

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

20 February 2018

SUPPLEMENTARY INFORMATION

Item:01 Land at Rear of Warwick House, Castle Brook Business Park, Hollins Brook Way, Bury, BL9 8RR Application No. 60525

Retention of existing car park and re-location of car park gate onto Aviation Road for egress only; alterations and improvements to the junction of Aviation Road and Pilsworth Road, including repositioning of existing gate on Aviation Road to improve pedestrian access (north side) and provision of a horse stile (south side) and associated signage.

The following condition has been added:

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

- Hours of operation in relation to vehicle movements during construction and delivery;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site in relation to *Allocated Provision for Parking* within the applicant's site or on land within the applicant's control of operatives' and construction vehicles together with storage on site of construction materials.

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

Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent streets and ensure adequate off street parking provision and materials storage arrangements for the duration of the construction period and to minimise pedestrian/vehicle conflict on the Bridleway pursuant to adopted UDP policies HT2/4 - Car Parking and New Development, HT2 - The Highway Network, HT6/2- Pedestrian and Vehicle Conflict, HT2/3 - Improvements to Other Roads, HT6/1 - Pedestrian and Cyclist Movement, RT3/3 - Access to the Countryside.

Item:02 Land at western end of Watkins Drive, Prestwich, Manchester, M25 0DS Application No. 62007

Erection of 1 no. new dwelling and two detached garages

Nothing further to report.

Item:03 Land at Mountheath Industrial Estate, George Street, Prestwich, Manchester, M25 9WB Application No. 62127

Variation of conditions 2, 4, 6, 7, 10, 12, 13, 14, 16, 17, 18, 20, 21, 22, 26, 27 of planning permission 59884 to allow the development to be carried out in 2 phases – employment and residential

Consultations

Traffic Section - Nothing further to report.

Drainage Section - No objections.

Item:04 Prestwich Golf Club, Hilton Lane, Prestwich, Manchester, M25 9XB
Application No. 62237

Residential development of part of golf course comprising 17 no. dwellings with new access from Kersal Road; Extension and reconfiguration of golf course to provide replacement facility

Publicity

1 letter has been received from the occupiers of 65 Kersal Road, which has raised the following issues:

- Golfers will be playing across a public footpath on at least 3 occasions - what about the general public who use the path every day?
- The path is busy on the Jewish sabbath - what measures will be in place to ensure public safety?
- Are the committee aware that the area that the area is enclosed in an eruv?
- The redevelopment will be detrimental to the wildlife and people who enjoy using the footpath.
- Little thought has been given to the goodwill of the residents.

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 works on Kersal Road, construction traffic management plan, measures to prevent mud, visibility splays, turning facilities and car parking.

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

Environment Agency - No objection subject to conditions.

GM Ecology Unit - No objections, subject to the inclusion of a condition relating to a landscape and environmental management and enhancement plan.

Issues and Analysis

Ecology - Revised plans were submitted in relation to the landscaping proposals and Singleton Brook and these plans identified areas for mitigation for the loss of the woodland area and compensatory planting. GM Ecology Unit consider that the proposal is acceptable in principle and mitigation is proposed. However, it is considered that further details in relation to the areas of planting is still required to ensure that there is no net loss of woodland. As such, GM Ecology Unit have no objections, subject to the inclusion of conditions relating to a landscape and environmental management and enhancement plan (Condition 23). Therefore, the proposed development would not cause harm to an ecological feature and would be in accordance with Policies EN6 and EN6/3 of the Bury Unitary Development Plan.

Flood risk - Revised plans were submitted, which confirmed that the maintenance and emergency access to the brook would be maintained via Kersal Road and the debris screen retained. This would ensure that maintenance of the debris screen at the culvert inlet can take place, which is essential to reduce flood risk associated with access to resolve blockages and maintenance. The Environment Agency have no

objections, subject to the inclusion of conditions.

Therefore, the proposed development would not pose a risk in relation to flood risk and would be in accordance with Policy EN5/1 of the Bury Unitary Development Plan and the NPPF.

Planning obligations - The Section 106 agreement would secure a contribution of £49,107.30 in accordance with Policy RT2/2 of the Bury Unitary Development Plan and SPD1. This would be spent on the following projects:

- Improvements to play equipment, furniture, infrastructure and landscaping at St. Mary's Park (Phase 1)
- Improvements to the surfacing and play equipment at Kings Road Play Area.
- Improvements to paths, access and landscaping to raise the quality standard at Barnfield Park (Phase 1).
- Improvement to landscaping and paths at Eagles Nest Wood.
- Improvements to the Public Rights of Way footpaths 9, 10 and 49 on land at Prestwich Golf Course outside the application site to improve access.

Response to objectors

The issues raised have been addressed in the main committee report.

Conditions

Therefore, conditions 2, 12, 15 and 23 should be amended to reflect the revised plans and consultation responses and conditions 16 - 22 should be added in relation to access works on Kersal Road, construction traffic management plan, measures to prevent mud, visibility splays, turning facilities and car parking, signage for the Public Right of Way and recreation land.

2. This decision relates to drawings numbered Dw17095 (su) 001 A, 17095 (su) 100 B, 01848/Topo A Sheet 1 of 2, 01848/Topo A Sheet 2 of 2, 17095 (PI) 003 B, 17095 (PI) 101 B - Proposed house type A - floor plans and elevations, 17095 (PI) 102 B - Proposed house type B - floor plans and elevations, 17095 (PI) 103 B - Proposed house type C - floor plans and elevations, 17095 (PI) 104 B - Proposed house type D - floor plans and elevations, 17095 (PI) 106 - Proposed detached garage, 17095 (PI) 001 R, 17095 (PI) 200, Prestwich Golf Club Re-Model - Proposed Landscaping Singleton Brook & Adjacent Land, 2840 104 A, 2840 105 A, 2840 106, 017/412/02 F 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.

12. Amended to read:

Prior to the commencement of any development, excluding the trees works indicated on plan 2840 104 A, a surface water drainage scheme, which shall ensure that there is no infiltration of surface water drainage into the ground where contamination is suspected and based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 20 l/s.

Reason: Information not submitted at application stage to ensure a satisfactory means of drainage, promote sustainable development and to manage the risk of flooding and pollution pursuant to Policy EN5/1 - New Development and Flood Risk and Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan and Section 10 of the National Planning Policy Framework.

15. The car parking indicated on approved plan reference 17095 (PI) 001 Revision R shall be surfaced and made available for use prior to the development hereby approved being occupied and thereafter maintained at all times.

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

16. Notwithstanding the details indicated on approved plan reference 17095 (PI) 001 Revision R, no development, other than the trees works indicated on plan 2840 104 A and the first two bulletpoints within this condition, shall commence unless and until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- Dilapidation survey of the proposed access route along Kersal Road in the event that subsequent remedial works are required following construction of the development;
- Formation of the proposed site access onto Kersal Road, incorporating the reinstatement of the redundant southerly footway crossing, relocation, if required, of the existing bus stop/street lightning column on Kersal Road to the north of the proposed site access, full reconstruction of the footway abutting the site, demarcation of the limits of adoption, provision of tactile paving and all associated highway and highway drainage remedial works;
- Provision of a street lighting assessment and scheme for the proposed residential development and junction with the adopted highway, including the section of Kersal Road abutting the site;
- Provision of a scheme of waiting restrictions at the junction of the site access with Kersal Road to a scope to be agreed;
- A scheme of 20mph traffic calming measures on the proposed estate road to a scope to be agreed, including details of proposed materials, road markings and signage;
- In the event that it is intended for the proposed residential estate road to be adopted, proposed internal road layout to current adoption standards and associated swept path analysis to ensure that a refuse collection vehicle can pass a private car at the junction with Kersal Road and along the length of the estate road and manoeuvre at the turning head;
- In the event that it is intended for the proposed residential estate road to be adopted and as part of the above scheme of waiting restrictions, investigation into the provision of a pedestrian refuge in the vicinity of the proposed site access with Kersal Road in a position and to a specification to be agreed;
- In the event that it is intended for the proposed residential estate road to be adopted, boundary treatments abutting the adopted highway incorporating adequate visibility at the back edge of the footway, foundations that do not encroach under the adjacent adopted highway;

The details subsequently approved shall be implemented to an agreed programme.

Reason. Details were not provided as part of the application to secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway pursuant to the following Policies of the Bury Unitary Development Plan:

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

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

- Hours of operation in relation to number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
- Parking on site of operatives' and construction vehicles together with storage on site of construction materials.

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

Reason. Details were not provided as part of the application details to mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:

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

18. No development shall commence unless and until details have been submitted to and approved by the Local Planning Authority to cover measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved details shall be implemented and maintained thereafter during the period of demolition/construction

Reason. Details were not provided as part of the application details to ensure that the adopted highways are kept free of deposited material from the ground works operations pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

19. The visibility splays indicated on approved plan reference 17095 (PI) 001 Revision R shall be implemented before the new access is brought into use and subsequently maintained free of obstruction above the height of 0.6m.

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

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

20. The turning facilities indicated on approved plan reference 17095 (PI) 001 Revision R shall be provided before the dwellings are first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway

in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development

Policy EN1/2 - Townscape and Built Design.

21. The works to the golf course extension hereby approved shall not commence unless or until a scheme for signage near the Public Rights of Way informing of the proximity of golf activities in the immediate proximity has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the golf course extension being brought into use.

Reason. No details have been submitted and to ensure access for pedestrians to the Public Rights of Way pursuant to Policy RT3/4 of the Bury Unitary Development Plan.

22. No development shall commence on the dwellings site hereby approved unless or until the area of the golf course extension is cleared and available for use as recreation land. The dwellings hereby approved shall not be occupied unless or until the works to the golf course extension have been completed.

Reason. To ensure there is no loss of recreation facilities pursuant to Policy RT1/1 - Protection of Recreation Provision in the Urban Area of the Bury Unitary Development Plan.

23. Amended to read:

Prior to the commencement of the development hereby approved, a 5 year ecological management and enhancement plan, to ensure no net loss of woodland on site, shall be submitted to and approved in writing by the Local Planning Authority. The ecological management and enhancement plan must demonstrate how the woodland would be enhanced and maintained over the 5 year period including long term design objectives and management responsibilities. Only the approved ecological management and enhancement plan will be implemented to an agreed timetable.

The scheme shall include the following elements:

- detail extent and type of new planting including planting schedule largely based on native species, and to include groundflora as well as tree and shrub species.
- details of maintenance regimes
- details of any new habitat created on site
- details of treatment of site boundaries and/or buffers around the Singleton Brook waterbody.
- details of any new surface water connections to watercourse, with these preferably based on Sustainable Urban Drainage design principles.
- evidence showing avoidance of any land remodelling or infilling of wooded stream valley to achieve new golf course design.
- details of management responsibilities
- details of any new sensitively designed maintenance access to watercourse.

Reason. Information not submitted at application stage to ensure the protection of wildlife and supporting habitat and to secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 11 - Conserving and enhancing the natural environment of the NPPF.

24. The residential element of development hereby permitted shall not be commenced until such time as details of the alternative access provision for Singleton Brook debris screen has been submitted to, and approved in writing by, the local

planning authority.

The scheme shall include details of the steps and access gates from Kersal Road. The scheme shall be fully implemented in accordance with an agreed programme.

Reason. No details have been submitted and to ensure access is retained to the watercourse from Kersal Road to reduce the risk of flooding pursuant to Policy EN5/1 - New Development and Flood Risk and Chapter 10 of the National Planning Policy Framework.

25. No development, other than the trees works indicated on plan 2840 104 A, shall be commenced until such time as details of existing and proposed ground levels associated with the golf course extension has been submitted to, and approved in writing by, the local planning authority.

The scheme shall include details of the line and level of Singleton Brook culvert and be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason - Insufficient details have been submitted at the application stage to ensure that the structural integrity of the existing Singleton Brook culvert is not affected pursuant to UDP EN5/1 - New Development and Flood Risk of the Bury Unitary Development Plan and Section 10 of the National Planning Policy Framework.

TREE PRESERVATION ORDER
Town and Country Planning Act 1990
The Metropolitan Borough of Bury (Bleaklow Hall, Hawkshaw)
Tree Preservation Order (No. 341) 2017

The Metropolitan Borough of Bury (Bury Council) in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as the Metropolitan Borough of Bury (Bleaklow Hall, Hawkshaw) Tree Preservation Order (No. 341) 2017

Interpretation

2.—(1) In this Order "the authority" means Bury Council

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3.—(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

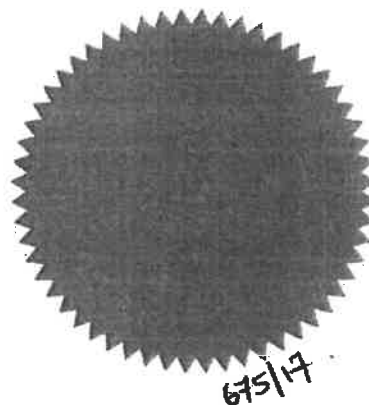
4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 5th day of September 2017.

The Common Seal of the Metropolitan Borough of Bury was affixed to this Order in the presence of—


.....

Authorised by the Council to sign in that behalf



CONFIRMATION OF ORDER

This Order was confirmed by the Metropolitan Borough of Bury without modification on the
day of 20

OR

This Order was confirmed by the Metropolitan Borough of Bury, subject to the modifications
indicated by , on the day of 20

Signed on behalf of the Metropolitan Borough of Bury

.....
Authorised by the Council to sign in that behalf

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by the Metropolitan Borough of Bury on the
day of 20

Signed on behalf of the Metropolitan Borough of Bury

.....
Authorised by the Council to sign in that behalf

VARIATION OF ORDER

This Order was varied by the Metropolitan Borough of Bury on the day of
20 by a variation order under reference number a copy of which is
attached

Signed on behalf of the Metropolitan Borough of Bury

.....
Authorised by the Council to sign in that behalf

REVOCAATION OF ORDER

This Order was revoked by the Metropolitan Borough of Bury on the day of
20

Signed on behalf of the Metropolitan Borough of Bury

.....
Authorised by the Council to sign in that behalf

SCHEDULE

SPECIFICATION OF TREES

Trees specified individually (encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
None.		

Trees specified by reference to an area (within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
None.		

Groups of Trees (within a broken black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
G1.	6 x Sycamore	T1, T8, T9, T10, T14, T15
	5 x Ash	T2, T5, T7, T12, T13
	3 x Cherry	T3, T4, T6
	1 x Oak	T11

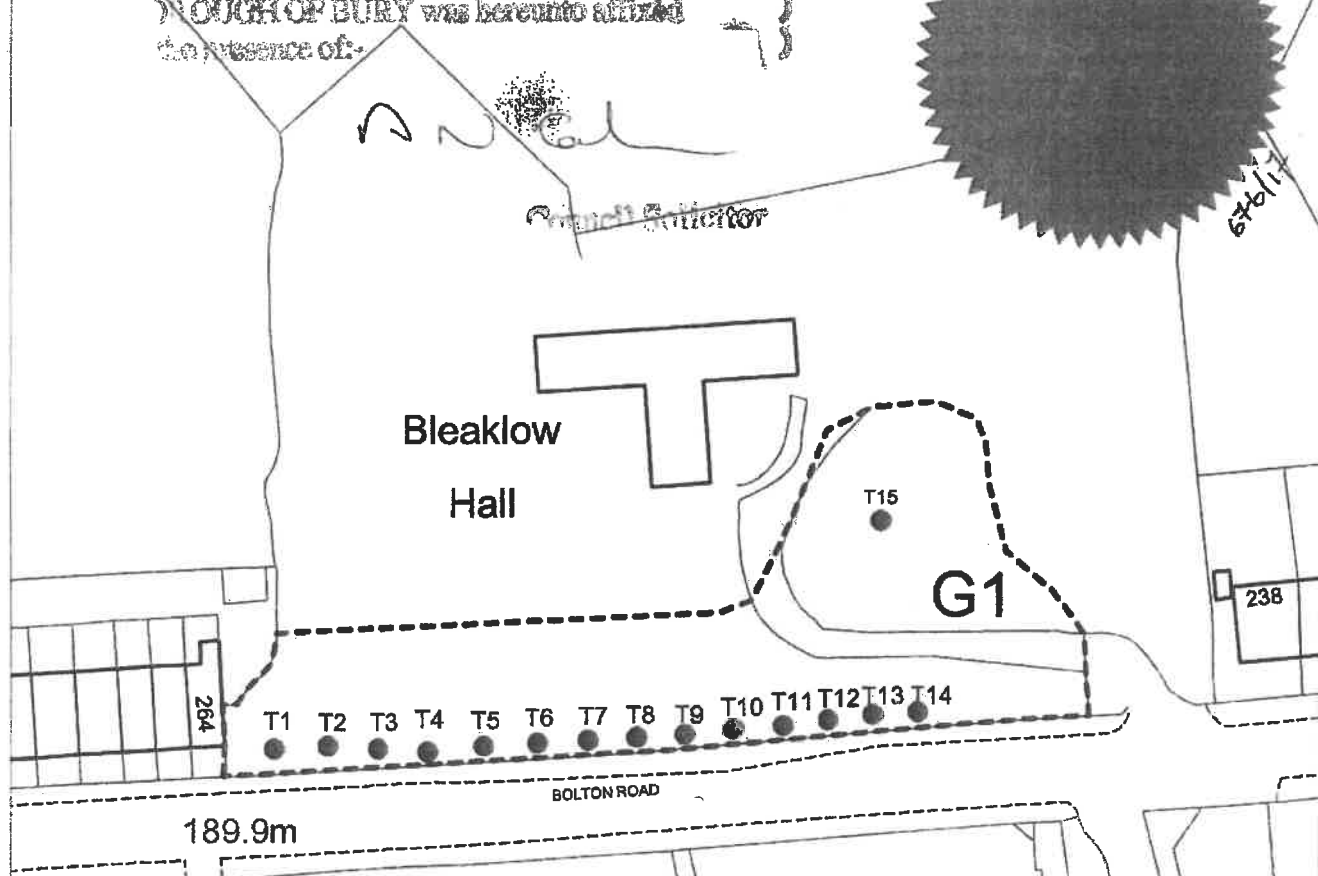
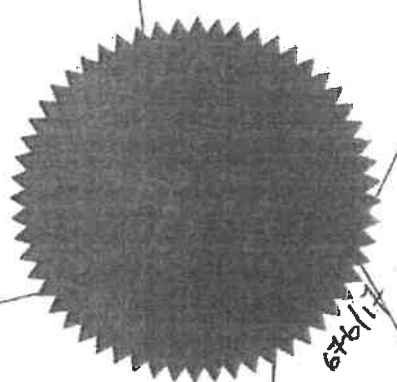
Woodlands (within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
None.		

Map referred to in the Metropolitan Borough of Bury
 (Bleaklow Hall, Hawkshaw) Tree Preservation Order
 (No.341) 2017

THE COMMON SEAL OF THE METROPOLITAN
 BOROUGH OF BURY was hereunto affixed
 in the presence of:-

[Signature]
 Council Solicitor



THE COMMON
 SEAL of THE
 METROPOLITAN
 BOROUGH OF BURY
 was hereunto affixed on the
 5th day of September 2017
 in the presence of :-

[Signature]
 Council Solicitor

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