retailing is limited to Unit B and shall not exceed 1,340 sq.m Gross Internal Area.
 - Units C and D are only be used for the sale of non-food goods excluding clothing, footwear and other fashion items, and the combined Gross Internal Area of Units C and D is limited to 2,099 sq.m Gross Internal Area, including any mezzanine floorspace.
 - Unit A is restricted to use as a gymnasium of around 2,179 sq.m Gross Internal Area, together with an associated non-food retail unit of no more than 744 sq.m Gross Internal Area.
- Reason. To protect the vitality and viability of nearby town, district and local centres, and to reflect the basis on which the retail impacts of the application proposal have been assessed pursuant to Section 2 of the National Planning Policy Framework.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 60998

**ADDRESS: Park 66
Pilsworth Road
Bury**

Planning, Environmental and Regulatory Services



Bury
COUNCIL

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60998

Photo 1



Photo 2



60998

Photo 3



Photo 4





REVISIONS

A	REMOVED TO CLARIFY COMMENTS	18-10-2016
B	REMOVED GENERALLY	20-10-2016
C	TOPSOIL QUANTITIES AGAIN REMOVED	20-10-2016
D	REMOVED FROM PLAN	20-10-2016
E	REMOVED FROM PLAN	20-10-2016
F	GENERALLY RECORDED	20-10-2016
G	RETAIL UNIT 1 REMOVED	20-10-2016
H	GENERALLY RECORDED	20-10-2016
I	RETAIL UNIT 1 RELOCATED	20-10-2016
J	RETAIL UNIT 1 RELOCATED	20-10-2016
K	RETAIL UNIT 1 RELOCATED	20-10-2016
L	RETAIL UNIT 1 RELOCATED	20-10-2016
M	RETAIL UNIT 1 RELOCATED	20-10-2016
N	RETAIL UNIT 1 RELOCATED	20-10-2016
O	RETAIL UNIT 1 RELOCATED	20-10-2016
P	RETAIL UNIT 1 RELOCATED	20-10-2016
Q	RETAIL UNIT 1 RELOCATED	20-10-2016
R	RETAIL UNIT 1 RELOCATED	20-10-2016
S	RETAIL UNIT 1 RELOCATED	20-10-2016
T	RETAIL UNIT 1 RELOCATED	20-10-2016
U	RETAIL UNIT 1 RELOCATED	20-10-2016
V	RETAIL UNIT 1 RELOCATED	20-10-2016
W	RETAIL UNIT 1 RELOCATED	20-10-2016
X	RETAIL UNIT 1 RELOCATED	20-10-2016
Y	RETAIL UNIT 1 RELOCATED	20-10-2016
Z	RETAIL UNIT 1 RELOCATED	20-10-2016

Schedule of Retail and Leisure G.I.A.

UNIT A Retail Ground Floor	4,492 sq. ft.	789 sq. m.
UNIT A Retail Ground Floor	12,454 sq. ft.	1,157 sq. m.
UNIT A Retail First Floor	10,516 sq. ft.	977 sq. m.
UNIT A Retail TOTAL	27,462 sq. ft.	2,523 sq. m.
TOTAL	31,462 sq. ft.	2,923 sq. m.
UNIT B Ground Floor	13,555 sq. ft.	1,259 sq. m.
UNIT B First Floor	877 sq. ft.	81 sq. m.
TOTAL	14,432 sq. ft.	1,340 sq. m.
UNIT C Ground Floor	15,000 sq. ft.	1,394 sq. m.
TOTAL	15,000 sq. ft.	1,394 sq. m.
UNIT D Ground Floor	7,584 sq. ft.	705 sq. m.
TOTAL	7,584 sq. ft.	705 sq. m.
RETAIL & LEISURE TOTAL	68,479 sq. ft.	6,363 sq. m.

Schedule of Food & Drink G.I.A.

FOOD & DRINK UNIT 1	1,800 sq. ft.	167 sq. m.
TOTAL	1,800 sq. ft.	167 sq. m.
FOOD & DRINK UNIT 2	2,650 sq. ft.	246 sq. m.
TOTAL	2,650 sq. ft.	246 sq. m.
FOOD & DRINK TOTAL	4,450 sq. ft.	413 sq. m.

Schedule of Employment G.I.A.

PLOT 1		NETT SITE AREA = 3.15 Acres
UNIT 1 Ground Floor	21,412 sq. ft.	1,959 sq. m.
UNIT 1 First Floor	2,800 sq. ft.	260 sq. m.
TOTAL	24,212 sq. ft.	2,219 sq. m.
PLOT 2		NETT SITE AREA = 3.14 Acres
UNIT 2 Ground Floor	19,982 sq. ft.	1,847 sq. m.
UNIT 2 First Floor	2,630 sq. ft.	243 sq. m.
TOTAL	22,612 sq. ft.	2,090 sq. m.
PLOT 3 & 4		NETT SITE AREA = 3.27 Acres
UNIT 3 Ground Floor	9,075 sq. ft.	843 sq. m.
GF Office (within total)	1,044 sq. ft.	97 sq. m.
UNIT 3 TOTAL	10,119 sq. ft.	940 sq. m.
UNIT 4 Ground Floor	9,075 sq. ft.	843 sq. m.
GF Office (within total)	1,044 sq. ft.	97 sq. m.
UNIT 4 TOTAL	10,119 sq. ft.	940 sq. m.
BUILDING TOTAL	40,250 sq. ft.	3,739 sq. m.
EMPLOYMENT TOTAL	65,074 sq. ft.	6,046 sq. m.
GRAND TOTAL	138,963 sq. ft.	12,821 sq. m.



Client: **SLADEN ESTATES**

Everitt Securities Ltd

Project: **BURY**

PARK SIXTY SIX

JUNCTION 3 M66

Drawing Title: **MASTER PLAN**

DWG No: **1603-P022**

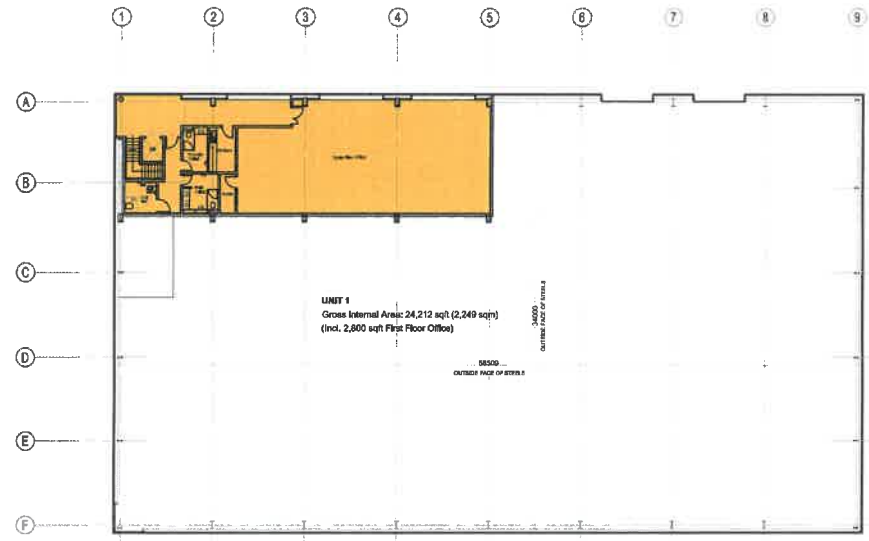
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Email: admin@pcparchitects.co.uk

REVISIONS
 A: GENERALLY UPDATED 14-11-2016 IP
 B: RAUNCH HEIGHT RAISED TO 8m 19-11-2016 IP
 C: AREAS SCHEDULE ADDED 30-12-2016 IP
 D: OFFICE AMENDED 13-12-2016 IP
 E: OFFICE AMENDED 19-12-2016 IP
 F: OFFICE AREA AMENDED 19-12-2016 IP

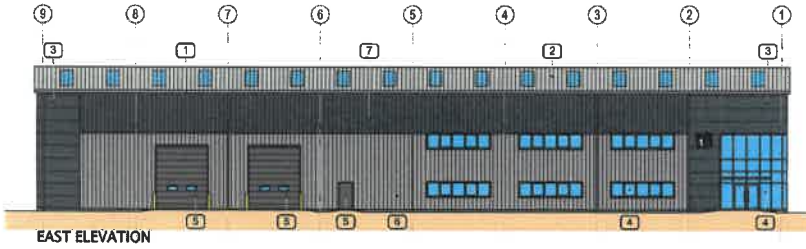


GROUND FLOOR PLAN

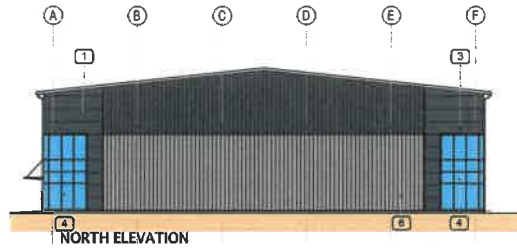


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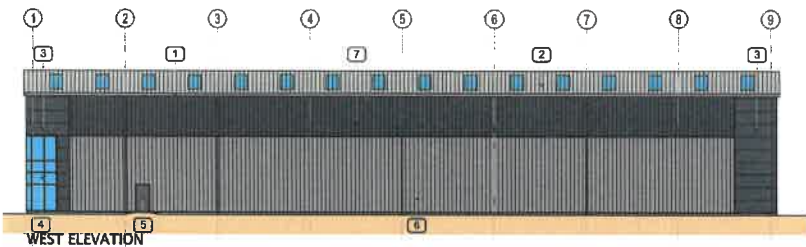
SCHEDULE OF G.I.A. (APPROX.)	
Plot 1	NPTT SITE AREA = 1.15 Acres
UNIT 1 Ground Floor	21,412 sq.ft. 1,989 sq.m.
UNIT 1 First Floor	2,800 sq.ft. 260 sq.m.
GF Core (within total)	950 sq.ft. 88 sq.m.
TOTAL	24,212 sq.ft. 2,249 sq.m.



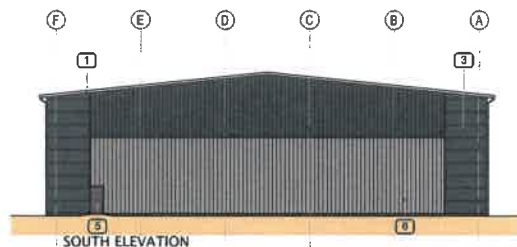
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

- KEY
- KINGSPAN STANDARD | RSH LINE
 - GUTTER, DOWNPIPES AND FLASHINGS - QUARTZ GREY DL FORTE RANGE
 - KINGSPAN KS1000RW - GOOSWING GREY (DL FORTE RANGE)
 - KINGSPAN KS1000RW (MICRODIB) - ONYX GREY (SPECTRUM RANGE)
 - DOUBLE GLAZED ALUMINIUM POWDER COATED WINDOWS, COLOUR - DARK GREY / RAL 7022
 - LEVEL ACCESS AND PERSONEL DOORS - DARK GREY RAL7022
 - KINGSPAN KS1000RW (LAD VERTICALLY) - QUARTZ GREY DL FORTE RANGE
 - KINGSPAN KS1000RW (LAD VERTICALLY) ANTI-RACITE GREY DL FORTE RANGE



Client:
 SLADEN ESTATES

Peverti Securities Ltd



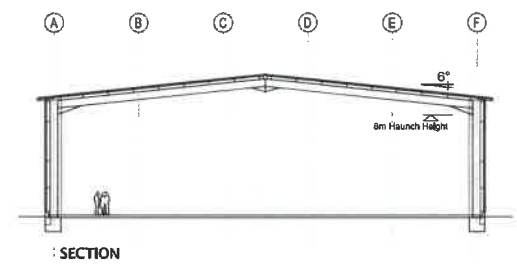
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 Industrial Unit 1 Plans/Elevations

DWG No. 1603-P05F

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 Date: 19-10-2016 Checked By: .

Unit 3b, Mercury Court, Manse Lane
 Knaresborough, WYK 8LP Tel: 01423 865 939
 E-mail: info@pcparchitects.co.uk

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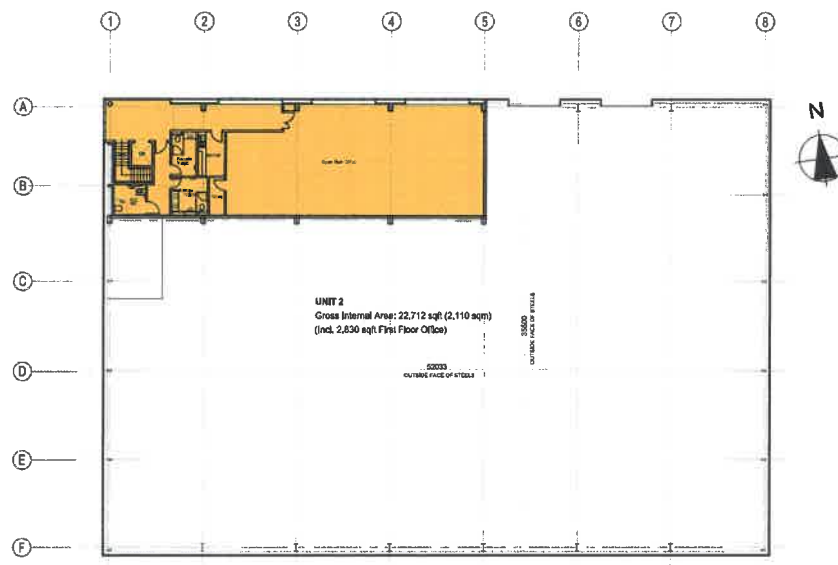


SECTION

REVISIONS
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 B RAUNCH HEIGHT RAISED TO 6m 18-11-2016 IP
 C AREAS SCHEDULED ADDED 30-11-2016 IP
 D OFFICE AMENDED 12-12-2016 IP
 E OFFICE AMENDED 18-12-2016 IP
 F OFFICE AREA AMENDED 19-12-2016 IP



GROUND FLOOR PLAN

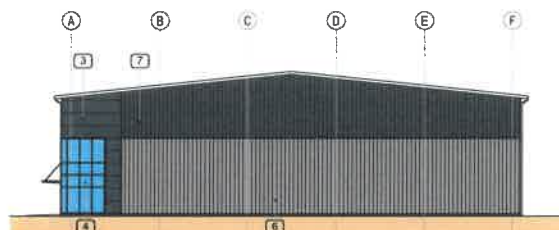


FIRST FLOOR OFFICE PLAN

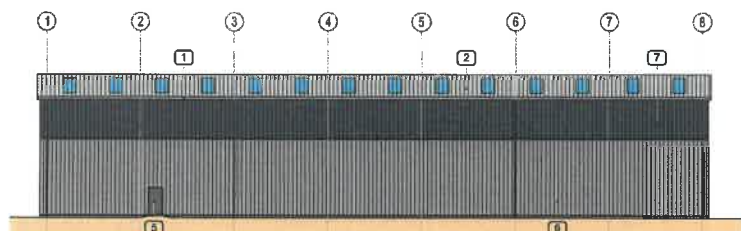
SCHEDULE OF G.I.A. (APPROX.)	
LOT 2	NETT SITE AREA = 1.14 Acres
UNIT 2 Ground Floor	19,882 sq.ft. (1,847 sq.m.)
UNIT 2 First Floor	2,830 sq.ft. (263 sq.m.)
G.F. Core (within total)	950 sq.ft. (88 sq.m.)
TOTAL	22,712 sq.ft. (2,110 sq.m.)



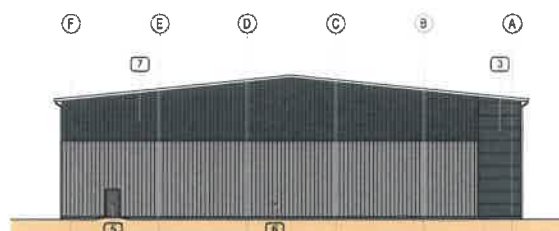
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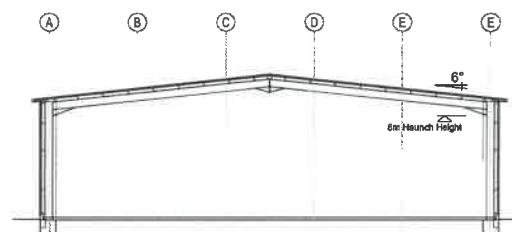
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



SECTION

- KEY
- KINGSPAN STANDARD ROOFLINE
 - GUTTER DOWNPIPES AND FLASHINGS - QUARTZ GREY OIL FORTE RANGE
 - KINGSPAN KS1000RW - GOOSEWING GREY (DL FORTE RANGE)
 - KINGSPAN KS1000MR (MICROBRI) - ONYX GREY (SPECTRUM RANGE)
 - DOUBLE GLAZED ALUMINIUM POWDER COATED WINDOWS. COLOUR - DARK GREY / RAL 7022
 - LEVEL ACCESS AND PERSONEL DOORS - DARK GREY RAL7022
 - KINGSPAN KS1000RW (LAD VERTICALLY) - QUARTZ GREY OIL FORTE RANGE
 - KINGSPAN KS1000RW (LAD VERTICALLY) AMYUNACITE GREY (DL FORTE RANGE)



Client: SLADEN ESTATES

Peveril Securities Ltd



Drawing Title: Industrial Unit 2 Plans/Elevations

DWC No. 1603-P06F

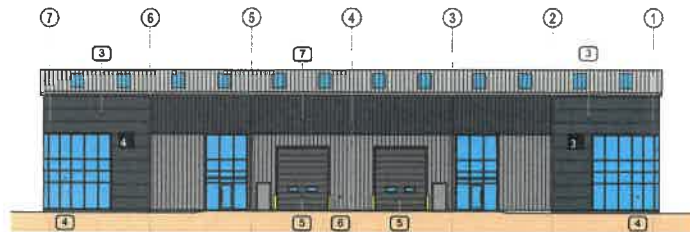
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Unit 35 - Mercury Court, Mansa Lane, Knaresborough, WGS 85F Tel: 01423 865 939 E mail: sales@pcparchitect.co.uk

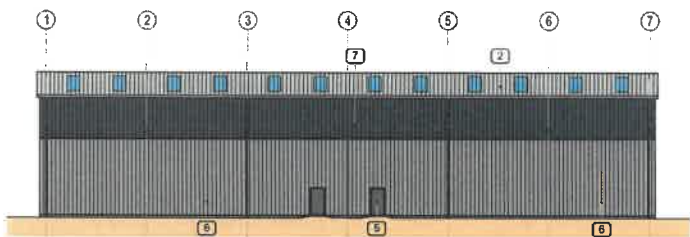
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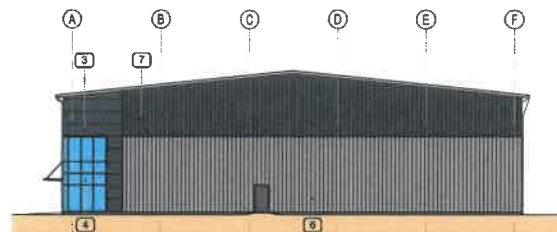
GROUND FLOOR PLAN



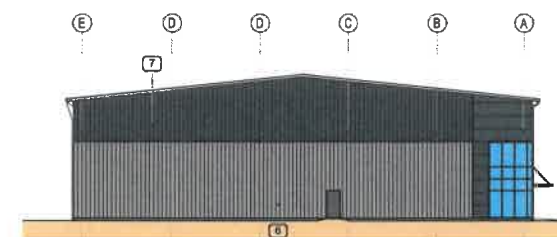
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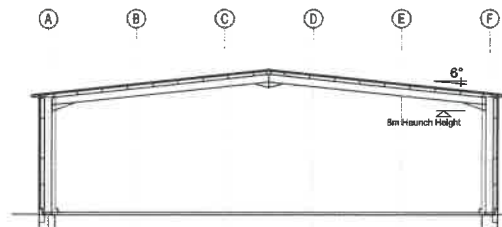
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SECTION

REVISIONS		
A	GENERALLY UPDATED	14-11-2016 IP
B	HAUNCH HEIGHT RAISED TO 5m	16-11-2016 IP
C	AREA SCHEDULE ADDED	30-11-2016 IP
D	DIMENSIONS ADDED	01-12-2016 IP
E	OFFICES AMENDED	12-12-2016 IP
F	OFFICES AMENDED	16-12-2016 IP

SCHEDULE OF G.I.A. (APPROX.)		
PLOT 3 & 4		
NETT SITE AREA = 1.27 Acres		
UNIT 3 Ground Floor	9,075 sq.ft.	(843 sq.m.)
GF Office (within total)	1044 sq.ft.	(97 sq.m.)
UNIT 3 TOTAL	9,075 sq.ft.	(843 sq.m.)
UNIT 4 Ground Floor	9,075 sq.ft.	(843 sq.m.)
GF Office (within total)	1044 sq.ft.	(97 sq.m.)
UNIT 4 TOTAL	9,075 sq.ft.	(843 sq.m.)
BUILDING TOTAL	18,150 sq.ft.	(1,686 sq.m.)

KEY

- 1 KINGSPAN STANDARD HIGHLINE
- 2 GUTTER/DOWNPIPES AND FLASHINGS - QUARTZ GREY (DL FORTE RANGE)
- 3 KINGSPAN KS1000RW - GOOSEWING GREY (XL FORTE RANGE)
- 4 KINGSPAN KS1000RH (MICROBIB) - ONYX GREY (SPECTRUM RANGE)
- 5 DOUBLE GLAZED ALUMINIUM POWDER COATED WINDOWS, COLOUR - DARK GREY / RAL 7022
- 6 LEVEL ACCESS AND PERSONEL DOORS - DARK GREY RAL7022
- 7 KINGSPAN KS1000RW (LAID VERTICALLY) - QUARTZ GREY (DL FORTE RANGE)
- 8 KINGSPAN KS1000RW (LAID VERTICALLY) - ANTHRACITE GREY (XL FORTE RANGE)



Client:



Peveril Securities Ltd

Project:
BURJ



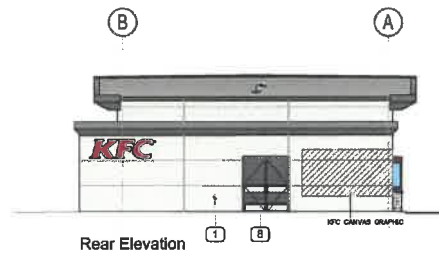
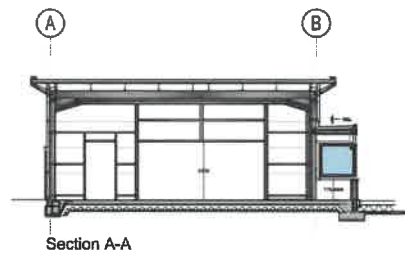
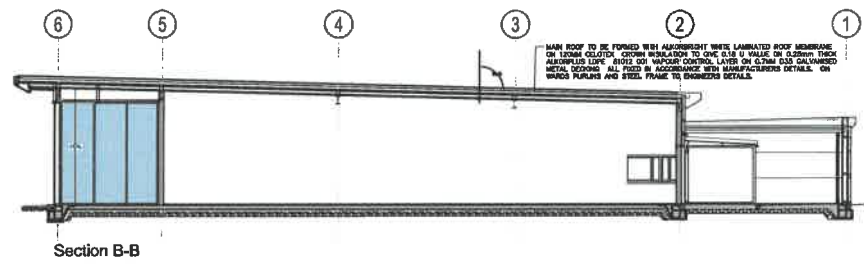
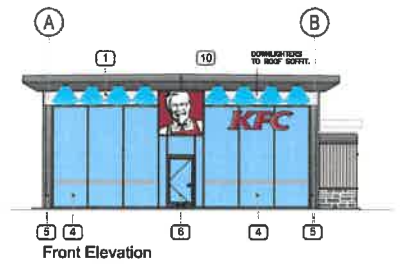
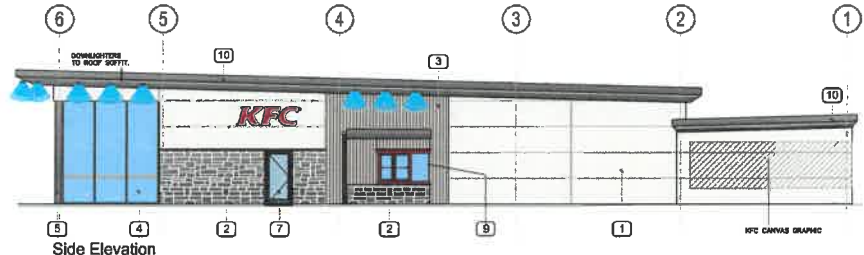
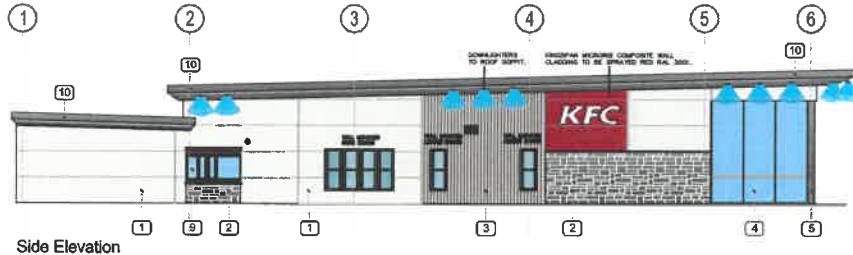
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DWG No. 1603-P07F

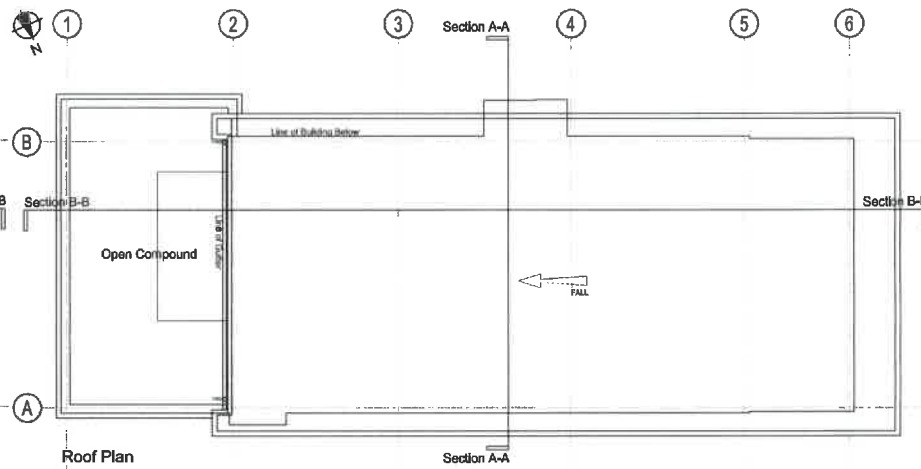
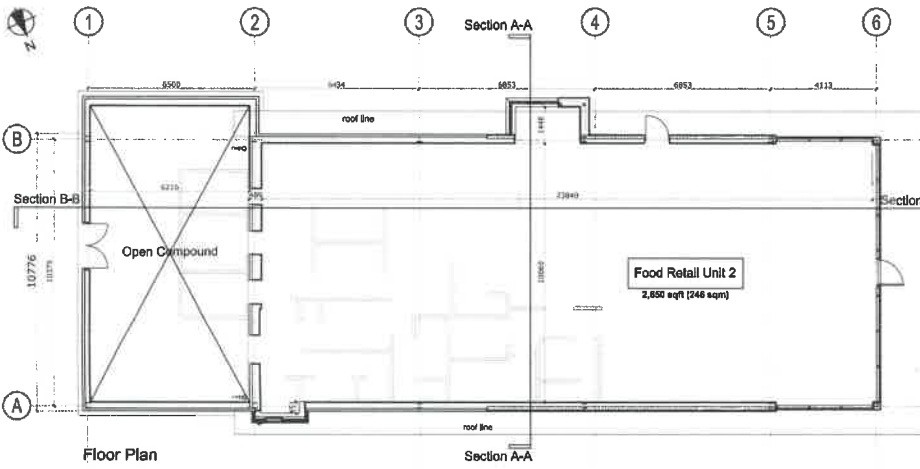
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- MATERIALS KEY**
- KINGSPAN MICROB COMPOSITE PANELS, COLOUR - XL FORTE GREY WHITE / RAL9002
 - VITEC STRATA BLACK TEXTURED STONE EFFECT WALL PANELS 30mm THICK BONDED TO BLOCKWORK SUPPORTING WALL.
 - VERTICAL COMPOSITE TIMBER CLADDING, HAWOODS TREKKER HD 2162 BRONZE
 - DOUBLE GLAZED ALUMINIUM POWDER COATED WINDOWS, COLOUR - CONCRETE GREY / RAL 7022
 - POWDER COATED ALUMINIUM CORNER PANELS, COLOUR - UMBRA GREY / RAL 7022
 - POWDER COATED ALUMINIUM ENTRANCE DOOR 1.1m WIDE, COLOUR - CONCRETE GREY / RAL 7022 WITH LETTER PLATE AND 1.0M LONG PUSH-PULL HANDLES, COLOUR - CONCRETE RED / RAL 3001
 - DOUBLE GLAZED ALUMINIUM POWDER COATED FIRE EXIT DOOR, COLOUR - UMBRA GREY / RAL 7022
 - SOHAM SECURITY DOORS, COLOUR - UMBRA GREY / RAL 7022, WITH CHECKER PLATE PANELS WHERE SHOWN
 - POWDER COATED ALUMINIUM DRIVE THRU WINDOW (MANUAL OPERATION) FRAME, COLOUR - CONCRETE RED / RAL 3001
 - POWDER COATED STEEL ROOF CAPPINGS, COLOUR - RAL 7022 UMBRA GREY
- STANDARD CORPORATE SIGNAGE BY END USER IN AREAS INDICATED AND SUBJECT TO SEPARATE PLANNING APPLICATION



Client: SLADEN ESTATES

Peveril Securities Ltd



Drawing Title: KFC Ltd Plan/ Elevations

DWG No. 1603-P08D

Scale: 1:100 @ A1 Date: Nov. 2016 Drawn By: TJC Checked By:

Unit 39, Mercury Court, Manse Lane, Knareborough, HG5 8LF, UK
 Tel: 01423 859 939
 E-mail: info@pcparchitects.co.uk

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REVISIONS		
A	UPDATED TO SIDE ENTRY UNIT	23-11-2016 IP
B	ROOF SPECIFICATION AMENDED	23-11-2016 IP
C	TEXT SIZE INCREASED	24-11-2016 IP
D	SERVING BOOTH HANDED	24-11-2016 IP



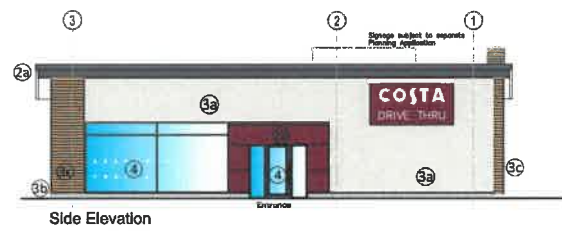
Rear Elevation



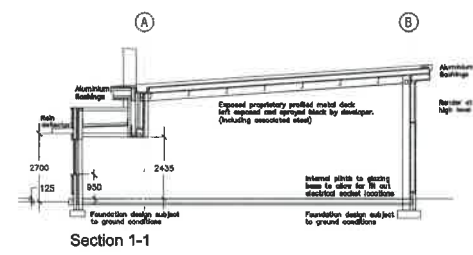
Side Elevation



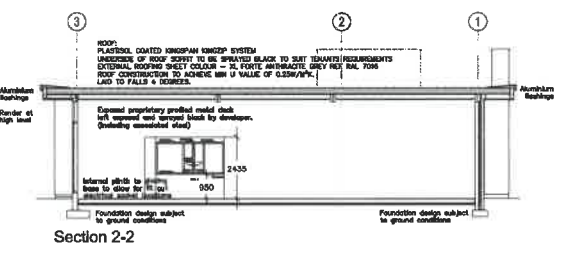
Front Elevation



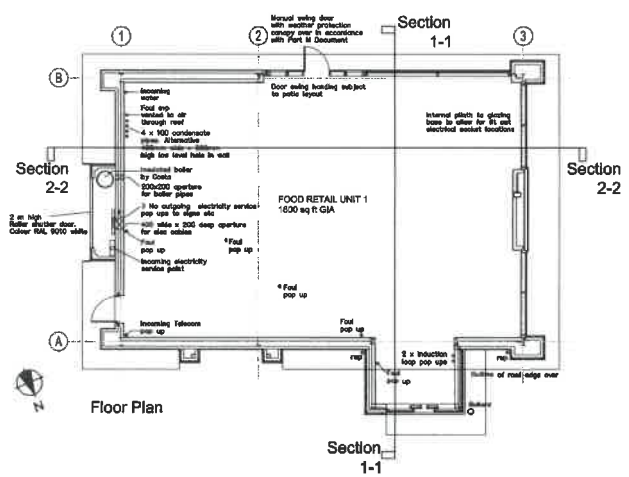
Side Elevation



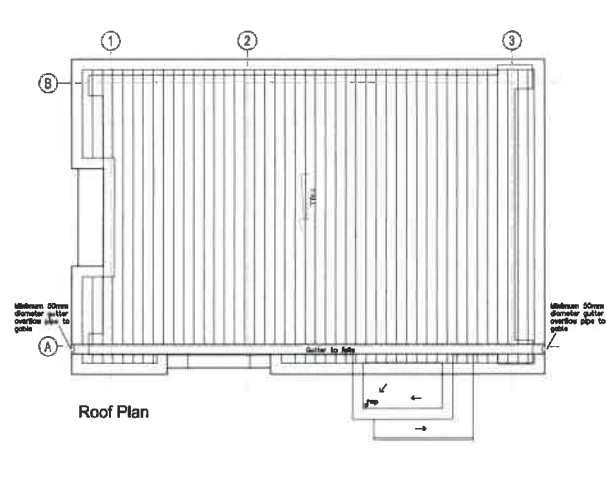
Section 1-1



Section 2-2



Floor Plan



Roof Plan

1. ROOF:
PLASTER COATED KINGSPAN KROQZP SYSTEM
UNDERLAYER OF ROOF SLOTTY TO BE SPRAWLED BACK TO SUIT TYPICAL REQUIREMENTS
EXTERNAL ROOFING SHEET COLOUR - ALPORTE ANTHRACITE GREY REF RAL 7016
ROOF CONSTRUCTION TO ACHIEVE MIN U VALUE OF 0.25W/M²K.
LEAD TO FALLS 4 DEGREES.
2. FASCIA AND SOFFIT:
2a 20mm FLAT POWDER COATED ALUMINIUM FLASHING APPLIED TO FASCIA. SUPPORTED OFF SHERTING RAILS. ALL FIXED BACK TO STEEL FRAMES IN ACCORDANCE WITH ENGINEERS DETAILS. COLOUR ANTHRACITE GREY REF RAL 7016.
FLAT ALUMINIUM CLADDING PANEL. SOFFIT ANTHRACITE GREY REF RAL 7016. SUPPORTED FROM HORIZONTAL RAILS ALL FIXED BACK TO STEEL FRAME IN ACCORDANCE WITH ENGINEERS DETAILS.
2b 20mm THICK ALUMINIUM BACKED PANELS. POWDER COATED PANTONE 222C (COSTA RED)
3. WALLS:
3a BLOCKWORK TO RECEIVE THRU COLOUR RENDER - COLOUR RAL 9010 WHITE.
3b COURSES UP TO DPC LEVEL IN FACING BRICKWORK - WENERSBERGER STAFFORDSHIRE SMOOTH BLUE. AVAILABLE VIA BROOKLINK TEL: 013 258 6800 WITH TILCON W/M MORTAR - SUBJECT TO PLANNING APPROVAL.
3c HORIZONTALLY LAD TIMBER CLADDING FIXED TO SUB FRAME OFF BLOCKWORK - BRITISH WESTERN RED CEDAR (THUSA PLICATA) WITH A NON VOC EXTERIOR HIGH BUILD OIL FINISH. NOTE: A SAMPLE OF TIMBER CLADDINGS TO BE CONSTRUCTED ON SITE FOR APPROVAL.
4. GLAZING:
THERMALLY BROKEN ALUMINIUM SHOPFRONT WINDOW SYSTEM (KAWNEER OR SIMILAR APPROVED). FRAME COLOUR ANTHRACITE GREY RAL 7016. SYSTEM TO ACHIEVE A MIN U VALUE OF 0.25W/M²K.
FOR ALL SOUTH, SOUTH EAST AND SOUTH WEST FACING GLAZING, DEVELOPER TO CONSIDER SOLAR REFLECTIVE FILM.
SCREENS TO RECEIVE STANDARD DOT MANIFESTATION AS INDICATED ON ELEVATIONS.
5. SERVICE DOOR
FACTORY FINISHED POWDER COATED STEEL DOORS AND FRAMES - COLOUR RAL 7016 WITH RAL 7016 FRAMES
6. LOUVERES
2NO LOUVERES WITH INTERNAL INSECT MESH. FINISHED RAL 7005 LIGHT GREY

PCP Architects
Architects & Planners

Client: **SLADE & ESTATES**
Peveril Securities Ltd

Project: **BURY**
PARK SIXTY SIX
JUNCTION 3 M56

Drawing Title: **Costa Unit Building Plans-Elevations**

DWG No. **1603-P88D**

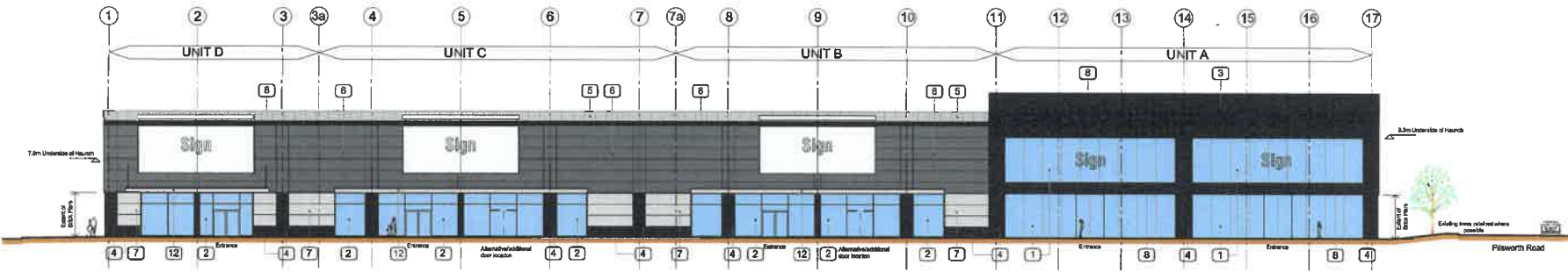
Scale: 1:100@A1 Drawn By: **DSH**
Date: 15-10-2016 Checked By: .

Unit 3b - Mercury Court - Mansel Lane
Knaresborough - HG5 8LP Tel: 01423 869 939
E mail: info@pcparchitects.co.uk

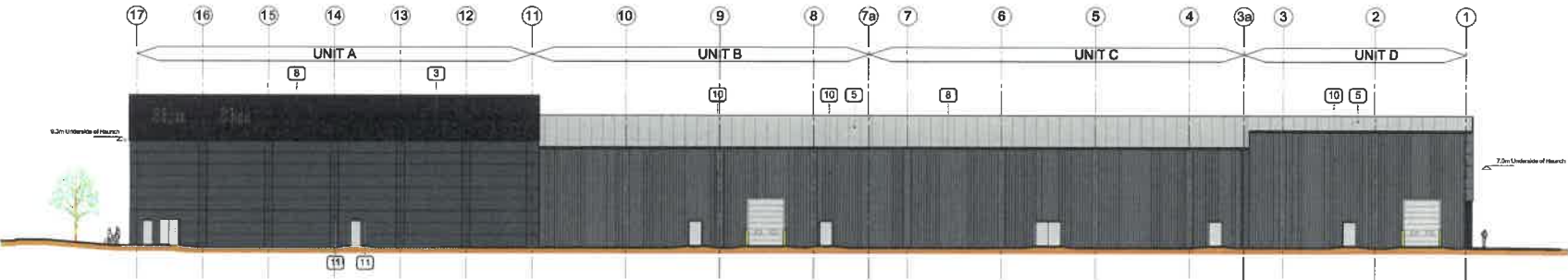
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REVISIONS

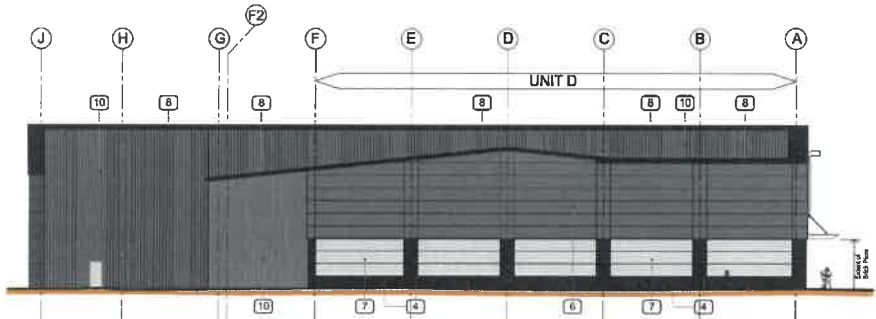
A	Cladding/signage colours changed	31-10-2016	IP
D	Amended generally	04-11-2016	IP
C	Unit D glazing removed	07-11-2016	IP
E	Glazing added	08-11-2016	IP
B	Unit A glazing modified	08-11-2016	IP
F	Colour reference changed	08-11-2016	IP
G	First floor windows amended Unit A	17-11-2016	IP
H	Material key added	26-11-2016	IP
J	Loading doors amended	30-11-2016	IP
K	Unit C rear doors modified	04-04-2017	IP
L	Unit A rear doors & north west elevation 1st floor windows modified	22-08-2017	IP



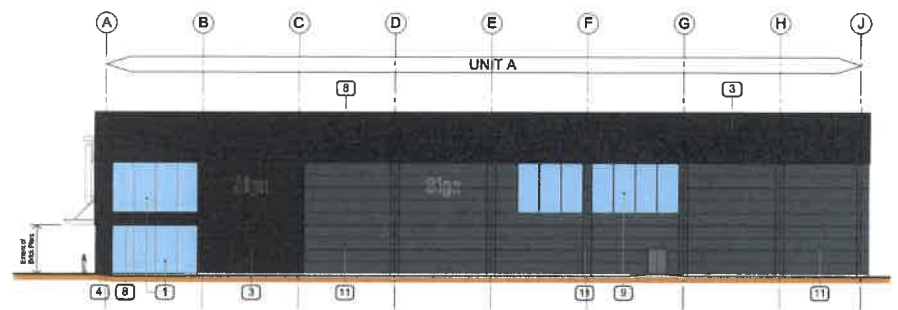
NORTH EAST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

MATERIALS KEY

- 1 FRAMELESS SHOP FRONT GLAZING (INCORPORATING SPECIALIST GROUND FLOOR ENTRANCE DOORS)
- 2 PPC ALUMINIUM FRAMED SHOP FRONT GLAZING (INCORPORATING SPECIALIST ENTRANCE DOORS) FRAME COLOUR - SQUIRREL GREY RAL 7000
- 3 KINGSPAN KS1000 MMR - COLOUR SPECTRUM JET
- 4 FACING BRICKWORK PIER/PLINTH - COLOUR BLACK WITH BLACK MORTAR
- 5 KINGSPAN KINGZIP KS1000 ZIP IP - COLOUR XL FORTE GOOSEWING GREY
- 6 KINGSPAN KS1000 MMR - COLOUR SPECTRUM BASALT GREY
- 7 KINGSPAN KS1000 MMR - COLOUR SPECTRUM MOONSTONE GREY
- 8 PPC PRESSED METAL FLASHING/FACIA/GUTTER/VERGE - COLOUR BLACK
- 9 PPC ALUMINIUM FRAMED DOUBLE GLAZING FRAME COLOUR - SQUIRREL GREY RAL 7000
- 10 KINGSPAN KS1000 RW LAID VERTICALLY - COLOUR XL FORTE MERLIN GREY
- 11 KINGSPAN KS1000 MMR - COLOUR SPECTRUM ONYX GREY
- 12 GLAZED CANOPY WITH PPC STEEL STRUCTURE



Client: SLADEN ESTATES

Peveril Securities Ltd



Drawing Title: Units A,B,C,D Elevations

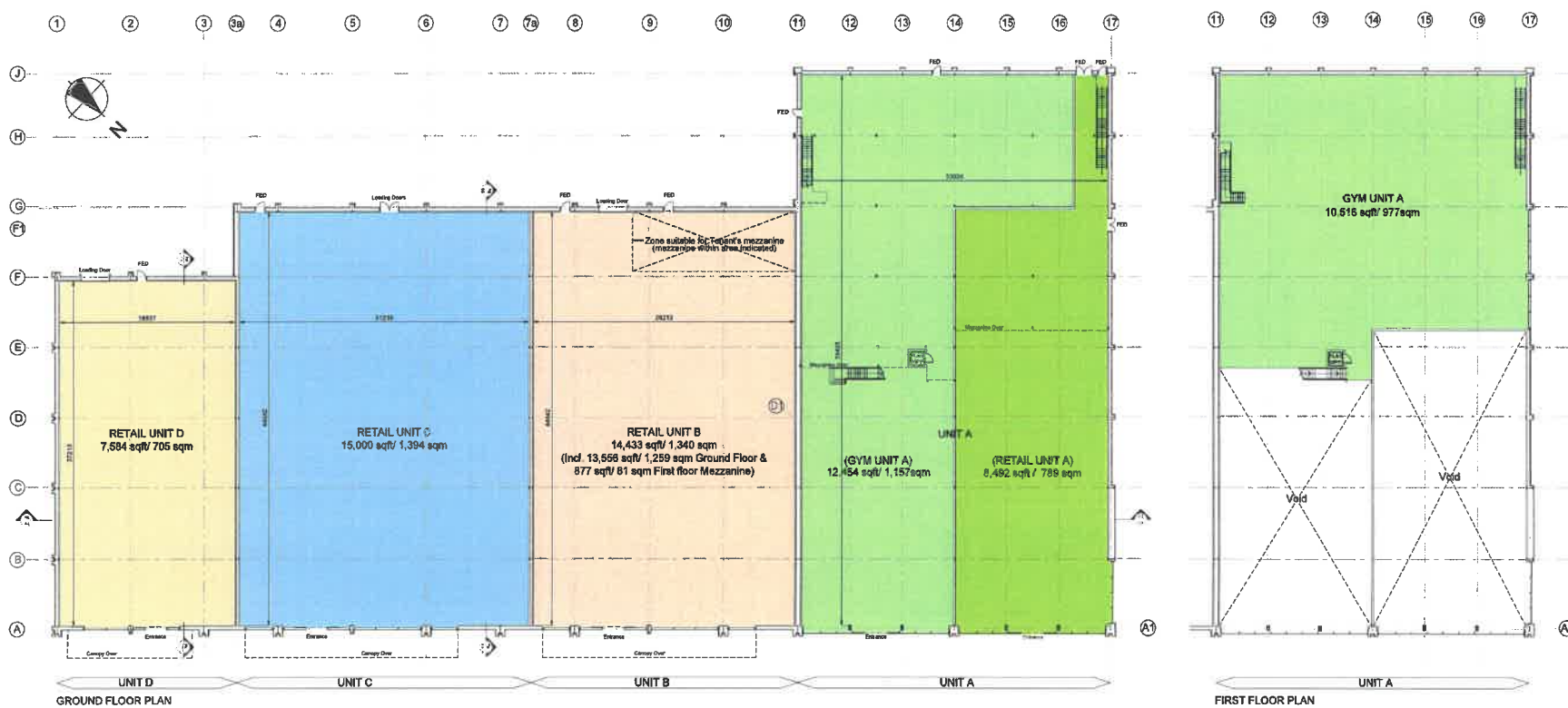
DWG No. 1603-P04L

Scale: 1:200@A1 Date: 19-10-2016 Drawn By: DSH Checked By:

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REVISIONS

A	SCALE CHANGED & DIMENSIONALLY UPDATED	05-11-2018	JP
B	UNIT A GLAZING MODIFIED	06-10-2018	JP
C	DIMENSIONS ADDED	06-11-2018	JP
D	UNIT C GR AND C RISES AMENDED	14-11-2018	JP
E	UNIT A STAIRS AND LIFT INDICATED	15-11-2018	JP
F	UNIT D SLOTTED WINDOW	15-11-2018	JP
G	UNIT A STAIRS ADDED	15-11-2018	JP
H	UNIT A SECTIONAL WALL ADJUSTED	25-11-2018	JP
I	LOADING DOORS ADDED	26-11-2018	JP
J	AREA FOURING ADJUSTED	01-12-2018	JP
K	UNIT C NEAR DOORS MODIFIED	04-04-2017	JP
L	UNIT A AND B UPDATED	17-08-2017	JP
M	UNIT A FLOOR AREA CLAMPED	23-08-2017	JP
N	RETAIL UNIT FLOOR AREA REDUCTION UPDATE	14-04-2017	JP



SCHEDULE OF FLOOR AREAS (G.I.A)

UNIT A FLOOR AREAS	SQFT	SQM
UNIT A FLOOR AREAS	9,492	789
GROUND FLOOR GYM	12,454	1,157
FIRST FLOOR GYM	10,619	977
TOTAL	31,482	2,823

UNIT B FLOOR AREAS	SQFT	SQM
GROUND FLOOR	13,568	1,259
MEZZANINE	877	81
TOTAL	14,433	1,340

UNIT C FLOOR AREAS	SQFT	SQM
GROUND FLOOR	15,000	1,394
TOTAL	15,000	1,394

UNIT D FLOOR AREAS	SQFT	SQM
GROUND FLOOR	7,584	705
TOTAL	7,584	705

GRAND TOTAL	SQFT	SQM
GRAND TOTAL	69,479	6,362

PCP Architects
www.pcparchitects.co.uk

Client: **SLADEN ESTATES**

Peveril Securities Ltd

Project: **BURY**

PARK SIXTY SIX
JUNCTION 3 M66

Drawing Title: **Units A,B,C,D Building Plan**

DWG No.: **1603-P03P**

Scale: 1:250@A1 Date: 16-10-2018

Drawn By: **DSH** Checked By: **JP**

Unit 3b - Mercury Court - Mense Lane
Knaresborough - HG5 8LF Tel: 01423 269 939
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Ward: Prestwich - St Mary's

Item 02

Applicant: Minister Jalal Bouhlel

Location: Autocephalic Chapel Church, Chapel Road, Prestwich, Manchester, M25 9SR

Proposal: Change of use of lower ground floor from church (D1) to dwelling (C3), re-roofing main roof and removal of chimney stack

Application Ref: 61757/Full

Target Date: 22/09/2017

Recommendation: Approve with Conditions

Description

The site relates to a chapel building which is located within a predominantly residential area. There are a set of steps which run down the north east side of the building, used by the public as a cut-through access from the estate to the village centre and its services and facilities.

Due to the topography of the area and the gradient of the land which falls away steeply to the north, the chapel is a split level building with the ground floor comprising the main hall of worship vestry and reception area at the ground floor street level and store/offices at the lower ground floor at basement level.

The building is on the Local Planning Authorities Local List as a Non-Designated Heritage Asset (NDHA). It is described as a small and simple brick built chapel and has a central entrance porch with round headed doorway, keystone and pilasters. It is a red brick build, rendered at the front and has a red tiled roof. There are semi circular windows each side with keystone and drip mouldings with a central window above. There are stone steps to the side and stone wall and posts to the front. There is a datestone above the front entrance dated 1874.

The application seeks a change of use of the lower ground floor from a church (Use Class D1), to a residential unit. The flat would offer one bedroomed accommodation with a living/dining room and bathroom. Access would be via a set of steps at the southern side of the building and through an entrance door on the side elevation where there is also a yard area for amenity purposes.

Alterations would comprise re-roofing the building from terracota concrete tiles to dark grey eternit slate, removal of the chimney, re-rendering part of the external facade and replacement of the lower ground floor windows with dark grey upvc frames.

Relevant Planning History

56965 - Demolition of existing chapel and erection of 4 no. dwellings and creation of 4 no. parking spaces - Approved 10-3-2014

Publicity

14 properties at Nos 1,3,5,7 18, 20, 22, 24, Sycamore Cottage, Chapel Road; 8,10 Halliwell Walk and 16,17,18 South Row, notified by letter on 1/8/2017

One letter of objection received from No 1 Chapel Road with the following issues raised:

- Strongly object;
- There is nowhere to park for extra flats;
- Direct overlooking to my house;

- Judging by the standard of work carried out in the last 12 months, the quality of work would be low;
- This would attract a similar tenant base for another rogue landlord.

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

Consultations

Traffic Section - No objection.

Greater Manchester Ecology Unit - No objection subject to a condition to provide a Bat Method Statement.

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
EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
HT2/4	Car Parking and New Development
EN7/2	Noise Pollution
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.

Principle - The proposed development would concern the conversion of the basement area to a single residential dwelling of the building, replacement roof, removal of the chimney and new windows. The conversion of the basement to a single residential unit and would be relatively small scale development, require minimal additional amenities and services and would involve minor physical intrusion to the externality and appearance of the building or site area.

The site is located within a residential area, in a sustainable location and with good access to public transport and would not conflict with surrounding land uses or significantly impact on the character of the local environment.

It is therefore considered that the proposed development would be acceptable and comply with UDP Policies H1/2 - Further Housing Development and H2/1 - The Form of New Residential Development.

Heritage considerations and visual impact - The change to the window frames to grey upvc would effect the lower ground floor only and the alterations would not be perceptible from public views. The replacement roof covering from tile to Eternit artificial slate would improve the overall appearance of the building and would not conflict with other materials evident in the locality or the aesthetic qualities of the building. The chimney is a small stack structure and located to the rear of the building it does not add significant value to the architectural character of the area and therefore its loss has no consequence. .

The proposed external alterations would be relatively minimal and not intrinsically alter the appearance of or impact on the character of the Non-Designated Heritage Asset. The majority of the facade would be retained and as such intrusion to the fabric of the building would not be significant.

As such, the proposed works are considered to be acceptable and would comply with UDP Policies EN1/2 - Townscape and Built Design and Chapter 12 - Conserving and enhancing the historic environment of the NPPF.

Residential amenity - The surrounding area is predominantly residential in character and the proposed conversion to form a residential area would not conflict with the surrounding land uses.

The flat would be located at the lower ground floor level and access to it would be through the front of the site on the south west side, which would not interfere with the steps which are used by the public to the north of the building.

The attached house, Sycamore Cottage is set a lower level to the site and set adjacent to the rear blank wall of the building and as such there would be no issues of privacy or overlooking.

In terms of the future occupier of the flat, there would be a yard area which would provide some outside amenity space and an area to the entrance of the site for bin storage. A condition to incorporate soundproofing between the flat and chapel would be included as a condition.

As such, it is considered that the proposed development would not impact on the amenity of local residents or future occupier/s of the flat and would comply with UDP Policies H2/1 - The Form of New Residential development, H2/2 - The Layout of New residential development and EN1/2 - Townscape and Built Design.

Parking - There is currently no parking for the chapel and there is no parking proposed for the residential accommodation.

It is considered that a one bedroomed flat would not generate significant levels of parking or additional traffic to the area. The site is located in an area where there is unrestricted on street parking and there is also unrestricted lay-by parking which runs along the east side of Chapel Road. The property is located within walking distance to local amenities and is close to a bus route.

Given the small scale of development proposed, the on-street parking available in the area and the location of the property, the proposed residential accommodation is considered to be acceptable. The Highway's Section have raised no objection to the application and as such it would comply with UDP Policies H2/2 - The Layout of New Residential Development and HT2/4 - Parking and New Development.

Ecology - The building has features that could support bats and there is a good feeding habitat within 100m of the site. GMEU therefore recommended that a bat survey be carried out. This concluded that there were no signs of bats found, and the building has only low potential to support bats. Providing that some precautions and measures are taken to avoid harm to bats during the redevelopment of the site, and that any loss of bat roosting potential is compensated, GMEU have no objection to the proposed scheme. A condition would therefore be included requiring the submission of a Bat Method Statement to address these issues.

Response to objector - The issues raised have been discussed 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

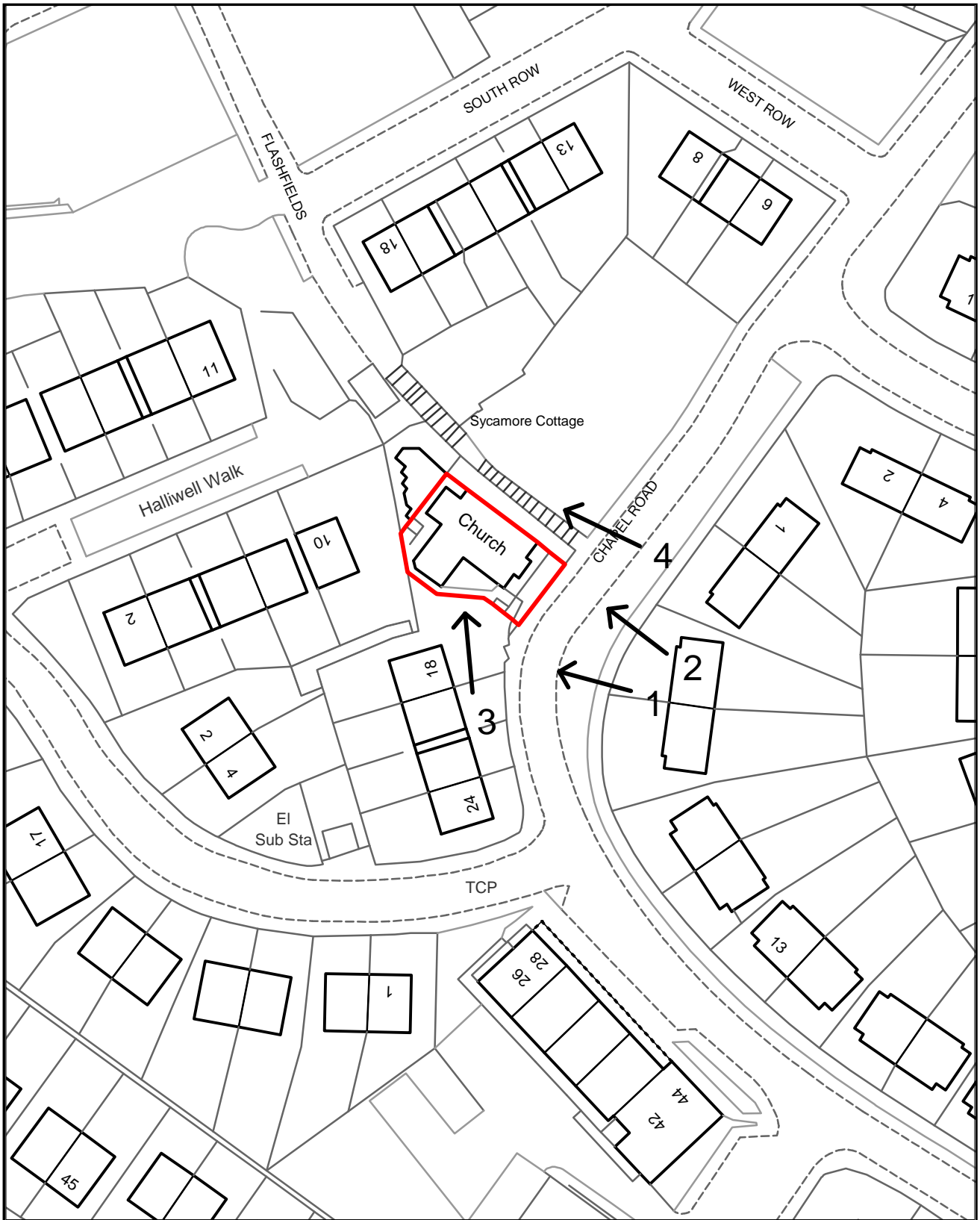
Conditions/ Reasons

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 - Location plan 00131; Existing and proposed floor plans and elevations 00131 dwg no. 1/1; Existing rear elevation 00131 dwg 3/4; Proposed rear elevation 00131 dwg 4/4; Preliminary Bat Survey report dated 27/9/17 by Angela Graham Bat Consultancy Service 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 Method Statement has been submitted to and approved by the Local Planning Authority with details of measures to be taken to avoid any possible harm to bats during the course of the scheme and compensation provided for the loss of any bat roosting potential. The approved measures and method statement only shall be implemented to an approved timetable. All mitigation measures shall be fully implemented prior to the commencement of the works and remain in situ on the site for an agreed period of time.
Reason. Information not submitted at application stage. 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.
4. No development shall take place unless and until a scheme to soundproof the floor/ceiling between the basement flat and the ground floor chapel, which shall be in accordance with standards of construction specified in current Building Regulations, has been submitted to and approved by the Local Planning Authority. Such works that form the approved scheme shall be completed before the development is brought into use.
Reason. The application contains insufficient detail in order to demonstrate that the required scheme would maintain the residential amenities to protect the residential amenities of the future occupiers of the flat pursuant to UDP Policy EN7/2 Noise Pollution.

5. The materials to be used in the development hereby approved shall comprise Marley Eternit dark grey Rivendale fibre cement roof slate and upvc dark grey double glazed windows to be used in the lower ground floor window openings only. The windows to the ground floor shall be retained as existing.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design and H2/1 - The Form of New Residential Development.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 61757

**ADDRESS: Sycamore Cottage
Chapel Road**

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

61757

Photo 1



Photo 2

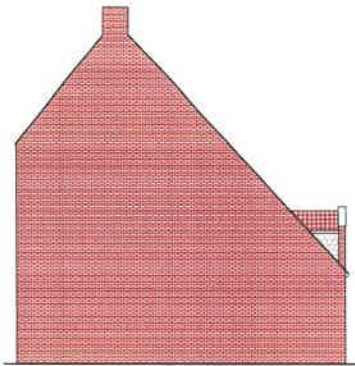


Photo 3

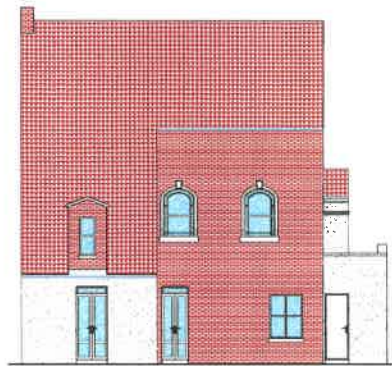


Photo 4

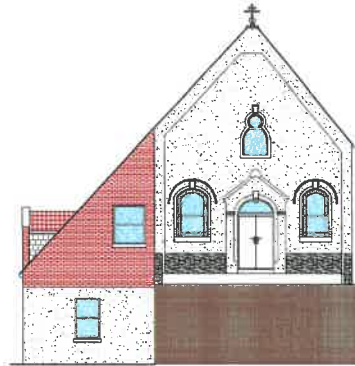




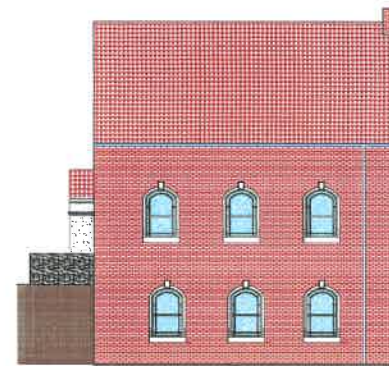
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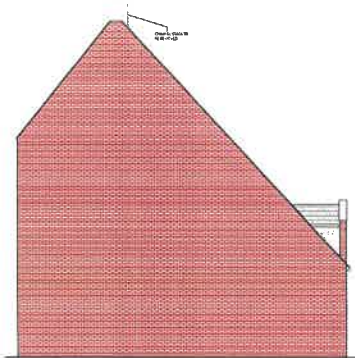
EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



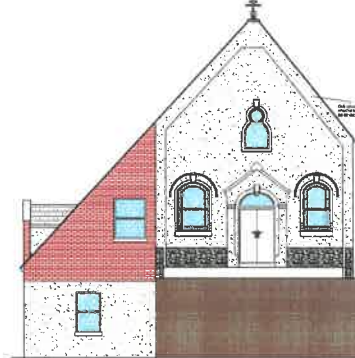
EXISTING SIDE ELEVATION



PROPOSED REAR ELEVATION



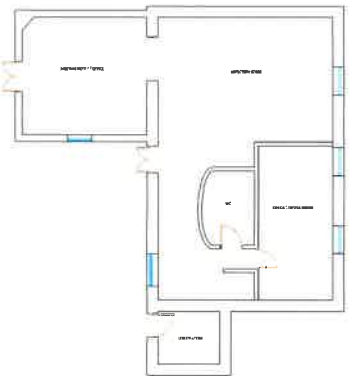
PROPOSED SIDE ELEVATION



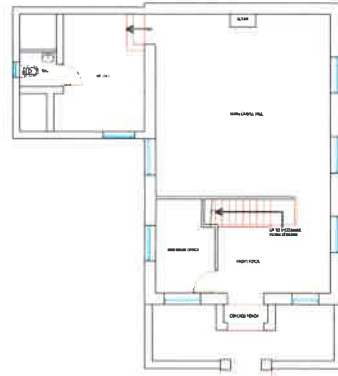
PROPOSED FRONT ELEVATION



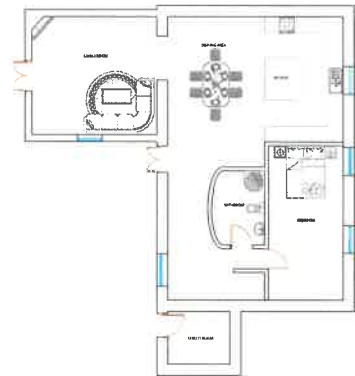
PROPOSED SIDE ELEVATION



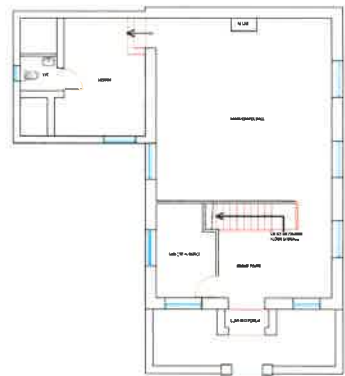
EXISTING LOWER GROUND FLOOR PLAN




EXISTING GROUND FLOOR PLAN



PROPOSED LOWER GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

REV	DATE	AMENDMENTS
CLIENT	MINISTER JALAL BOUHLEL	
DRAWN BY	SK	
DATE	17 JULY 2017	
SCALE	1:100 @ A1	
PROJECT REF	00131	
DRAWING No	1 / 1	
TITLE:		
PROPOSED CONVERSION OF LOWER GROUND FLOOR TO 1 BED SELF CONTAINED FLAT AT:		
AUTOCEPHALIC CHAPEL CHURCH		
CHAPEL ROAD		
MANCHESTER		
M25 9SR		
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90a BURY OLD ROAD, MANCHESTER, M8 5BW TEL: 0161 7959980 MOB: 07771868293 EMAIL: info@a3architecturalservices.co.uk		

Sycamore Cottage



PROPOSED REAR ELEVATION

CHAPEL ROAD

10

18

REV	DATE	AMENDMENTS

CLIENT	MINISTER JALAL BOUHLEL
DRAWN BY	SK
DATE	27 JULY 2017
SCALE	1:200 @ A3
PROJECT REF	00131
DRAWING No	4/4

TITLE:
 PROPOSED CONVERSION OF LOWER GROUND FLOOR TO 1 BED SELF CONTAINED FLAT:
 16 CHAPEL ROAD
 CHAPEL ROAD
 MANCHESTER
 M25 9SR
(No reliance should be placed upon dimensions which are scaled off this drawing - please see annotations.)
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A3 ARCHITECTURAL SERVICES
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Ward: Radcliffe - West

Item 03

Applicant: Alcock Veterinary Services Ltd

Location: 136 Stand Lane, Radcliffe, Manchester, M26 1GS

Proposal: Change of use from public house (Class A4) to veterinary surgery (Class D1);
Alterations to external elevations, demolition of existing cellar area and resurfacing to form access and car parking

Application Ref: 61828/Full

Target Date: 06/10/2017

Recommendation: Approve with Conditions

Description

The site is a former public house, which has been closed since 2013. The building is two storeys with a single storey outrigger at the rear, which extends almost to the boundary. The building is constructed from red brick with a tile roof and is located centrally within the site. There is vehicular access from the north and there was vehicular access from the south until the previous owners erected a wall across the entrance.

There are commercial properties to the north west and north east and there are residential properties to all other boundaries.

The proposed development involves the change of use of the building from a public house (A4) to a veterinary surgery (D1). The only external alteration would be the replacement of the existing door on the side elevation and the removal of the smoking shelter. The existing cellar would be removed. The proposed use would be open on the following hours;

Monday to Friday - 8.00 to 20.00

Saturday - 09.00 - 17.00

Sunday - 10.00 - 16.00

Bank Holidays - 10.00 - 16.00

The proposed development would be accessed from the existing accesses off Stand Lane. The north western access would provide 5 spaces and a disabled parking space and the car park to the south eastern access would provide level access for customers and 2 spaces.

Relevant Planning History

56132 - Outline Application for the demolition of existing public house 'The Swan Hotel';
Erection of 3 no mews style dwellings at 136 Stand Lane, Radcliffe. Approved with conditions - 7 May 2013

58806 - Change of Use of 1st floor to residential (4 apartments); 2 storey extension at rear;
Alterations to access at front and side (Ramp, steps and handrails); New parking arrangements; New Shop front at 136 Stand Lane, Radcliffe. Approved with conditions - 21 August 2015

59287 - Change of Use of 1st floor to residential (3 no. apartments); Alterations to access at front & side and rear (Ramp, steps and handrails); New parking arrangements; New Shop front (Resubmission of 58806) at 136 Stand Lane, Radcliffe. Approved with conditions - 3 November 2015

Pre-application enquiries

01994/E - Change of use from public house (A4) to veterinary surgery (D1) including alterations to the external elevations and resurfacing of areas at each side to form car

parking at 136 Stand Lane, Radcliffe. Enquiry completed - 14 June 2017

Publicity

The neighbouring properties were notified by means of a letter on 16 August 2017.

1 letter has been received from the occupiers of 5 Lawndale Close, which has raised the following issues:

- Concerned about animals being housed overnight and the impact this would have in terms of noise in the residential properties at the rear.

The neighbouring properties were notified of revised plans on 25 October 2017.

2 letters have been received from the occupiers of 5 Lawndale Close and the RSPB, which have raised the following issues:

- The property is close to an existing swift colony, which is an endangered species of birds. During the alterations there is an ideal opportunity to include some internal swift bricks.
- The revised plans still show an external dog yard, which does not address my previous comments about the potential noise nuisance. Would the Council consider serving a noise abatement notice if the dogs bark?

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

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to access alterations, car parking and turning facilities.

Drainage Section - No response received.

Environmental Health - Contaminated Land - No comments.

Environmental Health - Commercial Section - No response received.

Environmental Health - Pollution Control - No response received.

Waste Management - No response received.

GM Ecology Unit - No objections, subject to the inclusion of a condition relating to nesting birds and an informative relating to bats.

Unitary Development Plan and Policies

EC4/1	Small Businesses
EC6/1	New Business, Industrial and Commercial
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN6	Conservation of the Natural Environment
EN7	Pollution Control
EN7/2	Noise Pollution
EN7/5	Waste Water Management
HT2/4	Car Parking and New Development
HT4	New Development
HT5/1	Access For Those with Special Needs
CF1/1	Location of New Community Facilities
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

Issues and Analysis

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

specifically mentioned.

Principle - Policy EC4/1 states that proposals for small businesses will be acceptable when the scale of development is appropriate to and the use is environmentally compatible with, the surrounding area in which it is to be located, and where they do not conflict with other policies and proposals of the plan.

Policy EC6/1 states that any business, industrial and commercial development will be expected to be of a high standard of design and appearance and to take account of the surrounding environment, amenity and the safety of employees, visitors and adjacent occupiers. Factors to be considered when assessing proposals will include:

- scale, size, density, layout, height and materials;
- access and car parking provision;
- landscaping and boundary treatments;
- the effect on neighbouring properties;
- the safety of employees, visitors and adjacent occupiers.

The proposed development would result in the change of use from a public house (A4) to a veterinary surgery (sui generis). The proposed development would be of a size and scale that would be appropriate to the locality. The remaining issues of access, car parking, landscaping and the effect on neighbouring properties will be dealt with later in the report. The proposed development would be acceptable in principle and would be in accordance with Policy EC6/1 and EC4/1 of the Bury Unitary Development Plan.

Design and layout - There would be no external changes to the external appearance of the building and there would be no change to the location of the openings and doors. There are steps leading to the front door and as such, level access would be provided via an entrance on the gable elevation with separate pedestrian access. As such, the proposed development would be accessible. Therefore, the proposed development would not be a prominent feature in the streetscene and would be in accordance with Policies EN1/2, HT5/1 and EC6/1 of the Bury Unitary Development Plan.

Impact upon residential amenity - The only building works proposed is the replacement of the existing door on the south eastern elevation with a larger door to facilitate access. The proposed development would retain an opening in this location, although slightly larger and would not have a significant adverse impact upon the nearby residential properties. The remainder of the openings in the building would be as existing and as such, there is no worsening of the relationships arising from privacy. Therefore, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties in terms of loss of light and privacy.

Noise - The building was last used as a public house with no restrictions on the opening hours.

The proposed development would be open on the following hours:

Monday to Friday - 8.00 to 20.00

Saturday - 09.00 - 17.00

Sunday - 10.00 - 16.00

Bank Holidays - 10.00 - 16.00

The building could be re-used as a public house and other uses without requiring planning permission for a change of use. The building could be open until 11pm or later and the nature of this use could be significantly noisier than the proposed use. As such, it is considered that the proposed development and the reduced opening hours in comparison to the public house use would not cause a noise nuisance to the surrounding properties.

The proposed plans indicate that the rear yard would be used as an enclosed dog exercise yard. The supporting statement confirms that the rear yard would be used on an occasional basis and would be enclosed by high walls and a 2.4 metre high fence. The statement confirms that only 1 dog would utilise this area at a time in order to minimise the potential for

noise. A condition is proposed to ensure that this area is used for exercise and not for extended periods of housing animals. Therefore, the proposed development would not have a significantly adverse impact upon the amenity of the neighbouring properties and would be in accordance with Policy EN7/1 of the Bury Unitary Development Plan.

Highways issues - The proposed development would be accessed using the two existing accesses from Stand Lane. The access to the north west would provide access for customer parking and a sliding metal gate would be provided behind the disabled parking bay. There would be sufficient space to turn in the car park and there would be appropriate levels of visibility at the junction with Stand Lane. The access to the south east would provide 2 spaces for use by staff and would form the main access to the building. A pedestrian route would be demarcated by bollards and there would be space within this area to turn and there would be appropriate levels of visibility. The Traffic Section has no objections, subject to the inclusion of conditions relating to access alterations, car parking and turning facilities. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policy EC6/1 of the Bury Unitary Development Plan.

Parking - SPD11 states that the maximum parking standards would be 1 space per 2 full time equivalent staff and 3 per consulting room. This would equate to 9 spaces.

The north western access would provide 5 spaces and a disabled space and the car park to the south eastern access would provide level access for customers and 2 spaces. This would equate to 8 spaces. The site is located in close proximity to the town centre and has good access to public transport. As such, the proposed level of car parking would be acceptable in this instance. Therefore, the proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Response to objectors

The issues relating to noise have been addressed in the report above. The decision to serve a noise abatement notice would be one for Environmental Health - Pollution Control.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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 the drawings received on 11 August 2017 and the proposed first floor plan & proposed site plan received on 25 October 2017 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 building works shall commence or clearance of woody vegetation occur

between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to works and written confirmation provided that no active bird nests are present 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.

4. All work and other activity at the site shall be confined to the following hours:-
Monday to Friday - 8.00 to 20.00
Saturday - 09.00 - 17.00
Sunday - 10.00 - 16.00
Bank Holidays - 10.00 - 16.00

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EC4/1 – Small Businesses and EC6/1 – Assessing New Business, Industrial and Commercial Development of the Bury Unitary Development Plan.

5. The access alterations/improvements indicated on the approved plans in the form of the provision of a segregated pedestrian access to the main entrance and the removal of the existing wall, railings and gate at the entrance to the staff car park, shall be implemented before the use hereby approved is commenced.

Reason. To ensure good highway design in the interests of pedestrian and road safety pursuant to Policies EC6/1 - New Business, Industrial and Commercial and CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan.

6. The car parking and turning facilities indicated on the approved plans shall be provided prior to the use hereby approved is commenced 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 the following Policies of the Bury Unitary Development Plan:

Policy EC6/1 - New Business, Industrial and Commercial

Policy CF1/1 - Location of New Community Facilities

Policy HT2/4 - Car Parking and New Development.

7. In relation to animal use, the yard area shall only be used for exercise purposes only and not for housing dogs/animals for extended periods of time.

Reason. To dsafeguard the amenities of the occupiers of nearby residential properties pursuant to the following Policies of the Bury Unitary Development Plan:

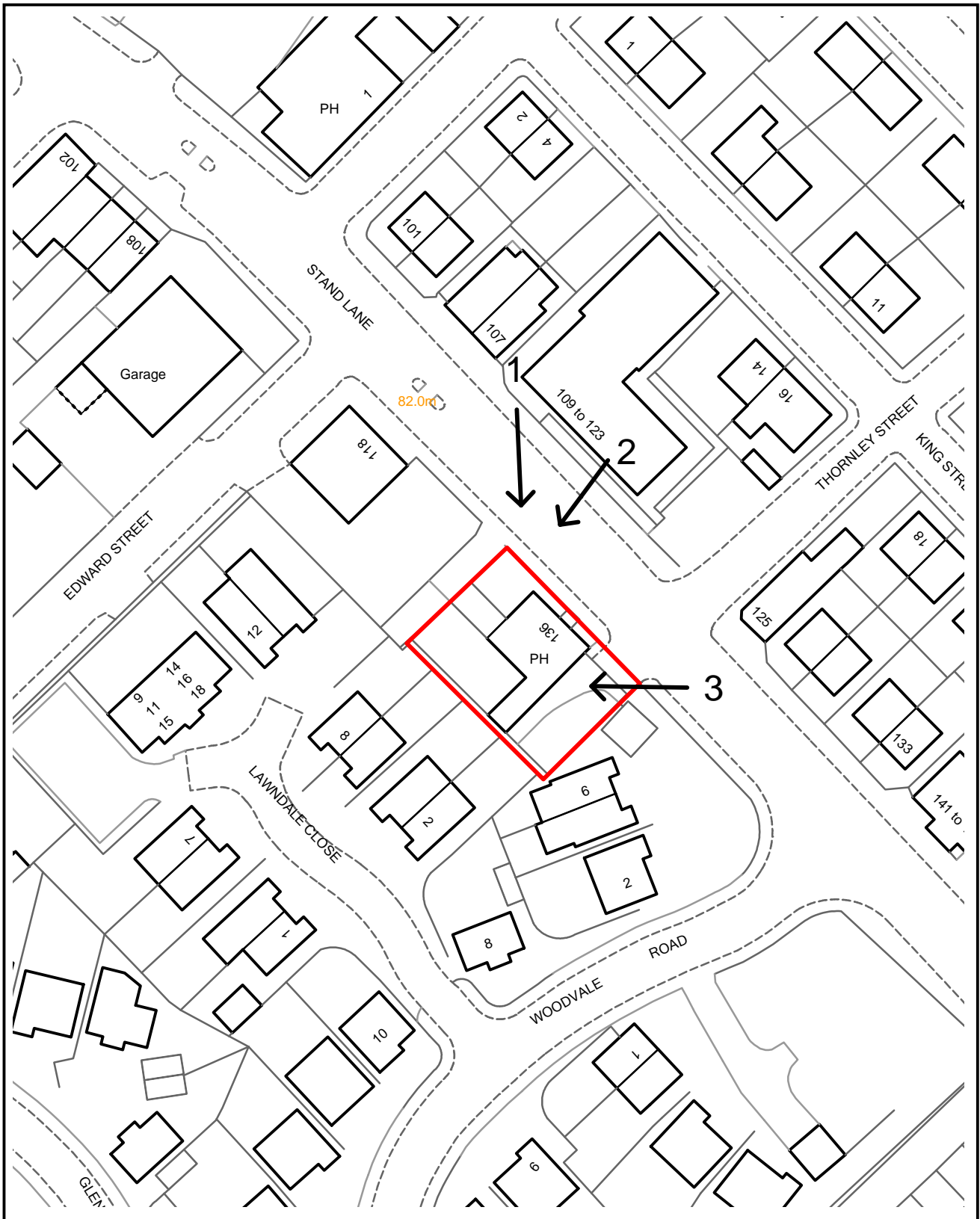
Policy CF1/1 - Location of New Community Facilities

Policy EC6/1 - Assessing New Business, Industrial and Commercial Development

Policy EN7/2 - Noise Pollution

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 61828

**ADDRESS: 136 Stand Lane
Radcliffe**

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

61828

Photo 1

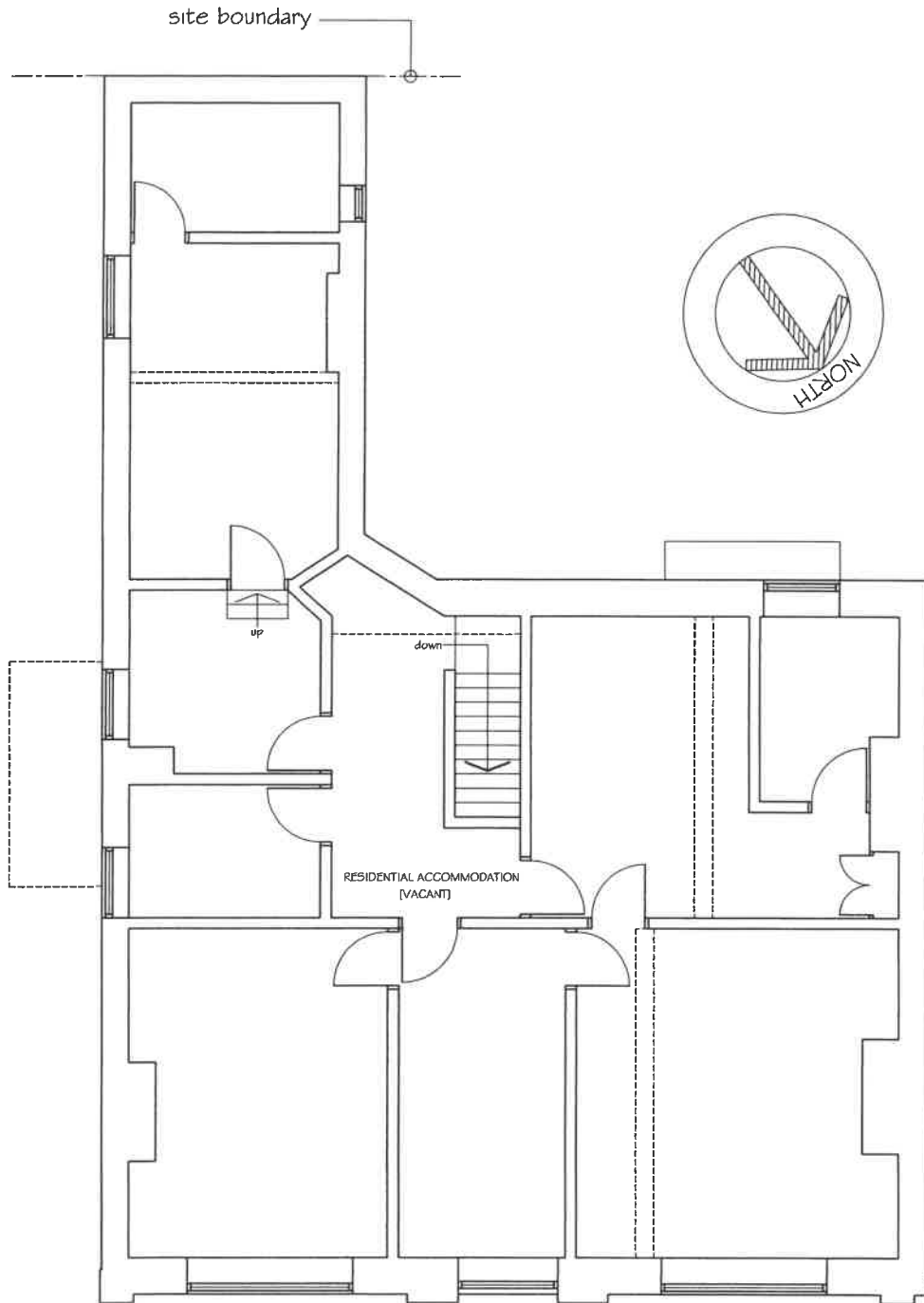


Photo 2



Photo 3



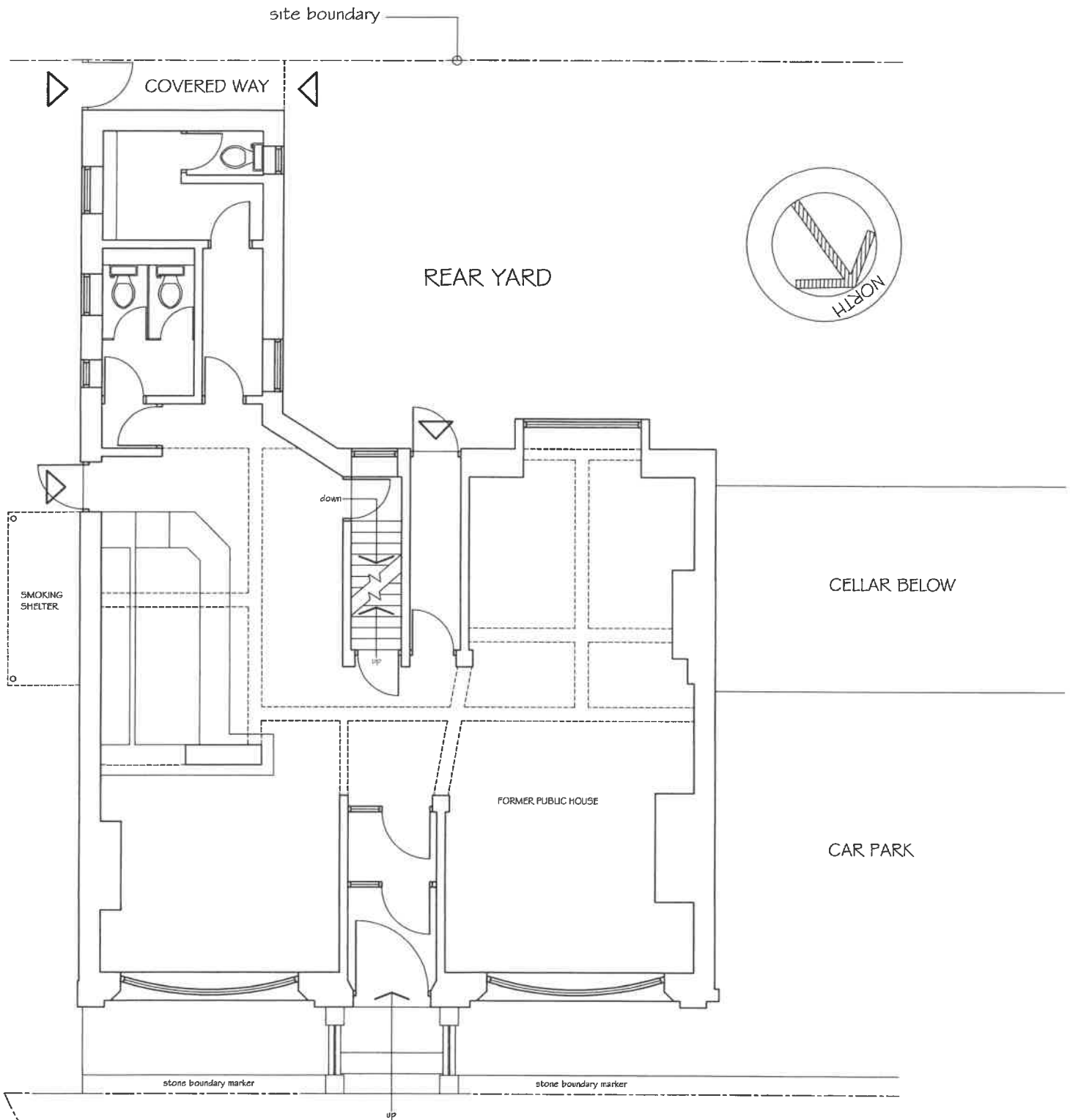


EXISTING FIRST FLOOR LAYOUT

1:100

PROPOSED 'CHANGE OF USE' FROM
 PUBLIC HOUSE [A4] TO VETERINARY SURGERY [D1]:
 136 STAND LANE
 RADCLIFFE
 MANCHESTER
 M26 1GS

8 August 2017

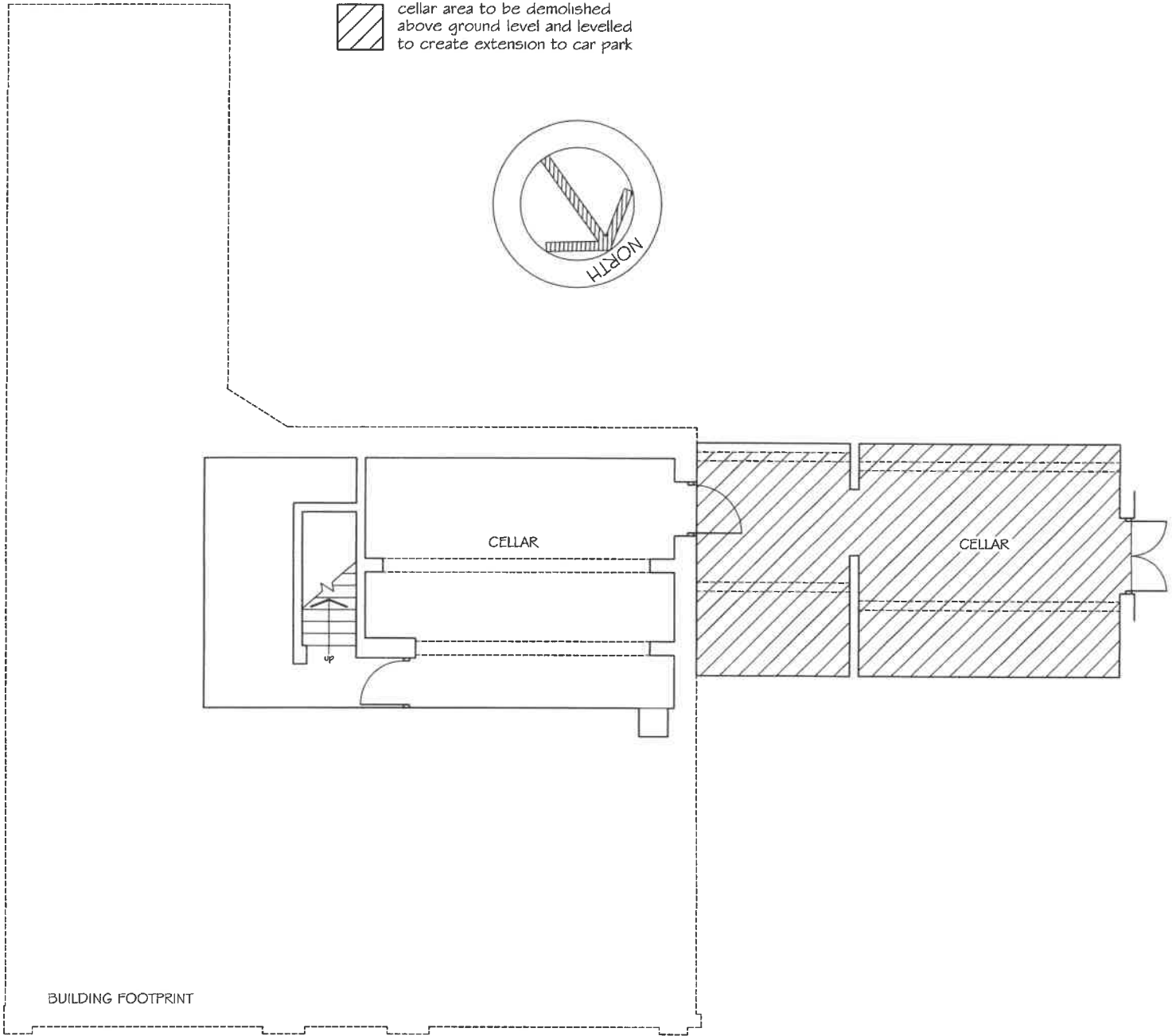


EXISTING GROUND FLOOR LAYOUT

1:100

PROPOSED 'CHANGE OF USE' FROM
 PUBLIC HOUSE [A4] TO VETERINARY SURGERY [D1]:
 136 STAND LANE
 RADCLIFFE
 MANCHESTER
 M26 1GS

8 August 2017



EXISTING BASEMENT LAYOUT

1:100

PROPOSED 'CHANGE OF USE' FROM
 PUBLIC HOUSE [A4] TO VETERINARY SURGERY [D1]:
 136 STAND LANE
 RADCLIFFE
 MANCHESTER
 M26 1GS

8 August 2017



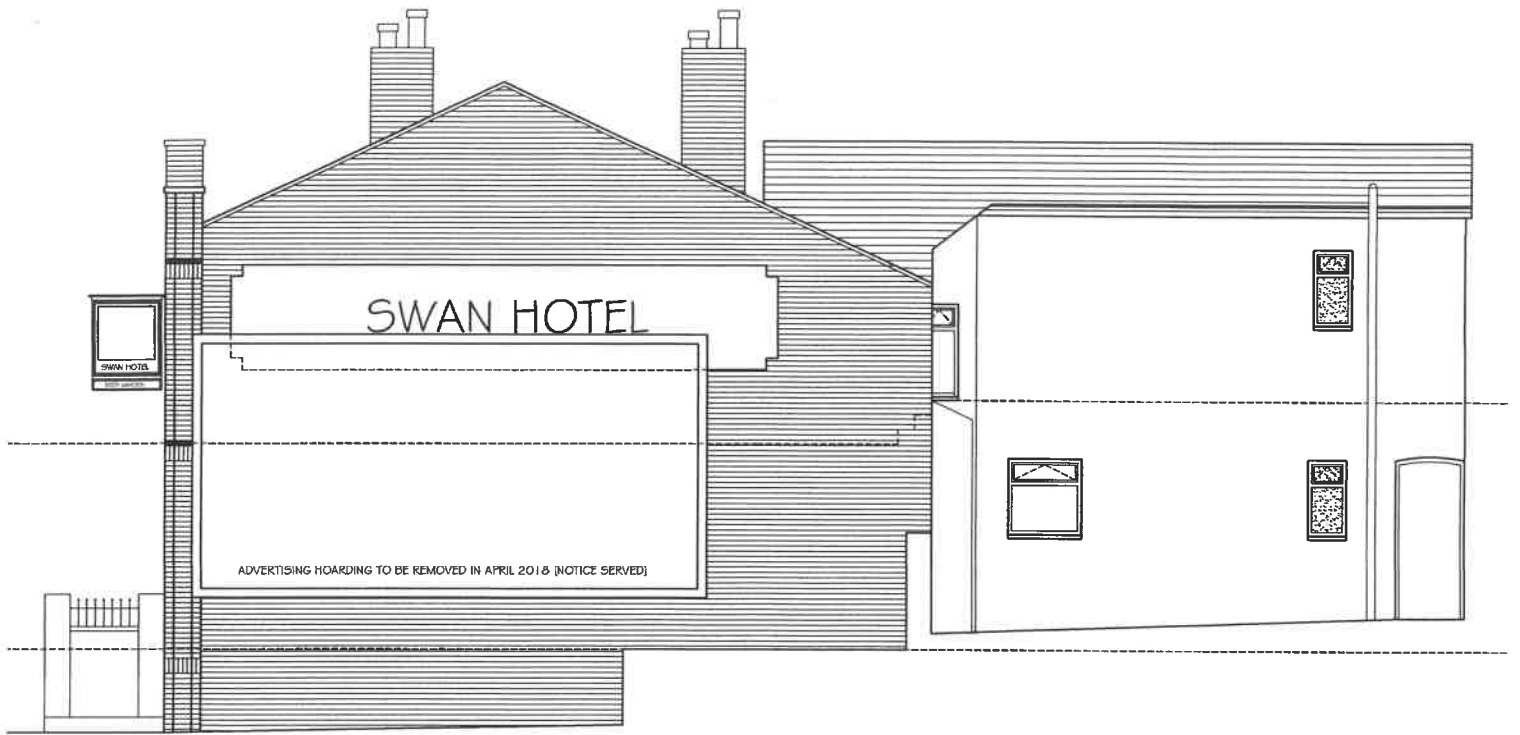
EXISTING SOUTH WEST ELEVATION
1:100



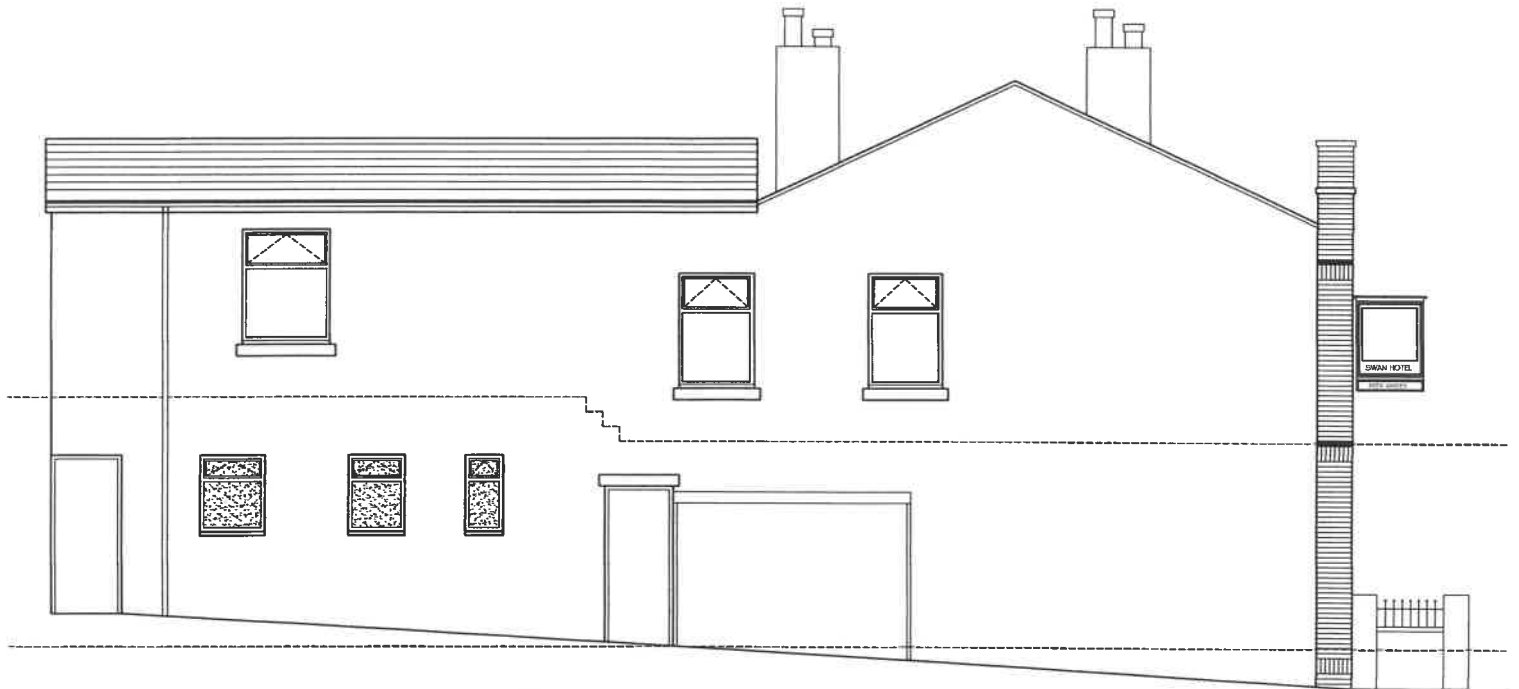
EXISTING NORTH EAST ELEVATION
1:100

PROPOSED 'CHANGE OF USE' FROM
PUBLIC HOUSE [A4] TO VETERINARY SURGERY [D1]:
136 STAND LANE
RADCLIFFE
MANCHESTER
M26 1GS

8 August 2017



EXISTING NORTH WEST ELEVATION
1:100

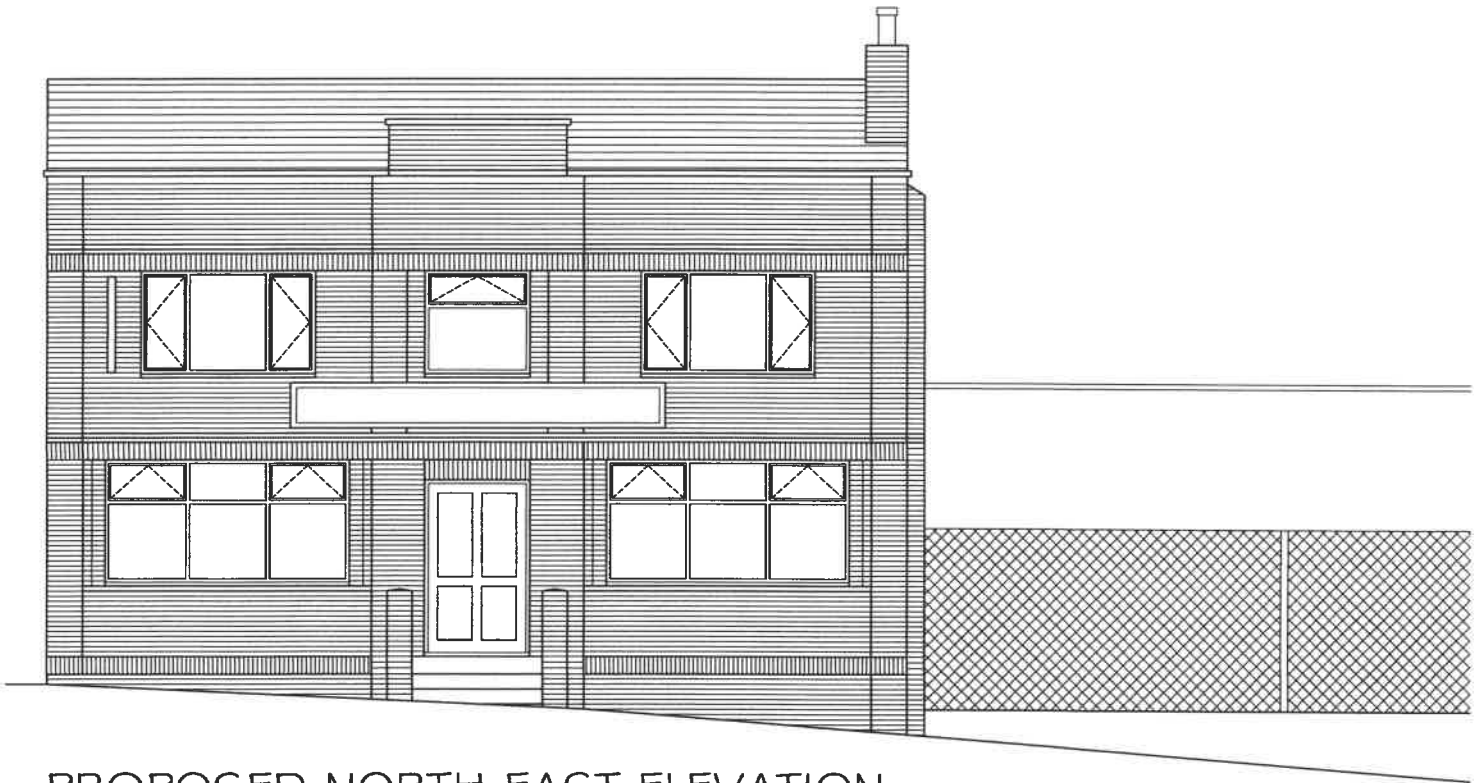


EXISTING SOUTH EAST ELEVATION
1:100

PROPOSED 'CHANGE OF USE' FROM
PUBLIC HOUSE [A4] TO VETERINARY SURGERY [D1]:
136 STAND LANE
RADCLIFFE
MANCHESTER
M26 1GS
8 August 2017



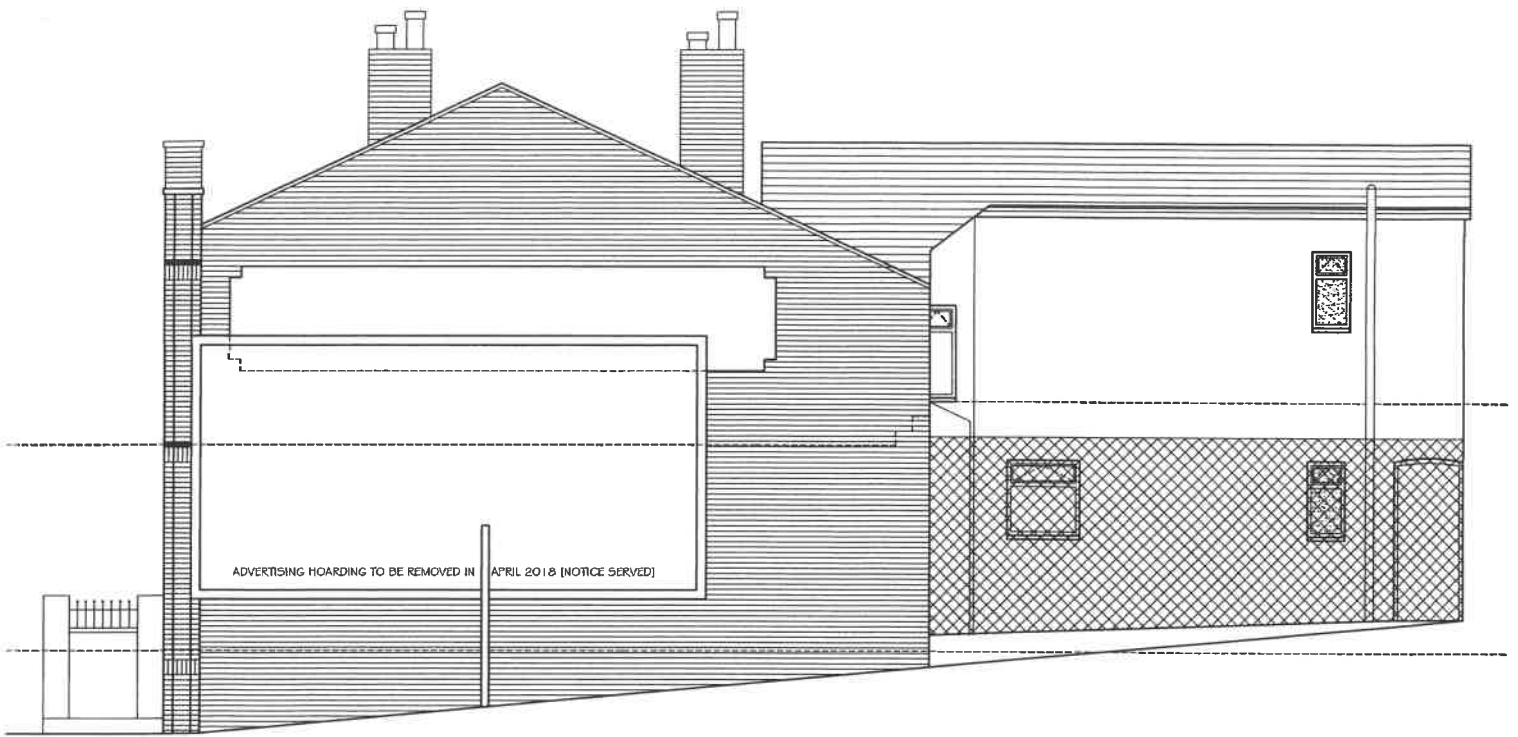
PROPOSED SOUTH WEST ELEVATION
1:100



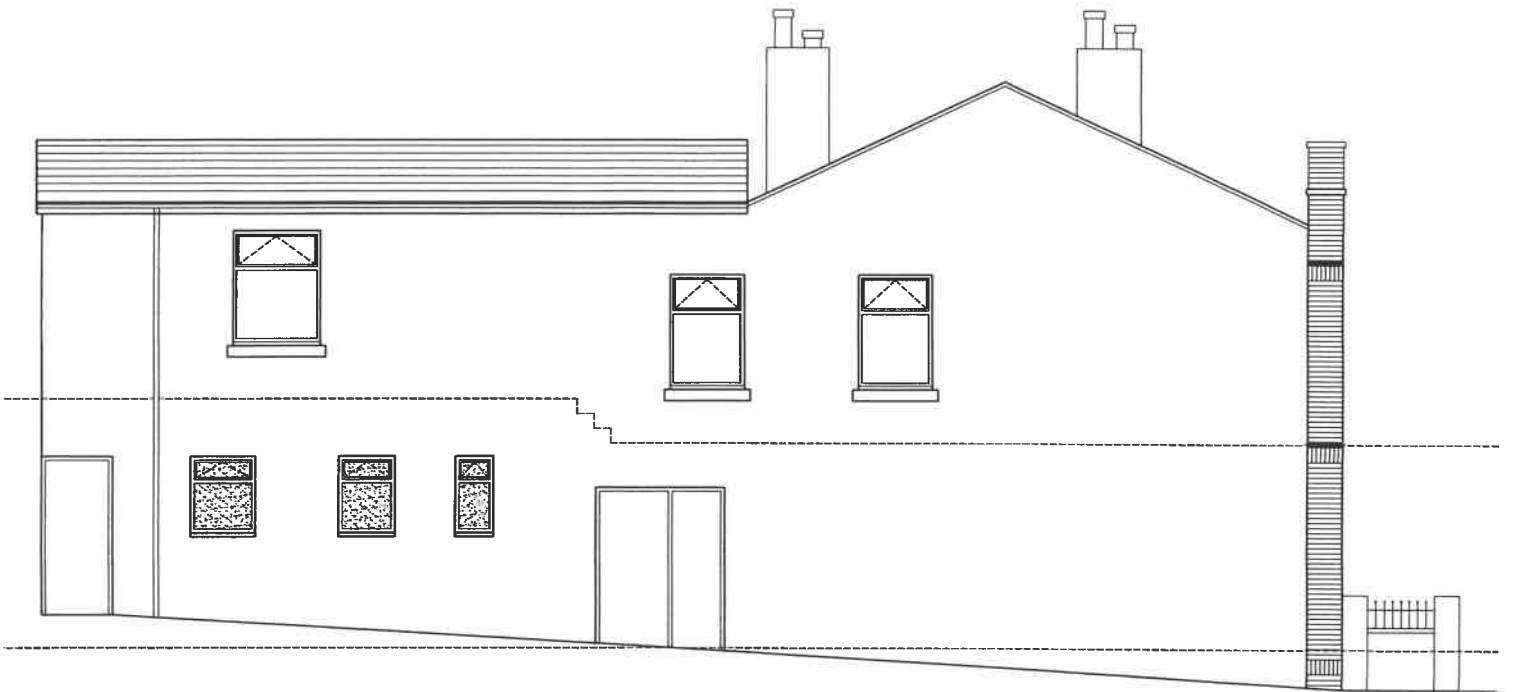
PROPOSED NORTH EAST ELEVATION
1:100

PROPOSED 'CHANGE OF USE' FROM
PUBLIC HOUSE [A4] TO VETERINARY SURGERY [D1]:
136 STAND LANE
RADCLIFFE
MANCHESTER
M26 1GS

8 August 2017



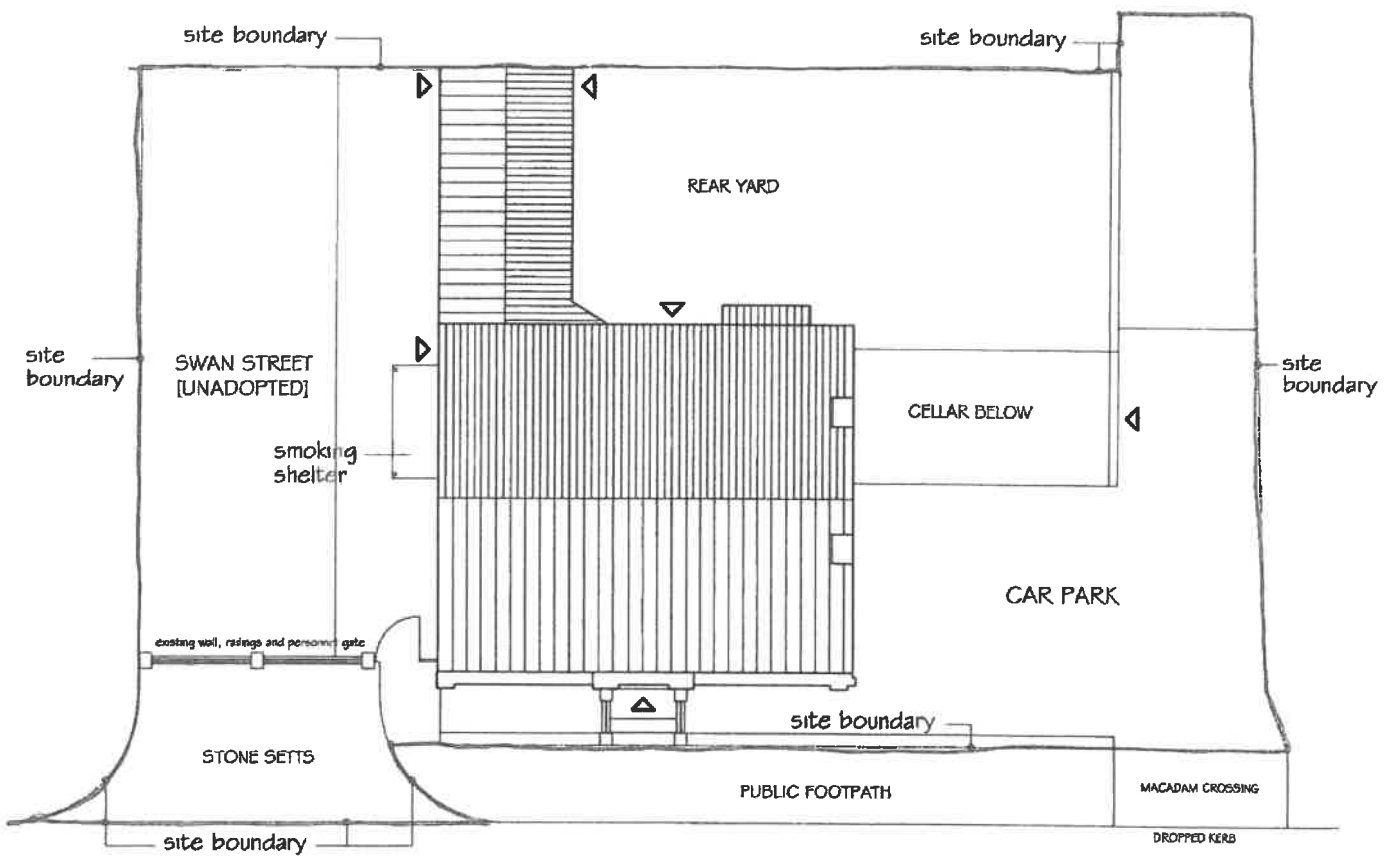
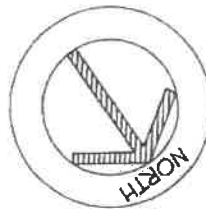
PROPOSED NORTH WEST ELEVATION
1:100



PROPOSED SOUTH EAST ELEVATION
1:100

PROPOSED 'CHANGE OF USE' FROM
PUBLIC HOUSE [A4] TO VETERINARY SURGERY [D1]:
136 STAND LANE
RADCLIFFE
MANCHESTER
M26 1GS

8 August 2017



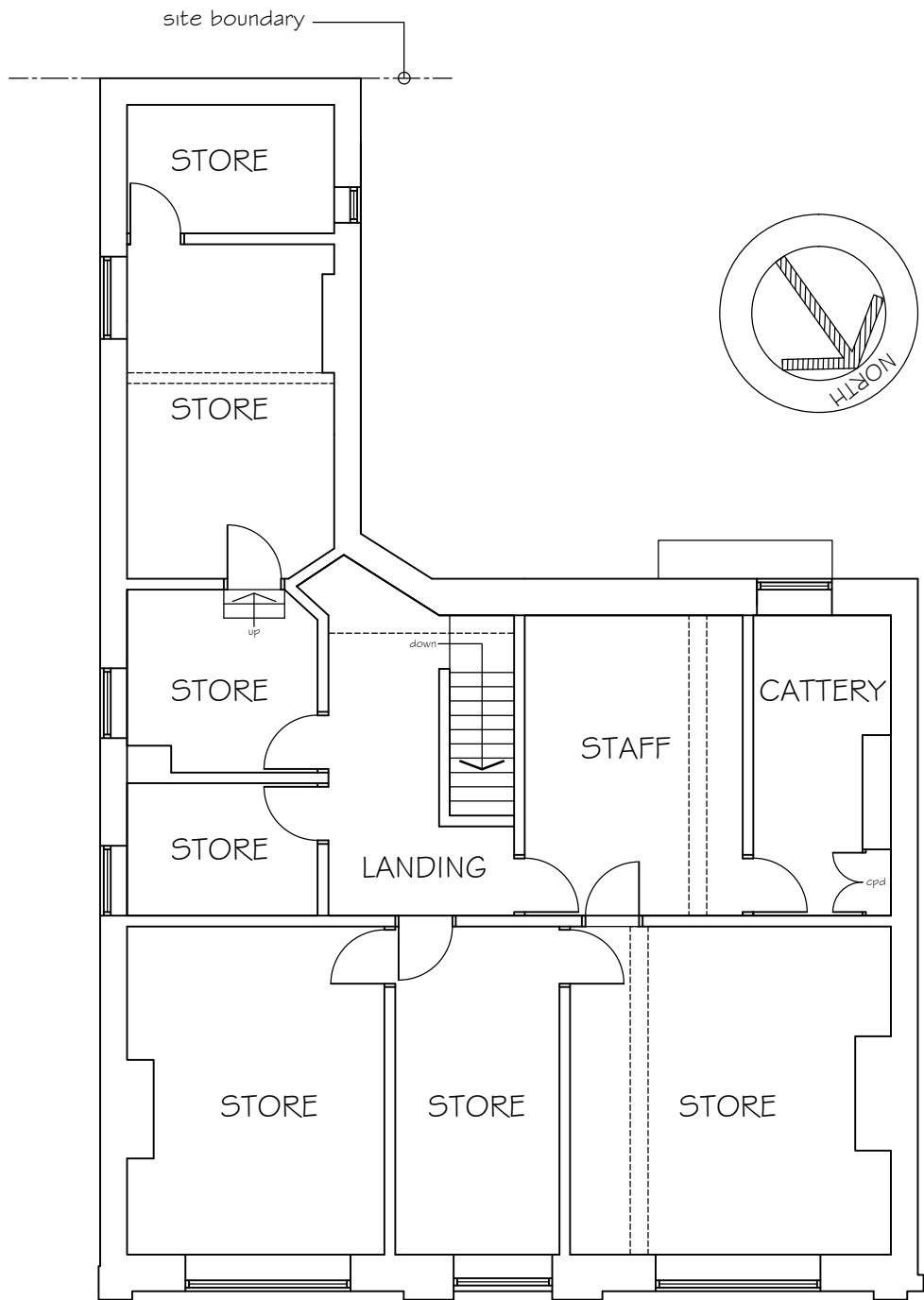
EXISTING SITE LAYOUT

STAND LANE

1:200

PROPOSED 'CHANGE OF USE' FROM
PUBLIC HOUSE [A4] TO VETERINARY SURGERY [D1]:
136 STAND LANE
RADCLIFFE
MANCHESTER
M26 1GS

8 August 2017

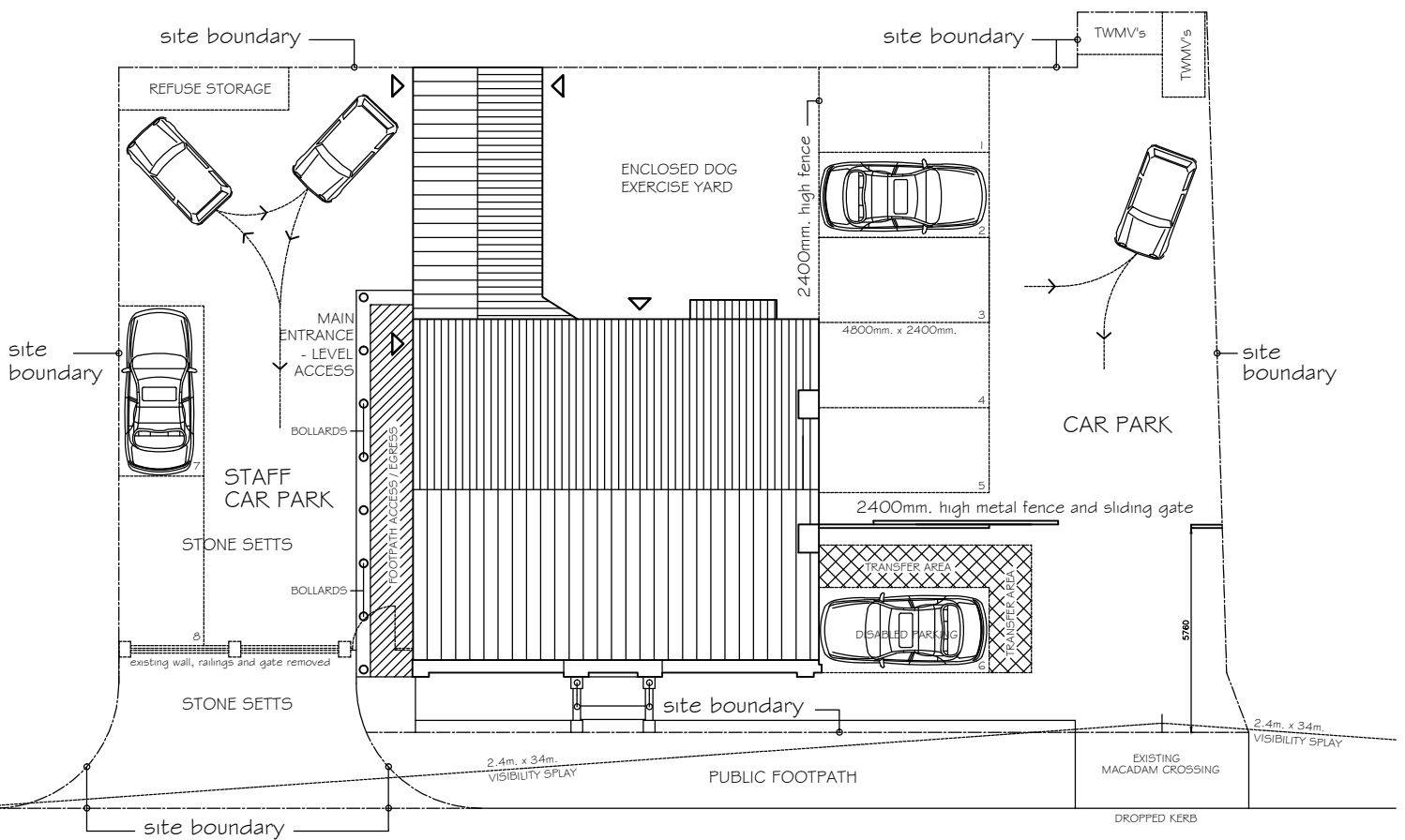
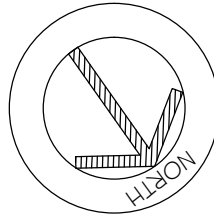


PROPOSED FIRST FLOOR LAYOUT 1:100

Reference: 61828 - Revision A [24.10.17.]

PROPOSED 'CHANGE OF USE' FROM
PUBLIC HOUSE [A4] TO VETERINARY SURGERY [D1]:
136 STAND LANE
RADCLIFFE
MANCHESTER
M26 1GS

24 October 2017



PROPOSED SITE LAYOUT STAND LANE 1:200

Reference: 61828 - Revision A [24.10.17.]

PROPOSED 'CHANGE OF USE' FROM
 PUBLIC HOUSE [A4] TO VETERINARY SURGERY [D1]:
 136 STAND LANE
 RADCLIFFE
 MANCHESTER
 M26 1GS
 24 October 2017

Ward: Prestwich - Sedgley

Item 04

Applicant: The Stables (Prestwich) Management Company Limited

Location: The Stables, Scholes Lane, Prestwich, Manchester, M25 0NH

Proposal: Listed building consent for the repainting of the stucco in the development courtyard.

Application Ref: 61917/Listed Building
Consent

Target Date: 10/11/2017

Recommendation: Approve with Conditions

Description

The application site is the former Stable Courtyard block west of Nazareth House it is a Grade II Listed Building, dating from the late 18th century. It has reddish brown brick. 2-storey, built into slight slope and has a symmetrical front, comprising seven sash type windows with quadripartite glazing. The centre three are located within a slightly advanced section crowned by gable of pediment shape. There are three wide arches within the building with the middle one providing entry to the courtyard; the others, in end bays, are respectively blind and blocked, with 3-light window. The internal courtyard elevations are stucco rendered colour white, the external elevations are not rendered.

This Listed Building Consent application is for the repainting of the stucco from the existing white to a colour described as oatmeal yellow. The Listed Building Consent application was submitted by way of an enforcement complaint and work was stopped, hence the various stages of completion.

Relevant Planning History

01995/E - Remedial works to windows on listed buildings - 1 & 5 The Stables - Enquiry completed 09/06/2017

17/0288 - Unauthorised work to listed building (repainting).

Publicity

Letters dated 19/9/17 to the owner/occupiers at Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 The Stables. Press notice in the Bury Times on 28/9/17 and a site notice posted on 13/10/17.

An anonymous comment was received from one of the occupiers stating they were unaware that any change to the external colour had been agreed and hope an amicable solution can be found.

An objection was received from the owner of No. 7 and 8 The Stables stating the change in colour from the original white to yellow would seriously affect the character of the building and its appearance. Also the service of the required notification under Article 6 (Certificate of Ownership) had not been followed correctly.

Consultations

Conservation - No objection.

Ancient Monuments Society - No comments received.

Council for British Archaeology - No comments received.

The Georgian Group - No comments received.

Society for the Protection of Ancient Buildings - No comments received.

The 20th Century Society - No comments received.

The Victorian Society - No comments received.

Unitary Development Plan and Policies

EN2/3	Listed Buildings
EN1/2	Townscape and Built Design
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 - The Town and Country Planning (Listed Building and Conservation Areas) Act 1990 (as amended), Paragraphs 127 to 134 of Chapter 12 - Conserving and enhancing the historic environment of the NPPF, imposes a duty upon the Local Planning Authority to protect the significance of designated heritage assets and to give great weight to the assets' conservation. UDP Policy EN2/3 - Listed Buildings seeks to consider the relationships of proposed development to the architectural and visual qualities of Listed Buildings and their setting and by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features.

Impact on the Listed Building - In this case, the issue arising from the proposed and partly carried out painting works is whether or not harm is done to the significance of the building with regard to the colour of the paint and the type of paint used and setting.

In certain contexts painting listed buildings can harm their significance. For example if the building had not been originally painted, not painted in a traditional colour or if the building is visible in the street scene or from an area of public realm. Also if the building is in a Conservation Area harm could be done not only to the significance, historical and architectural value of the building but also to the significance and character of the Conservation Area.

In this case the building is not in a Conservation Area, nor is it in the street scene or viewed from the public realm. Furthermore the painting only concerns the internal courtyard elevations which are not visible from the outside and had been previously painted.

The new colour in terms of tonal perception is not far removed from the existing colour. Whilst this is subjective due to the context of the site and the lack of visibility of the painted elevations, it is considered that colour alone would not harm the significance or architectural and historic values of the building. Further enforcing this view, the stucco render and paint is not part of the original fabric of the building and its cyclical maintenance is carried out by the managing agent approximately every 3 to 5 years. Any issues with the original fabric of the building would be addressed through planned maintenance. As such the type of paint that has been used is acceptable.

As such the colour is acceptable and would comply with adopted Bury UDP Policy EN2/3 - Listed Building and paragraph 132 of Chapter 12 - Conserving and Enhancing the Historic Environment - of the National Planning Policy Framework (NPPF).

Response to the objection - The issue of colour has been addressed in the report above.

With regard to notification, the agent has stated the notice required to be served was sent by post to Nos. 3, 5, 6, 8 and 9 The Stables and was hand delivered to Nos. 1, 2, 4, 7 and 10 The stables and the declaration of Certificate B was signed on the application form stating that all the addresses above had been served with the notice. The Council was

also sent a copy of the notice served. Furthermore the objector as owner of two of the dwellings has not been prejudiced by virtue of their objection.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework.

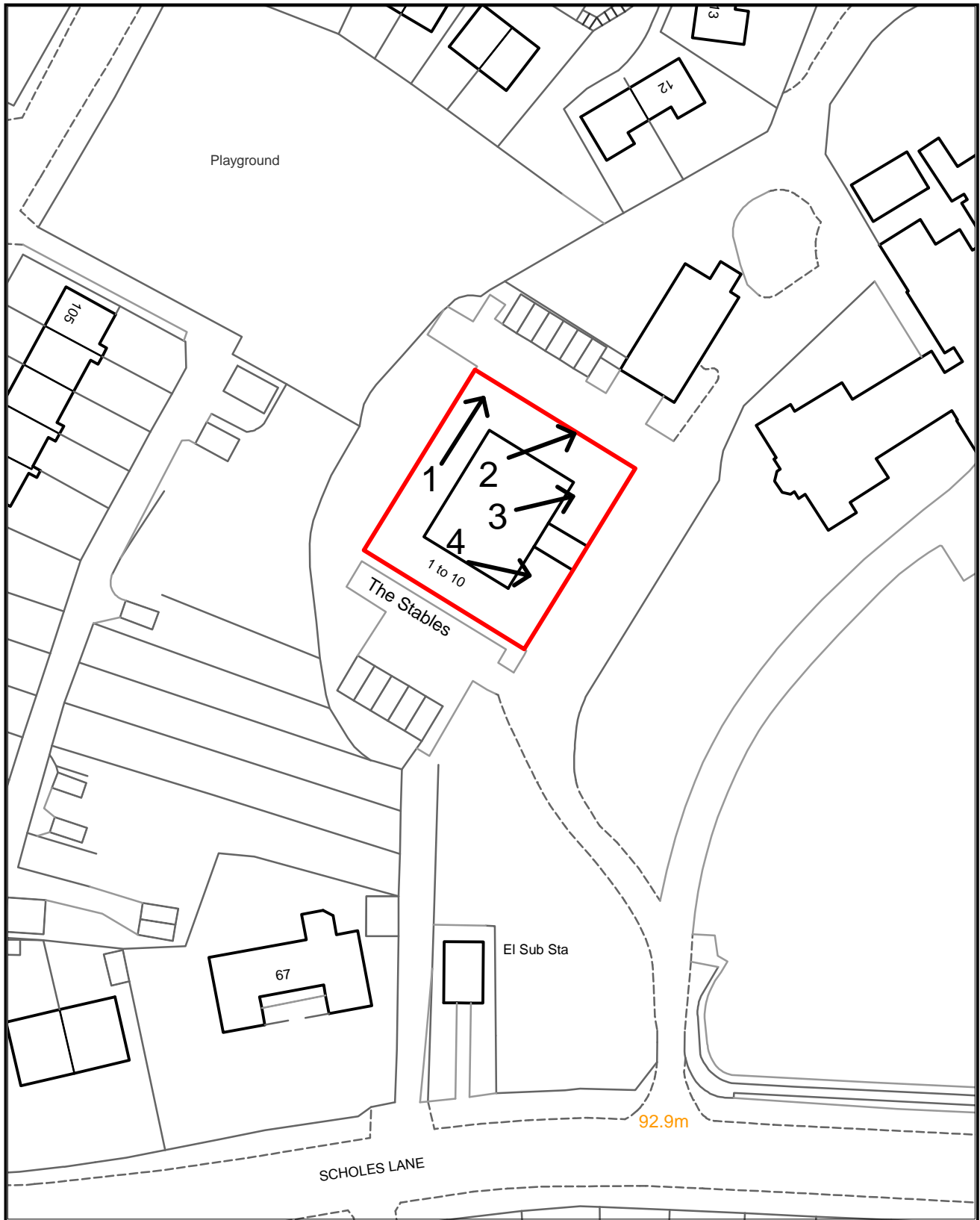
Recommendation: Approve with Conditions

Conditions/ Reasons

1. The painting works shall be carried out with Sandtex Trade High Cover Smooth Masonry Paint designated Oatmeal in accordance with BS 6150: 2006 Code of practice for painting buildings.
Reason. To comply with adopted Bury UDP Policy EN2/3 - Listed Building and paragraph 132 of Chapter 12 - Conserving and Enhancing the Historic Environment - of the National Planning Policy Framework (NPPF).

For further information on the application please contact **Mark Kilby** on **0161 253 7639**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 61917

ADDRESS: The Stables
Scholes Lane

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

61917

Photo 1



Photo 2



Photo 3



Photo 4

