

Title	Planning Applications
To:	Planning Control Committee
On:	24 April 2018
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 - Besses **App No.** 62220

Location: Elizabethan Public House, Ribble Drive, Whitefield, Manchester, M45 8WJ
Proposal: Demolition of public house and erection of 15 no. dwellings
Recommendation: Minded to Approve **Site Visit:** N

02 **Township Forum - Ward:** Bury East - Moorside **App No.** 62546

Location: Land adjacent to 436 Walmersley Road, Bury, BL9 6QE
Proposal: Erection of 6 no. dwellings
Recommendation: Minded to Approve **Site Visit:** N

Applicant: Contour Homes

Location: Elizabethan Public House, Ribble Drive, Whitefield, Manchester, M45 8WJ

Proposal: Demolition of public house and erection of 15 no. dwellings

Application Ref: 62220/Full

Target Date: 27/04/2018

Recommendation: Minded to Approve

It is recommended that this application is Minded to Approve subject to the signing and completion of a s106 Agreement for Affordable Housing in accordance with Policy H4/1 of the adopted Bury Unitary Development Plan. Should the agreement not be signed and completed within a reasonable period, it is requested that the application be determined by the development Manager.

Description

The site comprises a public house, its associated car park and a former garage site which is located on a corner plot of land within a predominantly residential area. To the east, south and west are residential properties on Ribble Drive, Lune Close and Albert Road. To the north is Ribble Drive Primary School and playing fields.

The site itself is relatively flat and set at a slightly lower level than Albert Road which has a retaining wall running along the length of the site. The existing public house is of a typical 1970's period, part 2 storey with a single storey wrap around addition and is fairly unremarkable in design. Parking is located along the eastern side and to the rear of the building, with a beer garden and patio seating area to the front facing Ribble Drive. There are currently 2 accesses from Ribble Drive, Albert Road and one off Lune Close which is gated.

The application seeks the demolition of the public house and redevelopment of the site to provide a residential development of 15 houses. The development would be for 100% Affordable Housing and comprise 7 x 2 bed and 8 x 3 bed houses of terrace and semi-detached type.

The layout would be of a linear form, with eleven terrace dwellings fronting Albert Road, a pair of semi detached to the east of the existing access off Ribble Drive and a pair of semi detached houses accessed from within the site in the southern area. Properties would have front and rear gardens and one in-curtilage parking space provided to the rear of each property.

The houses would be 2 storey in height and of a contemporary design with contrasting brick and rendered elevations and tiled pitched roofs.

There would be a mix of boundary treatments, comprising 1.1m high railings to the frontages and 1.8m high timber panelled fencing between boundary fences.

The existing access off Ribble Drive would be retained and the other two off Albert Road and Lune Close blocked up. The internal access road would provide a turning area for manoeuvring vehicles within the site.

Relevant Planning History

53602 - Siting of 2 no. metal storage containers and waste skip for a temporary period of 12 months (revised scheme) - Approve with Conditions 10/03/2011

55735 - Siting of single storey store for a temporary period of 1 year and waste skip (Retrospective) - Approve with Conditions 16/01/2013

Publicity

Letters sent on 26/1/2018 to 24 properties on Lune Close, Lune Walk, Ribble Drive, Albert Road, Birkenbrook Close, Elton Close.

Site notice posted 8/2/2018.

Press Advert in the Bury Times 1/2/2018.

11 letters of objection received from properties on Ribble Drive, Carr Avenue, Ogden Close, Birkinbrook Close, Mersey Drive, Hindburn Close, Crown Apartments, Calder Crescent, Ripon Close which raise the following issues:

- Residents facing the school will have problems with not being able to park outside their homes because there are three buildings - the school, the hub and a nursery - and people use the pub to park;
- If there is no pub car park traffic parking will increase outside out house or an alternative would be resident only parking;
- This pub is our local and there are not many left;
- The pub is the heart of the community, a focal point would be the loss of another social place and eventually destroy the community;
- It provides a vital community service by promoting and celebrating local events, statutory and legal holidays and festivals;
- It has a covenant stating that it should be a public house for many years to come;
- Adding housing via private developers will not ease the demand for reasonably priced housing on the Hillock estate;
- The houses will no doubt be bought for buy to let opportunities and then an inflated rent charged;
- What about the 4 residents who live in the living quarters of the pub who will be made homeless not to mention the landlady's business and jobs which will go;
- Only 500 yards away the Council decided to take the local children's park facilities away - why not build on this derelict piece of land instead.

One letter of support from Albert Road:

- Welcome the improved use of the land and not an eyesore, with rubbish littering the grounds which has been there for months;
- The traffic impact and safety of children on school runs is the only concern which has been discussed with both the school and council at viable alternative options;
- The brewery are far from interested in its upkeep or improving it or keeping it a pleasant place to live near to and therefore it will be of no loss.

Those who have expressed an interest have been notified of the Planning Control Committee meeting.

Consultations

Traffic Section - No objection subject to conditions.

Borough Engineer - Drainage Section - No response received. Standard drainage condition recommended.

Environmental Health - Contaminated Land - No objection subject to conditions.

Waste Management - No response received.

Greater Manchester Police - designforsecurity - Recommend the security measures advised in the Crime Impact Statement are incorporated into the scheme. Informative to applicant included.

United Utilities (Water and waste) - No objection subject to condition to submit a SuDS Scheme.

Greater Manchester Ecology Unit - No objection subject to submission of a detailed landscaping scheme and informatives regarding bats and birds.

Children's Centres & Early Years - Consideration needs to be given to parking as there is a Primary School, private nursery and children's centre; Consideration also needs to be made to site access during the build as there is lots of activity with families/children on an ongoing basis throughout the day.

Electricity North West Ltd - The Applicant should be advised that the development could impact on infrastructure.

Fire Protection Dept Bury Fire Station (Part B) - No response received.

Environment Agency - No objection.

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H4/1	Affordable Housing
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN1/5	Crime Prevention
EN5/1	New Development and Flood Risk
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
RT2/2	Recreation Provision in New Housing Development
HT2/4	Car Parking and New Development
HT6/1	Pedestrian and Cyclist Movement
HT6/2	Pedestrian/Vehicular Conflict
SPD1	Open Space, Sport and Recreation Provision
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
SPD16	Design and Layout of New Development 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.

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:

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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 material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Principle - The National Planning Policy Framework should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. There is a particular emphasis, as in previous national planning guidance, to identify a rolling five year supply of deliverable housing land.

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up with sites that have an extant planning permission and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the five year supply calculations as many sites will take longer than five years to come forward and be fully developed (e.g. some large sites could take up to ten years to be completed). As such, latest monitoring indicates that the Council is unable to demonstrate a five year supply of deliverable housing land and this needs to be treated as a material factor when determining applications for residential developments

UDP Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses.

UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development takes into consideration factors relating to the height and roof type of adjacent buildings, the impact of developments on residential amenity, the density and character of the surrounding area and the position and proximity of neighbouring properties. Regard is also given to parking provision and access, landscaping and protection of trees/hedgerows and external areas.

Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties provides useful guidance in terms of acceptable aspect standards between dwellings and design criteria.

The development proposes to provide 100% Affordable Housing by a Registered Social Provider, which would contribute to the shortfall of housing in the Borough and in particular, delivering Affordable Housing.

The development would be located on a piece of brownfield land which is bound by two highways and an established residential development directly to the east and south in the nearby vicinity. The development would not conflict with the local environment in terms of

character and surrounding uses.

As such, the principle of the proposed development is considered to be acceptable and would be in compliance with the NPPF and UDP Policies H1/2, H2/1, H2/2 and H4/1.

Layout - The site is effectively rectangular in its form and shape, with 11 dwellings sited in a terraced linear format fronting Albert Road, 2 semi-detached dwellings fronting Ribble Drive and 2 semi-detached dwellings located in the southern part of the site in what was the former garage area.

The existing access off Ribble Drive would be utilised, leading into the site and a turning area with a path provided to both sides of the access for pedestrian purposes. There would be one parking space per dwelling located within the rear curtilage of each property. Rear garden and patios including bin store areas would vary in length from between 8m to 12.5m which would be acceptable and comply with guidance for private amenity space for residential properties.

Boundary treatment would comprise 1.1m high railings to the frontage along Albert Road and Ribble Drive to delineate the front garden areas from the public footpath, and at the rear, gardens would be separated by a 1.8m high timber fence with a 2m high dwarf brick wall and piers infilled with timber panelled fencing between the garden of the end house next to the access road into the site and the corner dwelling adjacent to Lune Close for privacy and security purposes.

The development has sought to maximise the area of land available without compromise to the amenity of future occupiers or those living nearby and it is considered the proposed layout would successfully achieve this. The layout of the dwellings would also provide natural surveillance of the development and a safe community environment.

The layout and form of the development would also reflect those houses opposite on Albert Road which have generous front garden areas set back from the highway and do not have front driveways. On Ribble Drive, the houses have a smaller front garden but similarly, no front driveways and this gives a sense of space and openness to the area which is reflected in the design of the proposed layout.

As such, it is considered that the proposed layout would deliver a high quality and acceptable development which would comply with UDP policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development and EN1/5 - Crime Prevention.

Impact on residential amenity - SPD6 contains supplementary guidance on separation distances between new and existing buildings and is used to assess new development. A separation distance of 20m between habitable room windows and 13m between a ground floor habitable room window and 2 storey blank wall is generally an acceptable minimum distance.

The nearest properties to the proposed development would be those on Lune Close to the east and Albert Road to the south which are directly adjacent to the site boundary.

The houses on Lune Close are 2 storey terrace/mews type and back onto the site. The rear elevations of Nos 18 and 20 would be directly opposite the blank side gable of the closest new dwelling. There would be a separation distance of 12.9m between the ground floor habitable room windows of these properties and the blank gable wall of the new dwelling. This is only just short of the guidance to provide 13m. There would also be intervening boundary treatment of a 1.8m high timber panelled fence which would screen the ground floor window of Nos 18 and 20, and landscaping to come forward by way of a condition would also provide privacy to the adjacent properties.

As such it is considered that there would not be a significant impact on privacy or concerns

of residential amenity of the occupiers of the houses on Lune Close and the proposals therefore considered acceptable.

The rear elevation of No 1 Albert Road would face the side gable of one of the semi-detached properties located to the south of the site. There would be a distance of 18.7m between the 2 properties and as such separation distances would be comfortably satisfied.

The property proposed on Albert Road adjacent to No 1 would be slightly set back and have a blank gable wall on the side, and as such there would be no privacy or overlooking issues.

As such, it is considered there would not be an impact on the amenity of occupiers adjacent to or near the site and the proposals would comply with UDP Policy H2/1 and SPD6.

Siting, design and appearance - The development proposes a linear type arrangement, set back from the highway which would reflect the character and layout of houses in the area. The properties would be 2 storey in height, with eleven of the properties terrace type dwellings fronting Albert Road and the other 4 proposed as semi detached.

The dwelling which would be located on the corner of Albert Road and Ribble Drive would be so designed to have its front elevation facing Ribble Drive and would be of a slightly different design to the other dwellings, being located on a prominent corner plot.

The dwellings would be of a modest yet contemporary, modern design, with features such as rendered flat roof front projections, oblong style symmetrically positioned windows and porched entrances which would add interest and break up the massing of the frontages.

Materials would comprise two brick tones and white render, grey windows and grey tiled roof which would also add to an interesting design and contemporary approach.

The surrounding area is characterised by older social housing stock of mixed design and house types and it is considered that the scheme would deliver a quality development in the area and that the form, scale, massing and design of the new development would integrate positively within the area.

It is therefore considered the proposals would be acceptable and comply with UDP Policies EN1/2 and H2/1.

Highways issues

Parking - SPD11 - Parking Standards in Bury states the maximum number of parking spaces is 1.5 spaces per 2 bed and 2 spaces per 3 bed unit.

The development proposes 1 space per dwelling which would be below the maximum standards. The scheme would be for modest sized accommodation, all to be provided as affordable housing, and which would therefore be less likely to necessitate the maximum quota of parking per property on site. The site is in a relatively sustainable area and on a local bus route. There is a Neighbourhood shopping centre within 400m and opposite is a primary school.

Given its location close to local amenities, and that the development would deliver much needed affordable housing in the area, it is considered that the level of parking proposed would be acceptable.

Access - There are currently 3 access points into the site, one from Ribble drive, one from Albert Road and one via a gated access from Lune Close. The development proposes to utilise the access off Ribble Drive which would require the removal of tree on the highway and other minor works to facilitate access into a residential development. The other 2 access points would be closed off.

The internal access road would have cul-de-sac type arrangement with a turning area provided. A footpath either side of the road would ensure a safe pedestrian route through the site to the rear of the houses.

The Highways Section have raised no objection to the proposals subject to conditions. As such, the access arrangements are considered to be acceptable and comply with UDP Policy H2/2 - The Layout of New Residential Development and H2/4 - Car Parking and New Development.

Environment Agency - There have been no significant contamination sources and no contamination of soil and shallow ground water have been identified. The EA are satisfied that based on the information submitted with the application, the site is low risk to controlled waters and therefore the EA have no further comments to make.

Infrastructure - The development as proposed is shown to be adjacent to or affect Electricity North West operational land or electricity distribution assets. There is also an High Voltage underground cable along the north boundary, Low Voltage cable from Ribble Drive and an Low Voltage cable along Lune Close.

The Applicant has been advised of the response received by ENW and with the onus and responsibility to respond and address the proximity of these cables accordingly.

Ecology - An Ecological Appraisal and Arboricultural Implications Assessment have been submitted with the application and GMEU have been notified.

Summary - There are no significant ecological constraints identified by the developer's ecological consultant. Issues relating to bats, nesting birds and landscaping can be resolved by condition or informative.

Bats - The site was assessed for bats and emergence surveys were carried out. No evidence of bat roosting was identified and the buildings assessed as low risk. GMEU recommend an informative to advise the Applicant of their responsibilities under the Habitat Regulations.

Nesting birds - The site was assessed as low risk for bird nesting opportunities. An informative is recommended to advise the Applicant of their responsibilities under the Wildlife and Countryside Act 1981.

Contributing and Enhancing the Natural Environment - Section 109 NPPF states that the planning system should contribute to and enhance the natural and local environment. The site has negligible to low ecological value, the only significant ecological impact is the loss of semi-mature tree on the frontage. It is recommended that this is mitigated through replacement planting within the development site and along Ribble Drive. The details can be conditioned as part of the landscape proposals for the development.

A condition will also be recommended that the development be carried out in accordance with Chapter 5, Recommendation and Conclusions of the Ecological Appraisal to provide bat boxes and bird boxes.

Security - Recommend the security measures advised in the Crime Impact Statement are incorporated into the scheme. Informative to applicant included.

Planning Obligations

Affordable housing - The development would be for 100% Affordable Housing for local people which would be managed by a registered social landlord. The Applicant would enter into a legal agreement to secure the scheme's provisions would deliver 100% affordable accommodation.

Recreation provision - The scheme as proposed would normally include a commuted sum

contribution of £39,490.22 for recreation as required by SPD1.

The applicant has submitted a viability appraisal where a case has been presented that any commuted sum would render the scheme unviable. the viability appraisal has been assessed and accepted and it is recommended that the commuted sum be waived on this occasion. It is also noted that the scheme would deliver 100% much needed affordable housing which is a clear benefit of the proposal.

It should be noted that this should not set a precedent and all future application assessed on their own merits.

Response to objectors

- The site is within a private ownership, it is not in public use and can be controlled or prevented being used at any time. As such, it cannot be considered as in a public use for their parking needs.
- It is the Local Planning Authority's duty to assess whether the land use is suitable to deliver residential development as proposed, which in this case, is considered to be acceptable. Whether the pub is retained or not is not in the control of the Local Planning Authority.
- Covenants of properties are not a material planning consideration.
- The development would be for Affordable Housing which would be secured by way of a S106 Agreement.

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: Mind 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 - Proposed site plan SK05 Rev D, Street elevations SK11 rev A, Proposed house type 1 SK06 Rev D, Proposed house type 2 SK07 Rev C, Proposed house type 3 SK08 Rev B, Proposed house type 4 SK12, Boundary details SK09 Rev A, Drainage layout 17.B.11021/20, Site levels 17.B.11021/1, Foundations 17.B.11021/30, ecological Appraisal by mulberry ated 17th July 2017 report version 1Arboricultural Implications assessment dated 19th July 2017 ref TRE/TEAR, Phase 1 Preliminary Risk Assessment 17-B-11021/Albert Road dated 24th April 2014. 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 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. A landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. The scheme should include a replacement planting for the loss of the tree identified in the Arboricultural Implications Assessment dated 19 July 2017 Ref; TRE/TEAR. and planting along the eastern boundary of the site. It shall be implemented not later than 12 months from the date of first occupation of the development hereby approved; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or 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 EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

7. The development hereby approved shall be carried out in accordance with the recommendation in Chapter 5 of the Ecological Appraisal Report version 1 dated 17th July 2017 for Habitat Enhancement in the form of bat access panels/boxes and bird boxes.
8. Details/Samples of the materials to be used in the external elevations, together

with details of their manufacturer, type/colour and size, shall be submitted to and approved by the Local Planning Authority before the development is commenced. Only the approved materials 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 EN1/2 - Townscape and Built Design and H2/1 - The Form of New Residential Development.

9. No development shall commence unless and until surface water drainage proposals have been submitted to and approved in writing by the Local Planning Authority. The scheme should be in accordance with the submitted Surface Water Sustainable Drainage Assessment and 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 proposed maintenance arrangements should also be provided. The approved scheme only shall be implemented prior to first occupation and thereafter maintained.
Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 10 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.
10. Notwithstanding the details indicated on approved plan reference 1837 SK05 Revision D, no development shall commence unless and until full details of the following have been submitted to and agreed with the Local Planning Authority:
 - Dilapidation survey of the footways and carriageways abutting the site in the event that subsequent remedial works are required following construction of the development;
 - In connection with the above, the reinstatement of all footways abutting the site affected by the demolition works and construction of the proposed development and as a result of statutory undertakers works to serve the proposed development, to a scope and specification to be agreed;
 - Formation of the proposed site access onto Ribble Drive, incorporating the removal of the affected highway tree, provision of a replacement tree in a position and of a species to be agreed and all associated works/measures within the adopted highway to control tree roots, reinstatement of the redundant vehicular accesses to adjacent footway/verge levels to a specification to be agreed, full reconstruction of the footways abutting the site 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 sections of Ribble Drive and Albert Road abutting the site;
 - 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 the Council's largest refuse collection vehicle can pass a private car at the junction with Ribble Drive and along the length of the estate road and manoeuvre at the turning head;
 - Revised boundary wall details at all plots abutting Ribble Drive and Albert Road incorporating foundations that do not encroach under the adjacent adopted highway or land outside the applicant's control at Lune Close;
 - In the event that it is intended for the proposed residential estate road to be adopted, revised boundary wall details at the rear of the 2 No. plots fronting Ribble Drive incorporating adequate visibility at the back edge of the footway in accordance with the guidance in Manual for Streets and foundations that do

- not encroach under the adjacent adopted highway;
- In the event that replacement retaining structures are required abutting the adopted highway, an Approval In Principle for the structures, incorporating the reconstruction of the affected footways, full structural, construction and drainage details, calculations and a detailed construction method statement, including details of pedestrian protection measures, site hoardings located clear of the sightlines from the existing/proposed site accesses;

The details subsequently approved shall be implemented to an agreed programme and approved by the Local Planning Authority.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway pursuant to Bury Unitary development Plan Policies H2/2 - The Layout of New Residential Development, HT2/4 - Car Parking and New development and HT6/2 - Pedestrian/Vehicular Conflict.

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

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

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

Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT4 - New Development.

12. 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. - To ensure that the adopted highways are kept free of deposited material from the ground works operations pursuant to Policies EN1/2 - Townscape and Built Design and H4 - New Development.

13. The turning facilities indicated on approved plan reference 1837 SK05 Revision D 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 Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development and HT6/2 - Pedestrian/Vehicular Access.

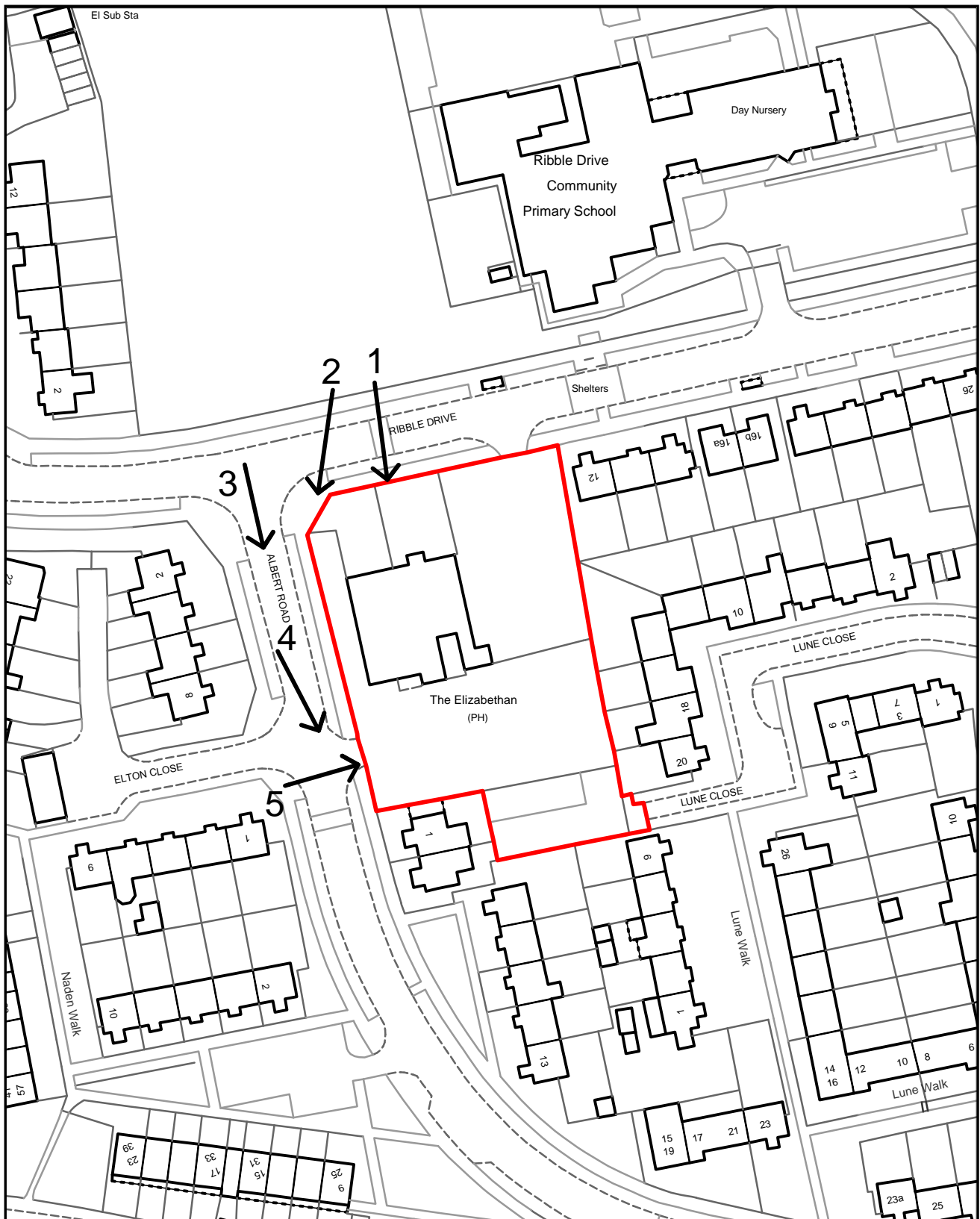
14. The car parking indicated on approved plan reference 1837 SK05 Revision D shall be surfaced and made available for use prior to the development hereby approved

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 policies H2/2 - The Layout of New Residential Development and HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 62220

**ADDRESS: Elizabethan Public House
Ribble Drive**

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

62220

Photo 1



Photo 2



62220

Photo 3



Photo 4



62220

Photo 5

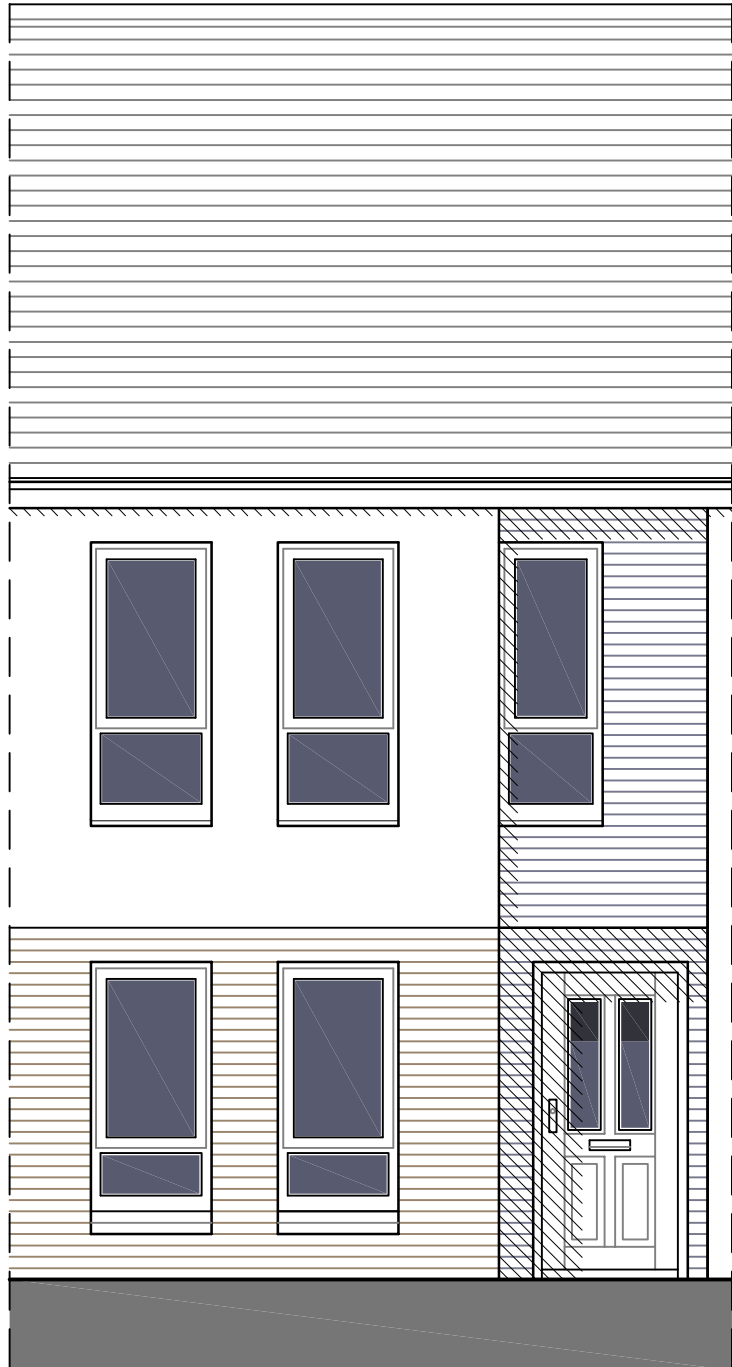




Rev D	Boundary fence ref updated and red line altered	07/08/18
Rev C	Boundary fence ref matched to SK09	19/06/17
Rev B	Car parking space added to house type 3	09/05/17
Rev A	Topographical Survey overlaid	02/05/17

Revisions		
Title		
Proposed Site Plan		
Project	Drawn	KD
	Sheet size	A1
	Scale	1 : 250
Project No	Dwg No	Revision
1837	SK05	D

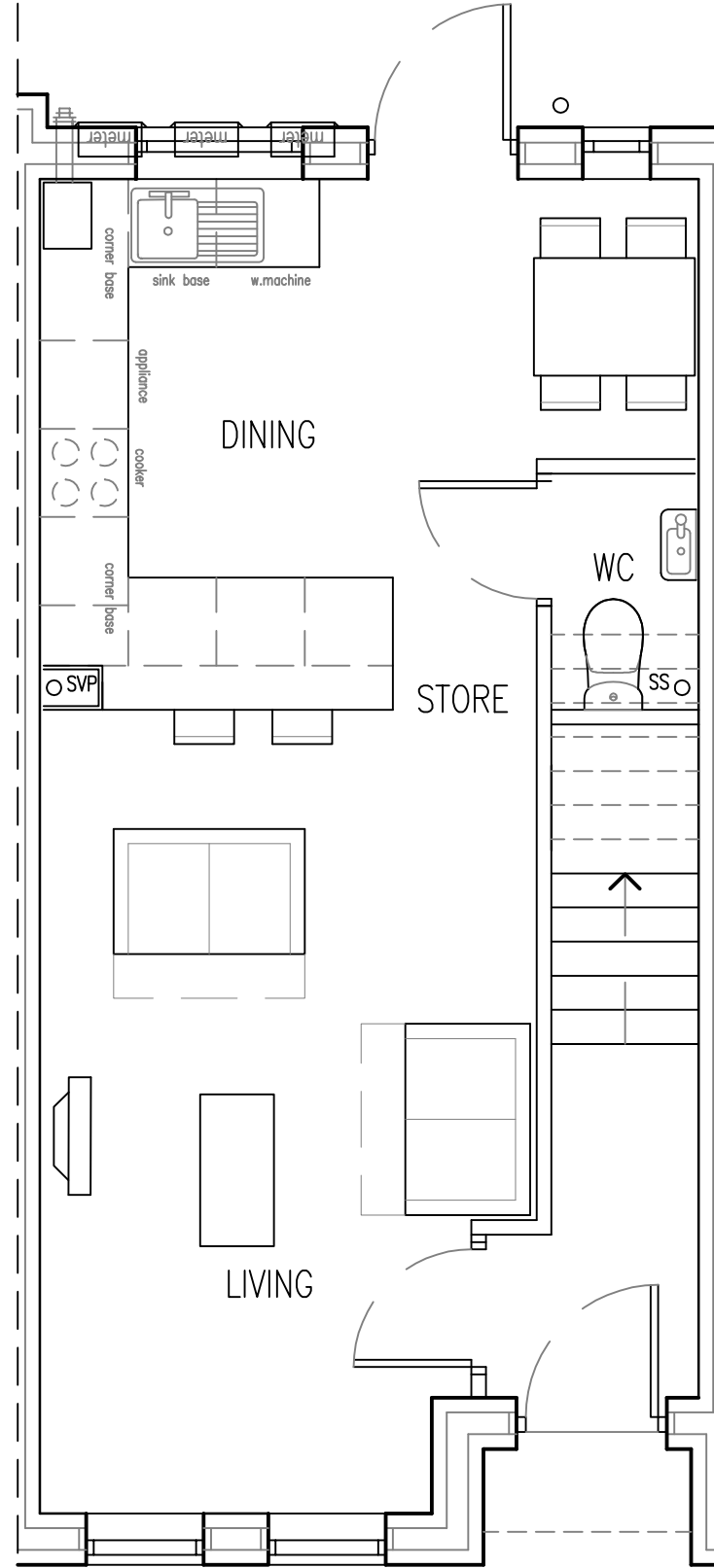
BYA Ltd, Alina House, 10 St Vincent Street
Liverpool L3 5XW
Tel: 0151 708 61 21



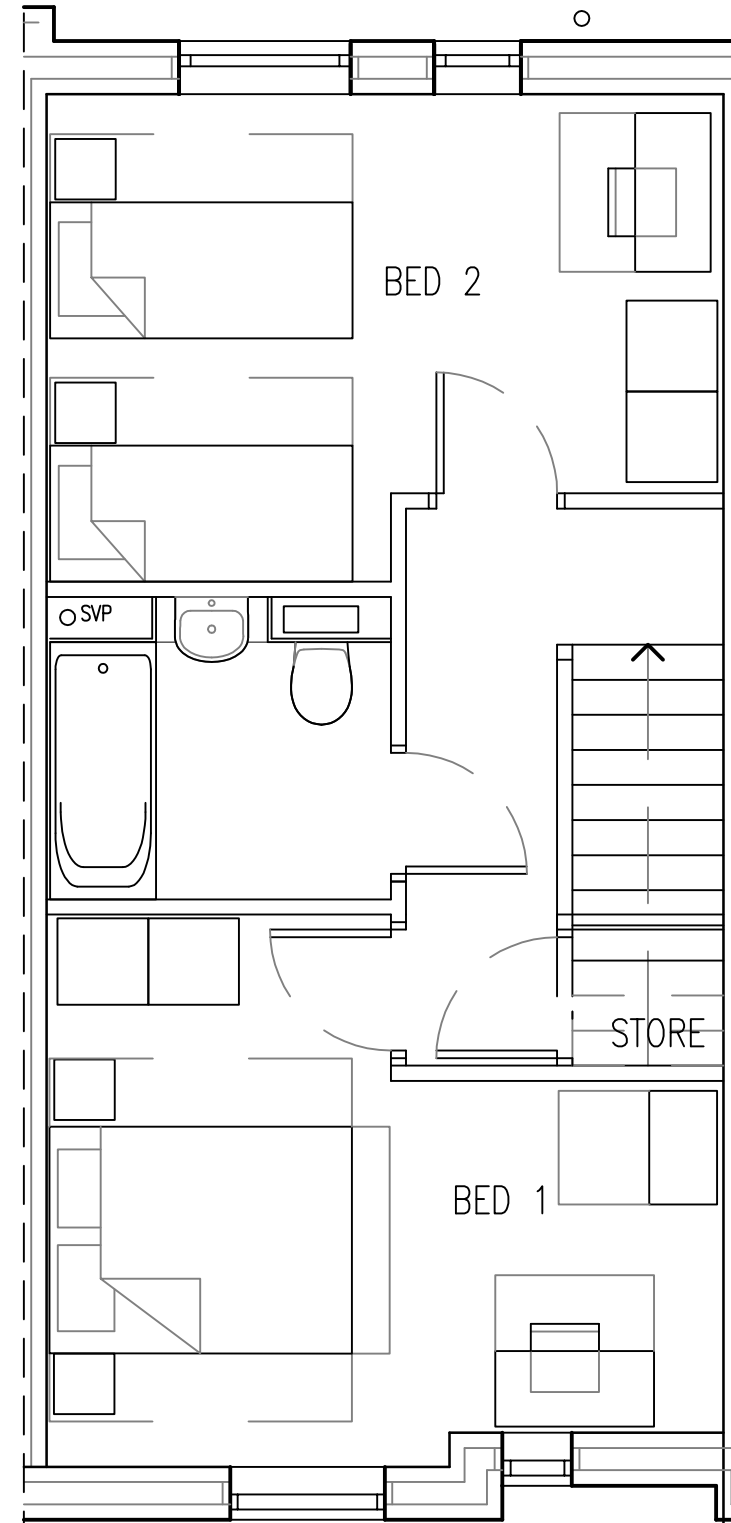
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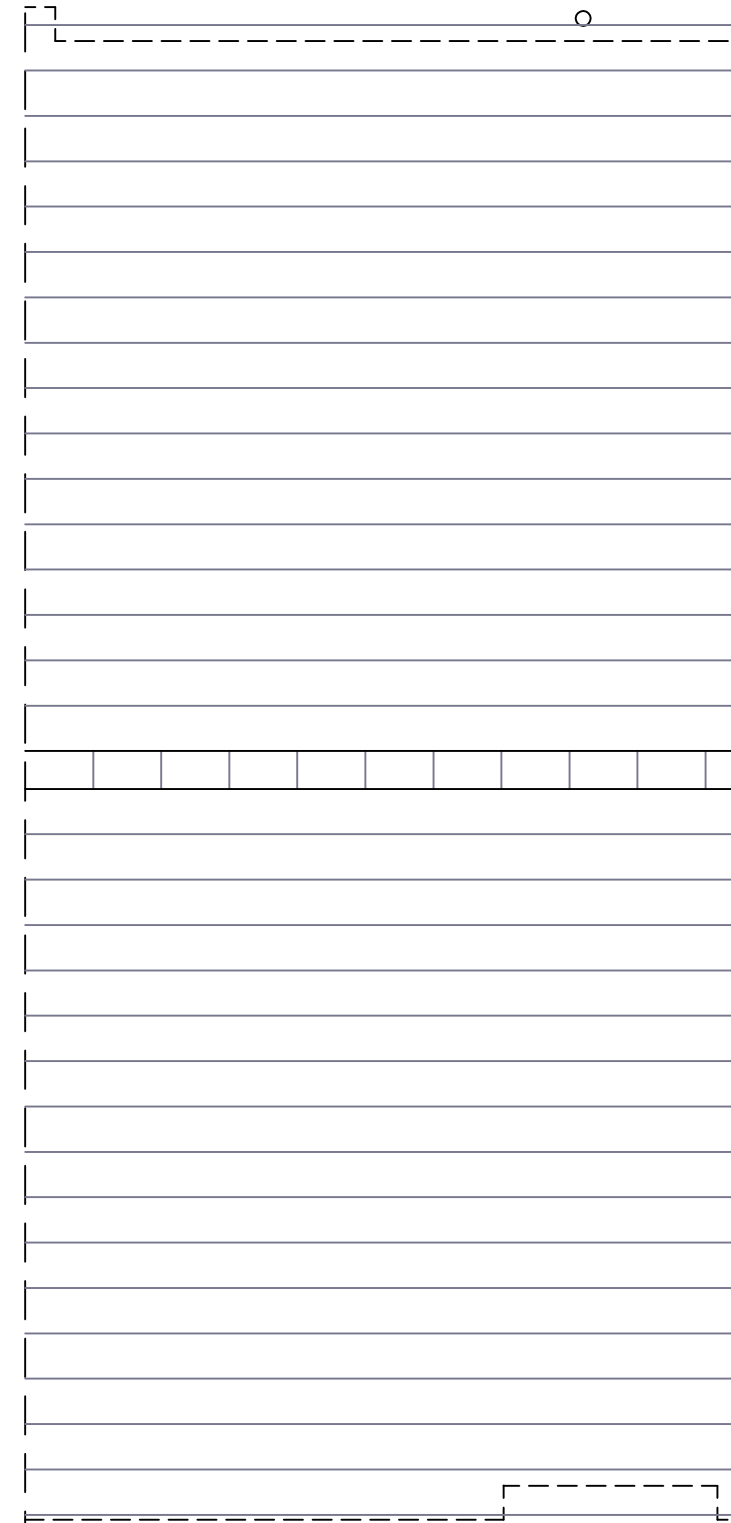
REAR ELEVATION
Scale 1:50



GROUND FLOOR PLAN 38.5 Sqm
Scale 1:50



ALT FIRST FLOOR PLAN 39.5 Sqm
Scale 1:50



ROOF PLAN
Scale 1:50



Rev D	Meters relocated onto rear elevation. SVP shown	19/06/17
Rev C	Bathroom location agreed with client	18/05/17
Rev B	Client amendments (kitchen Layout)	12/05/17
Rev A	Client amendments	09/05/17

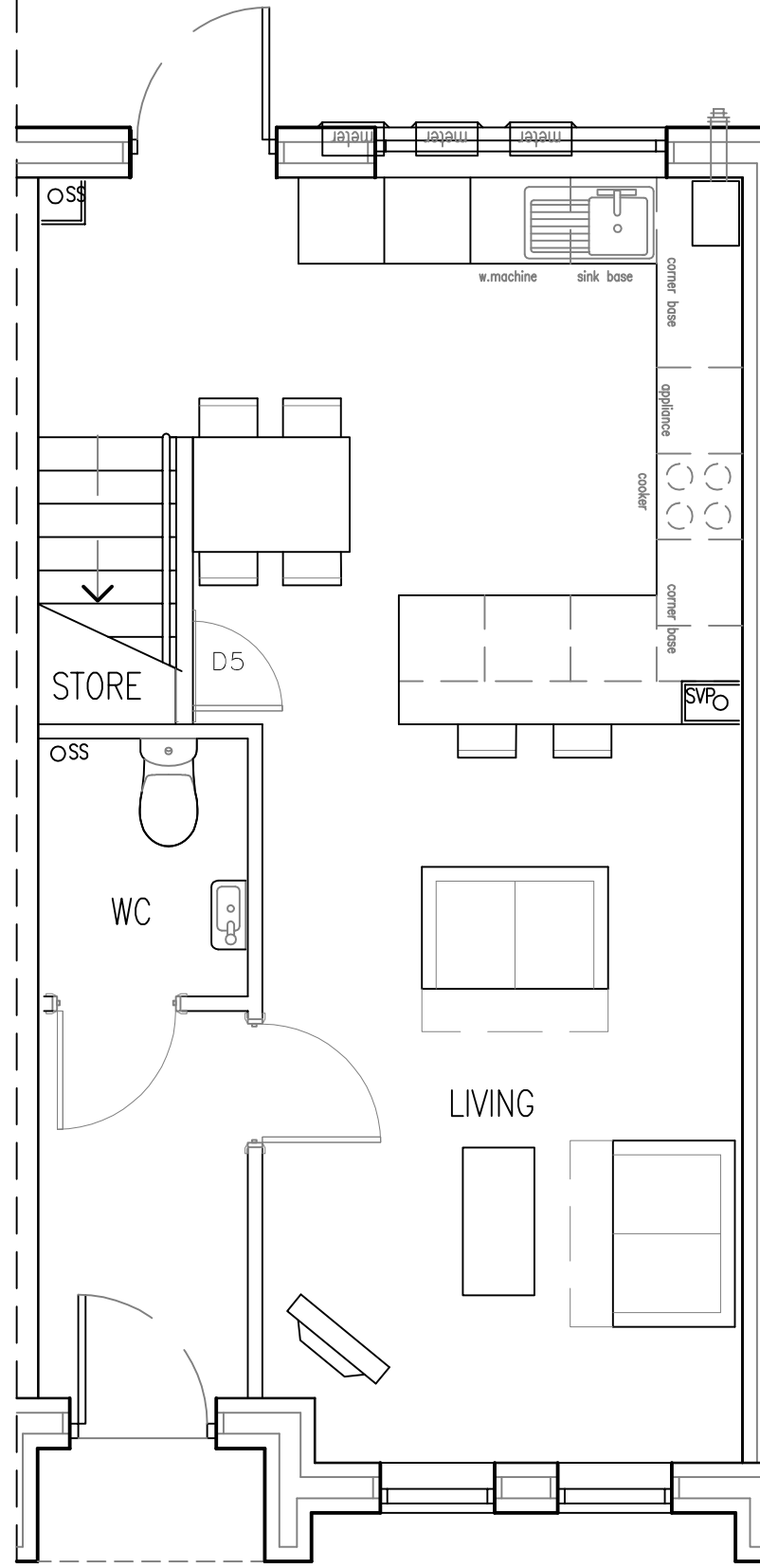
Revisions		
Title		
Proposed House Type 1 2B4P @ 78.0 Sqft		
Project The Elizabethan	Drawn	KD
	Sheet size	A1
	Scale	1 : 50
Project No 1837	Dwg No SK06	Revision D
BYA Ltd, Alina House, 10 St Vincent Street Liverpool L3 5XW Tel: 0151 708 61 21		



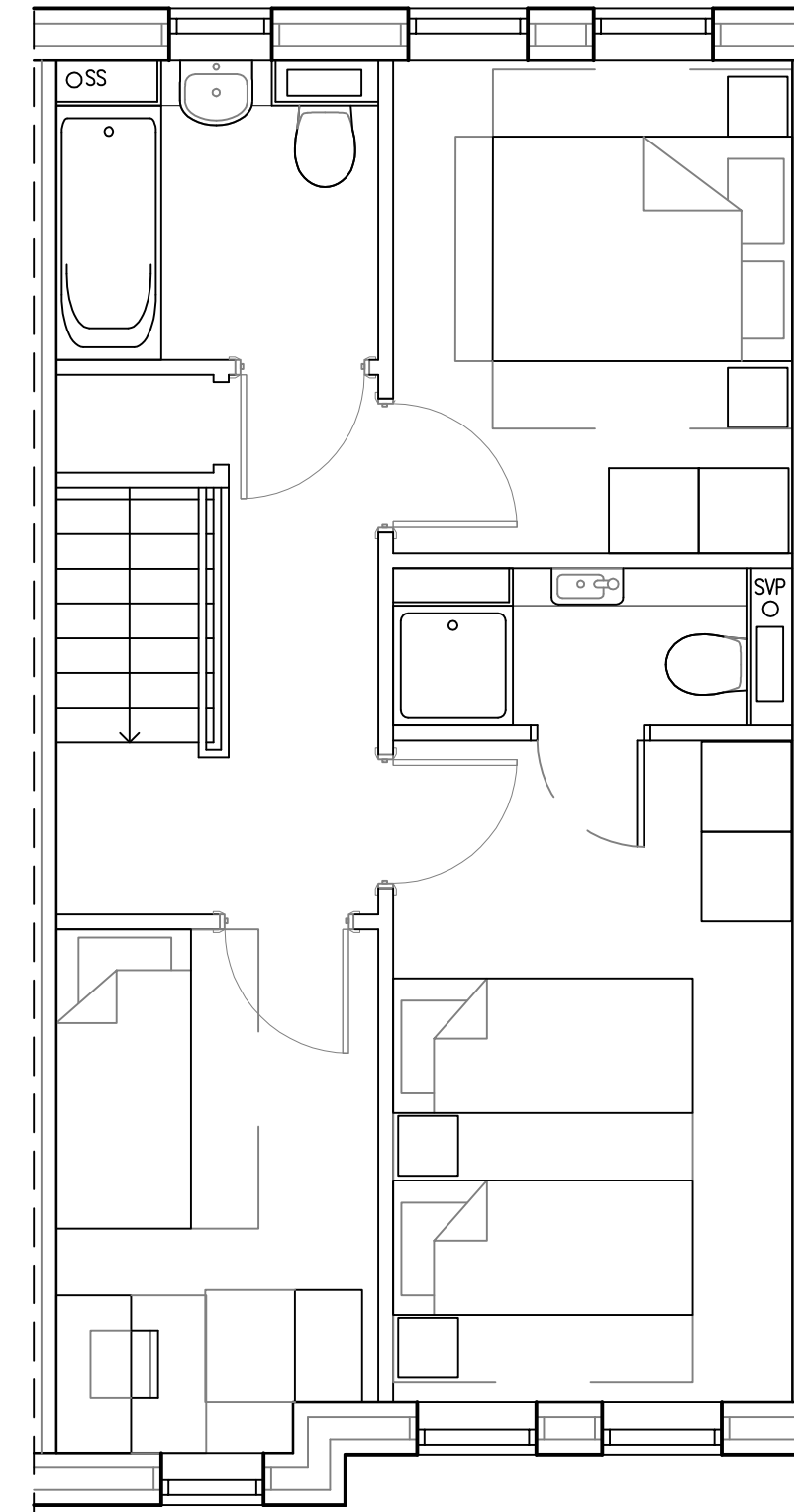
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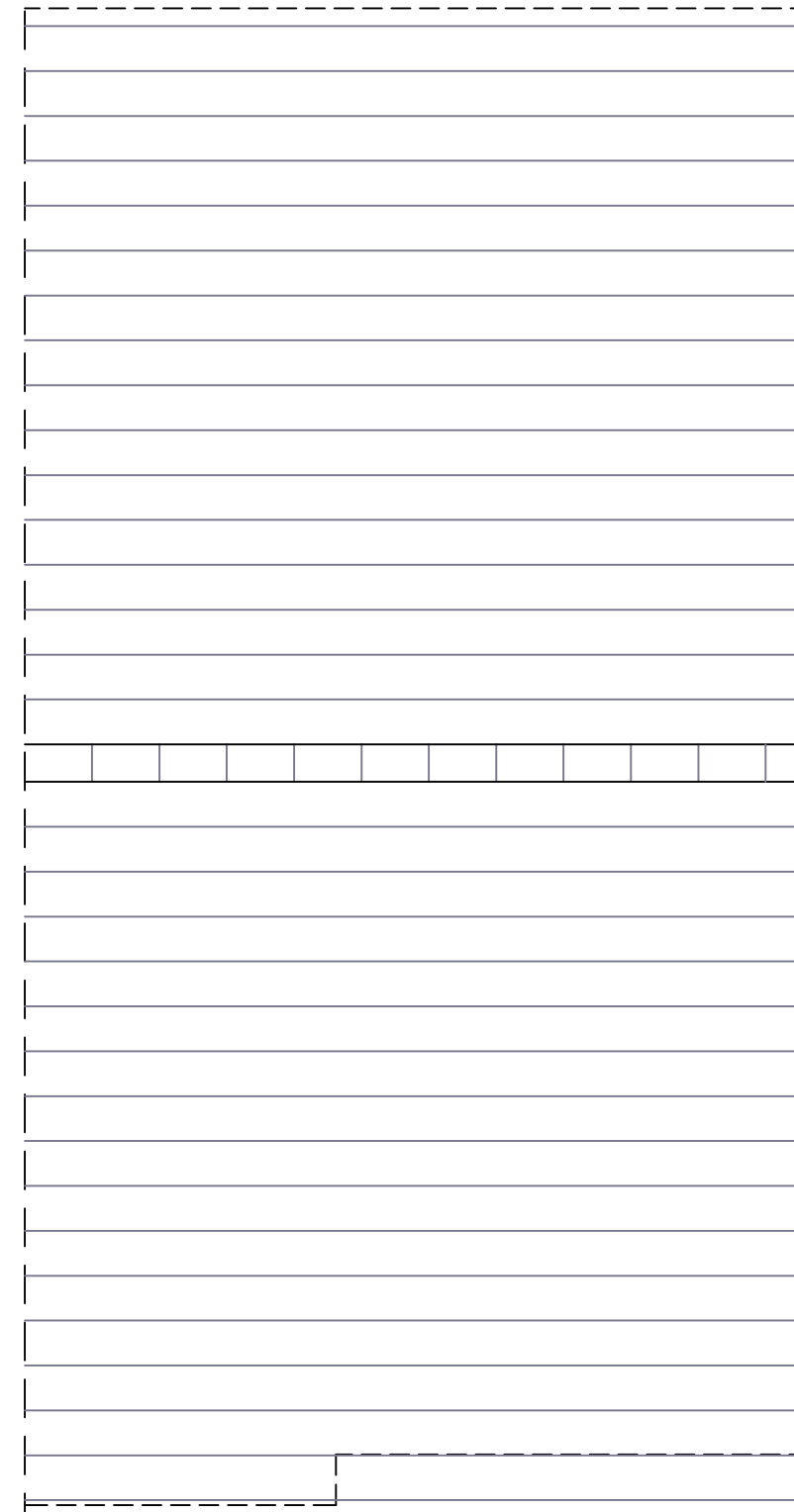
REAR ELEVATION
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GROUND FLOOR PLAN 42.5 Sqm
Scale 1:50



FIRST FLOOR PLAN 43.9 Sqm
Scale 1:50

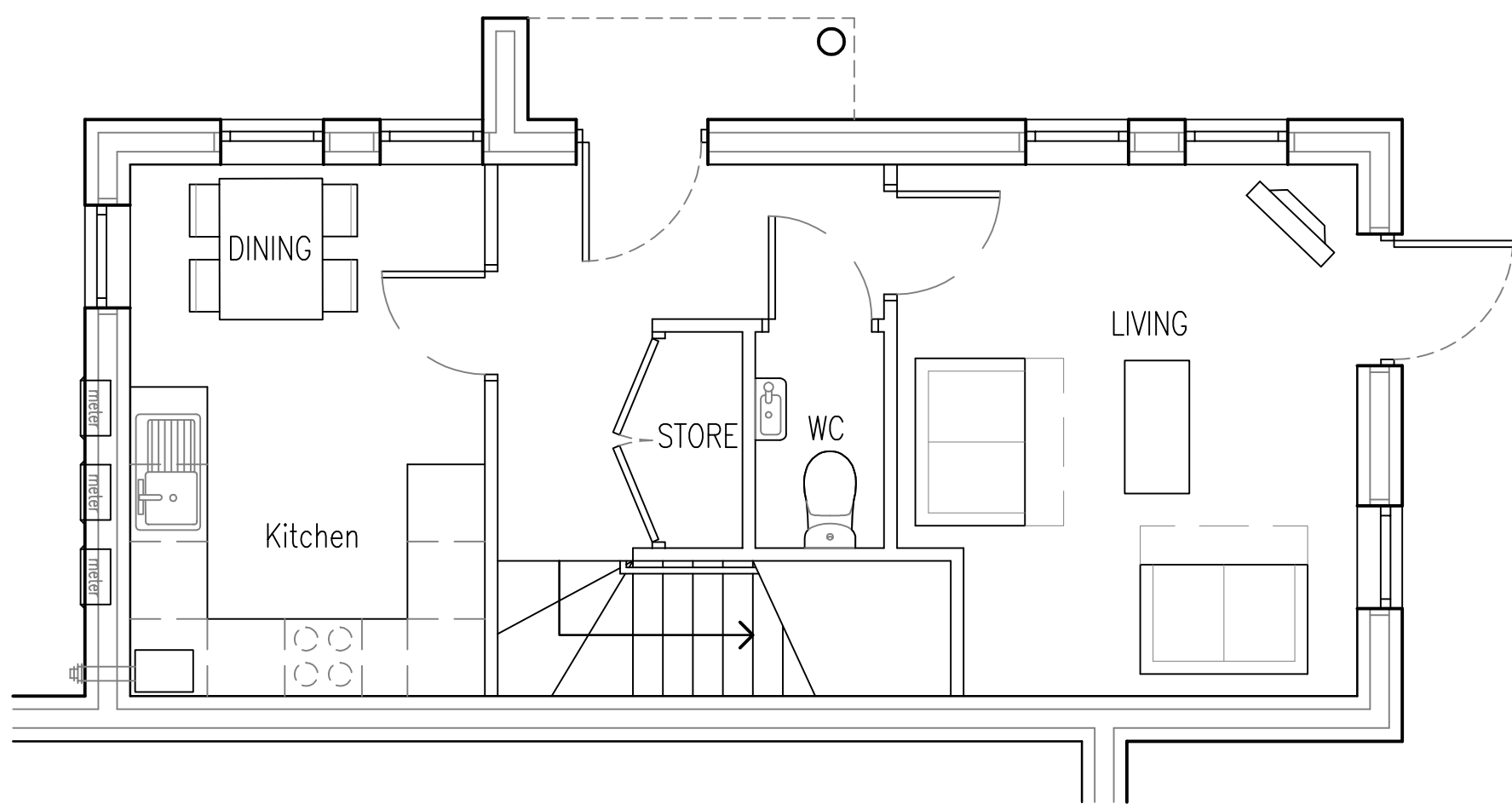


ROOF PLAN
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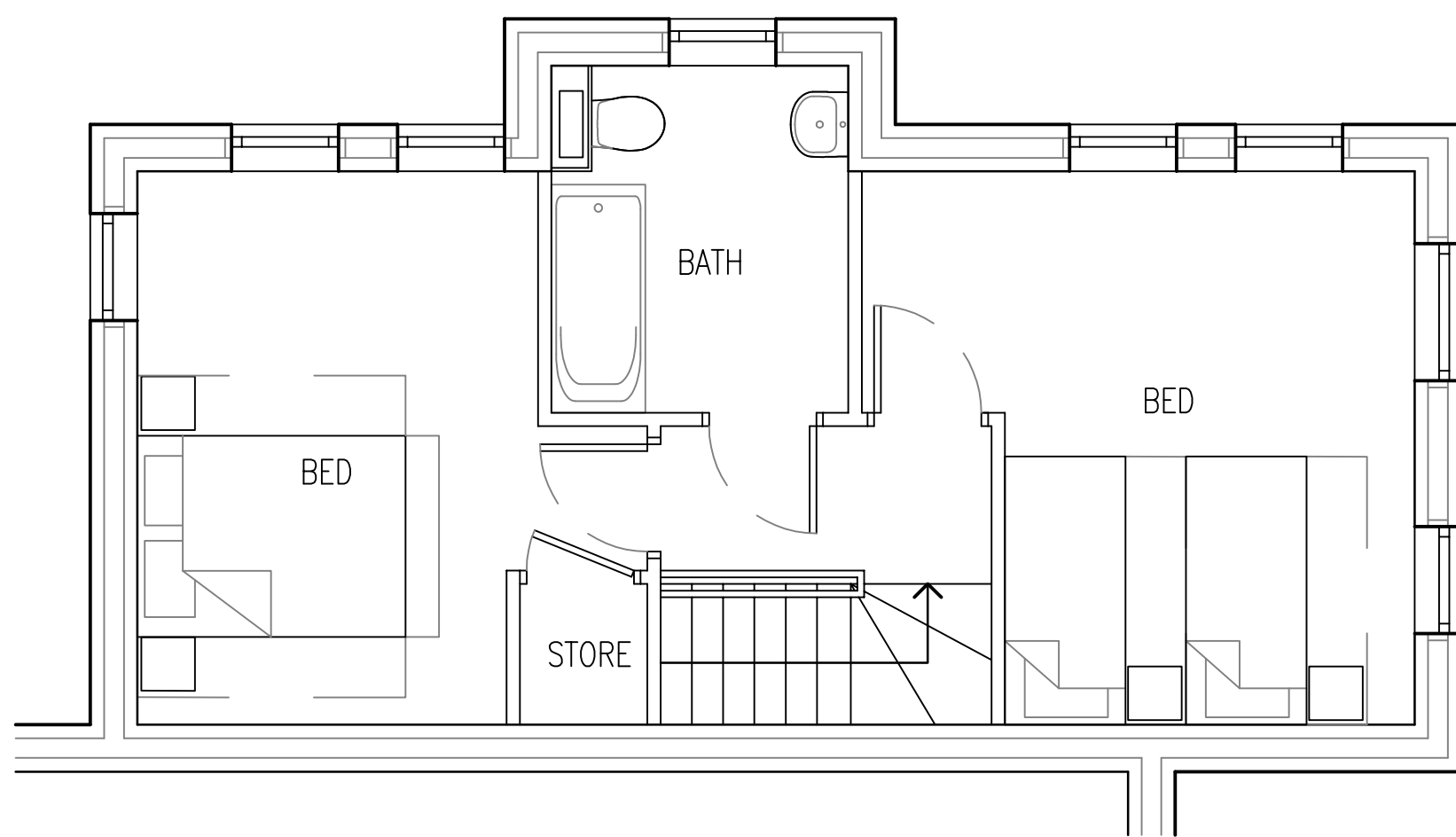


Rev C	Meters relocated onto rear elevation. SVP shown	19/06/17
Rev B	Client amendments (kitchen Layout)	12/05/17
Rev A	Client amendments	09/05/17

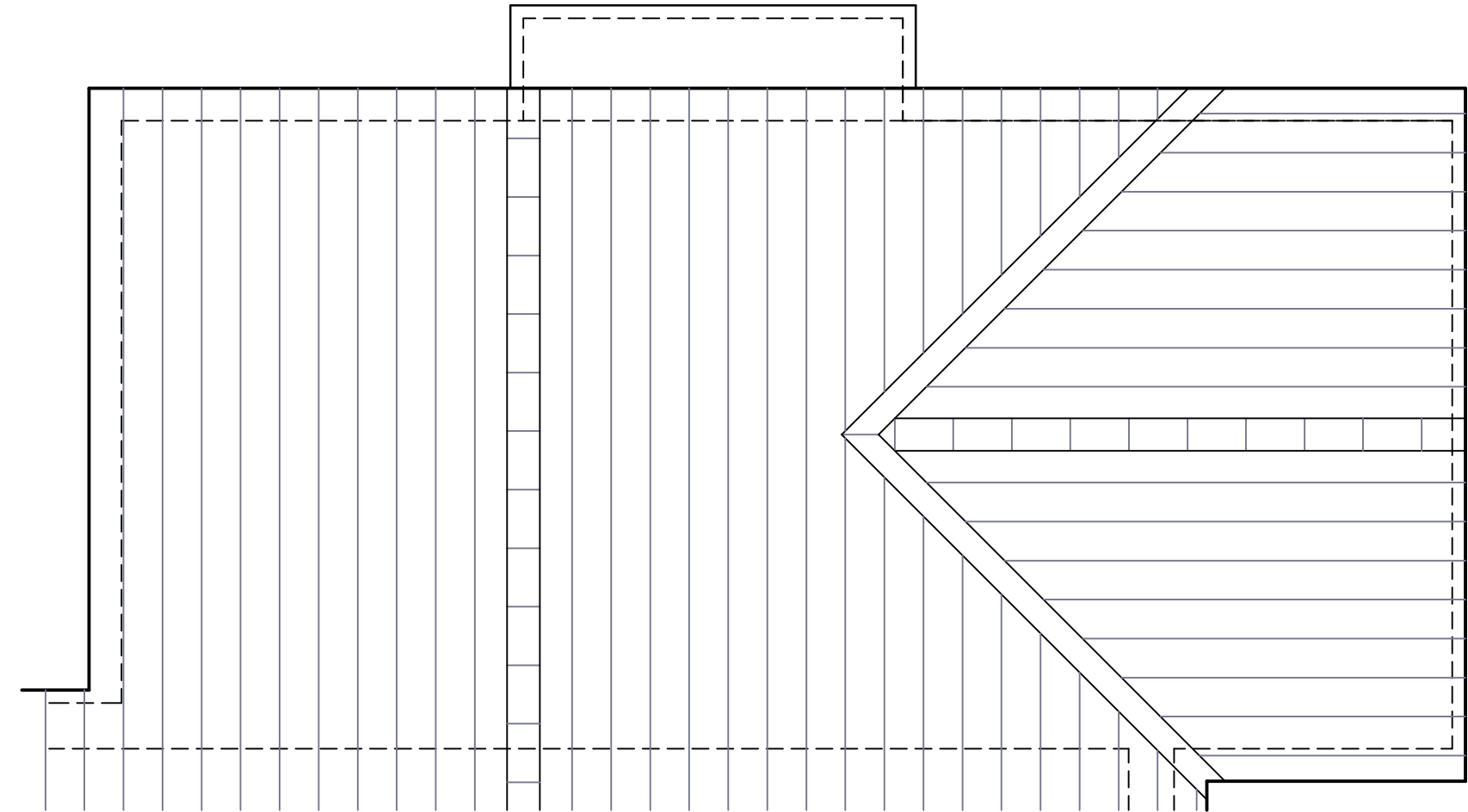
Revisions		
Title		
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The Elizabethan		KD
		Sheet size
		A1
		Scale
		1 : 50
Project No	Dwg No	Revision
1837	SK07	C
BYA Ltd, Alina House, 10 St Vincent Street Liverpool L3 5XW Tel: 0151 708 61 21		



GROUND FLOOR PLAN 38.6 Sqm
Scale 1:50



FIRST FLOOR PLAN 40.3 Sqm
Scale 1:50



ROOF PLAN
Scale 1:50



EAST ELEVATION
Scale 1:50

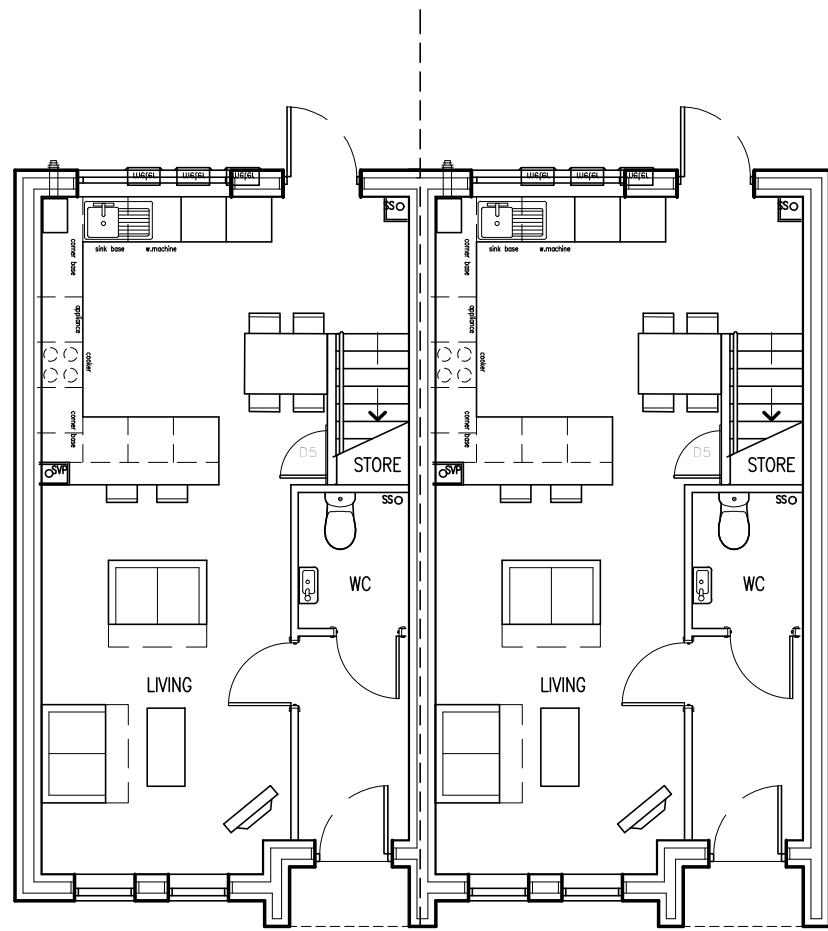


NORTH ELEVATION
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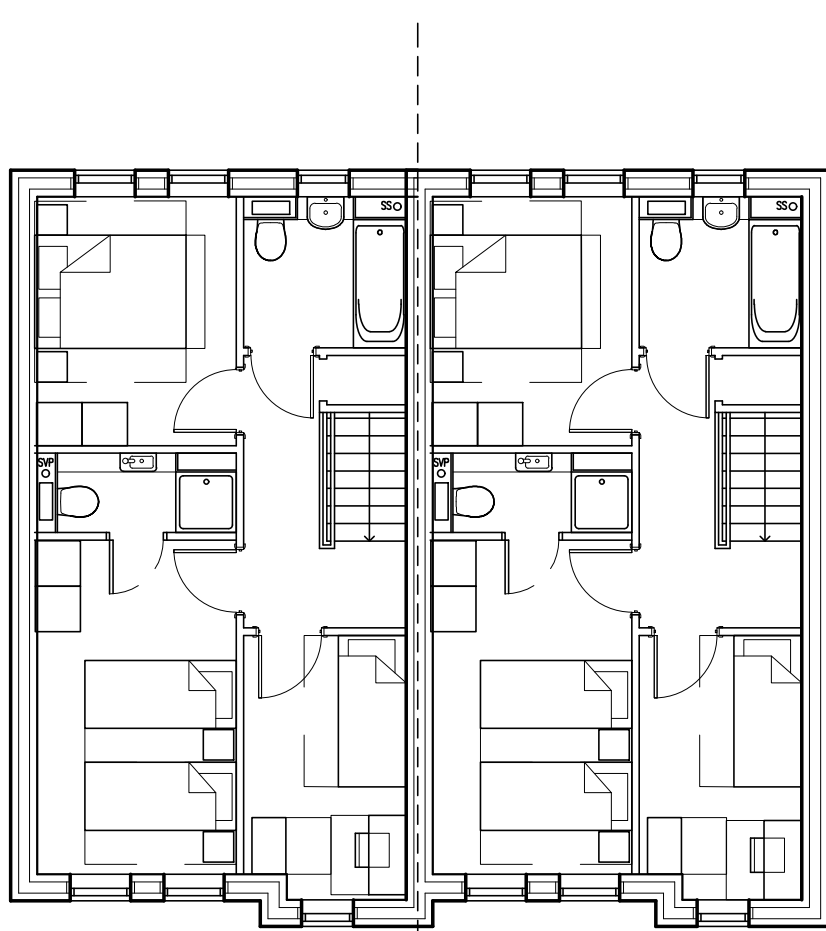


WEST ELEVATION
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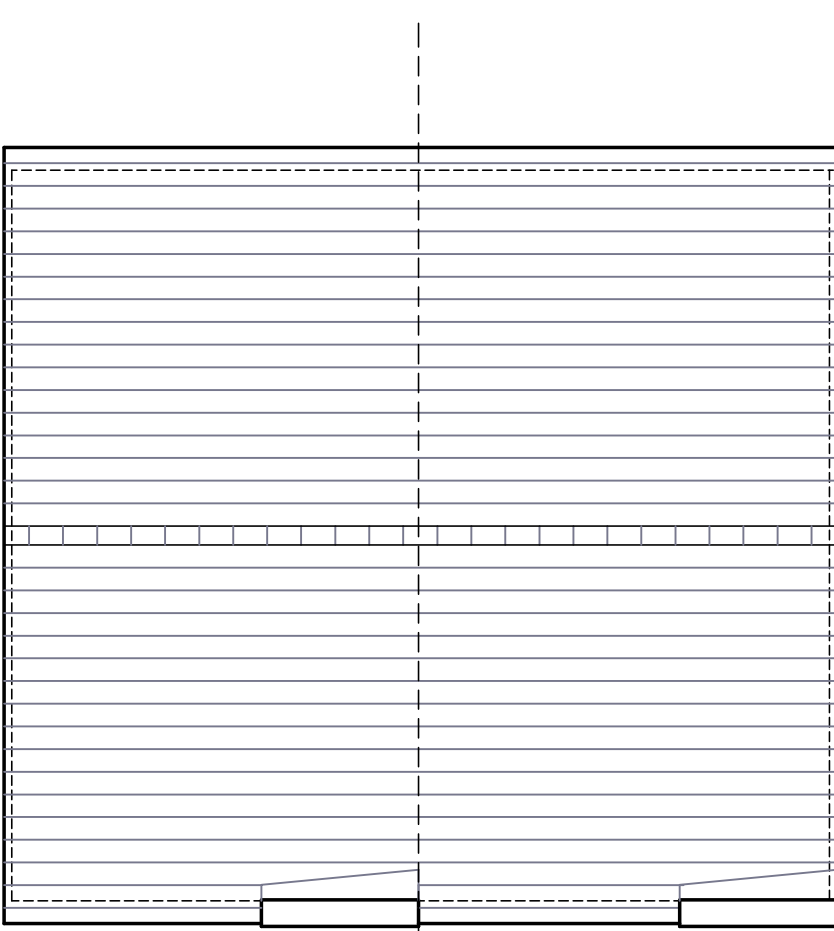
Rev B Meters relocated onto rear elevation. SVP shown		19/06/17
Rev A Client amendments		09/05/17
Revisions		
Title		
Proposed House Type 3		
2B4P @ 78.9 Sqm		
Project		Drawn KD
The Elizabethan		Sheet size A1
		Scale 1 : 50
Project No	Dwg No	Revision
1837	SK08	B
BYA Ltd, Alina House, 10 St Vincent Street Liverpool L3 5XW Tel: 0151 708 61 21		



GROUND FLOOR PLAN 42.6 Sqm
Scale 1:50



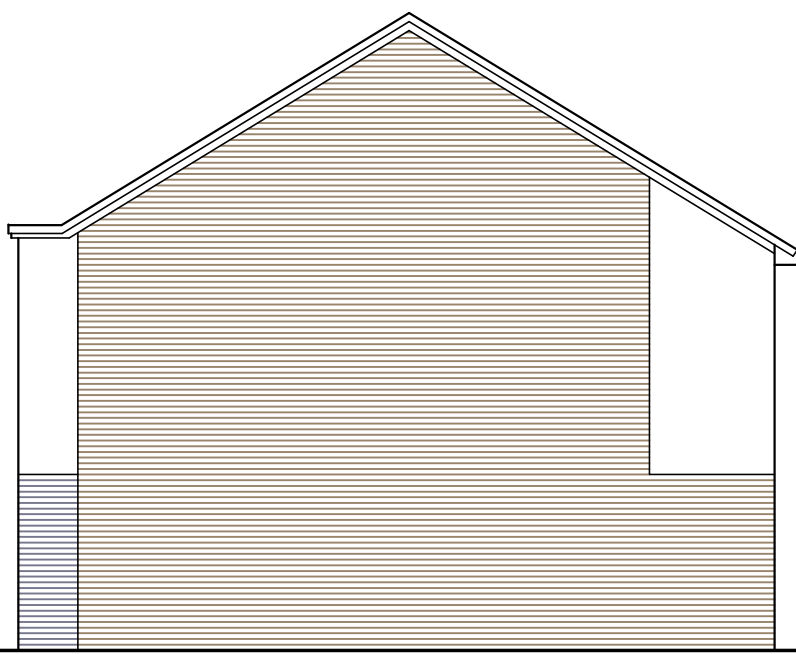
FIRST FLOOR PLAN 43.9 Sqm
Scale 1:50



ROOF PLAN
Scale 1:50



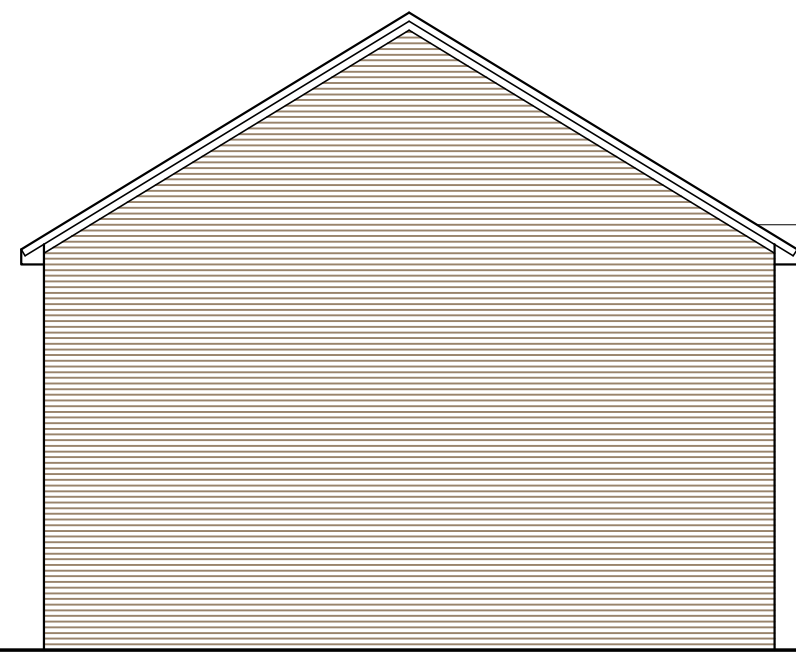
FRONT ELEVATION
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NEW ROAD GABLE ELEVATION
Scale 1:50

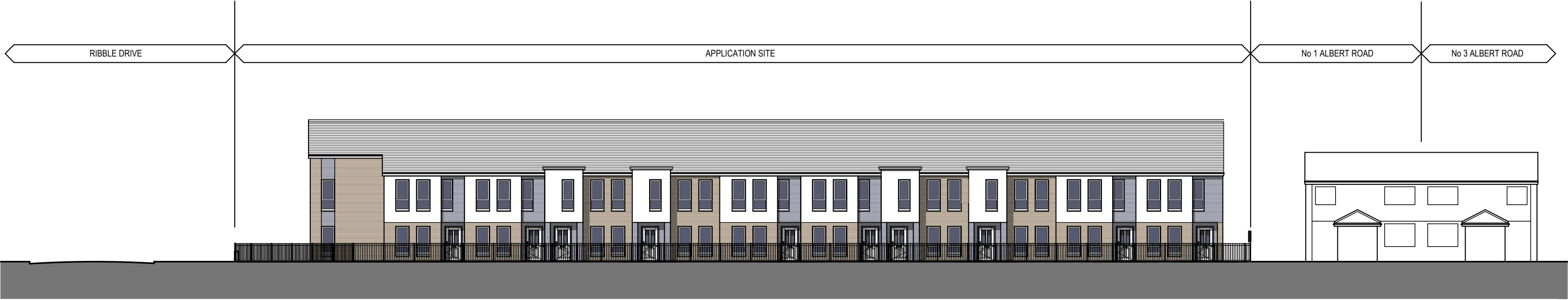


REAR ELEVATION
Scale 1:50

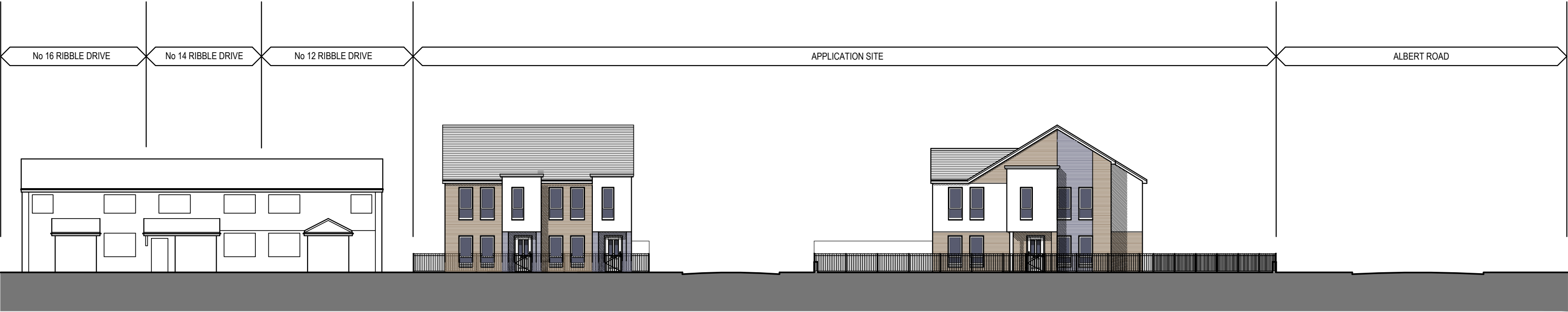


GABLE ELEVATION
Scale 1:50

Revisions		
Title		
Proposed House Type 4 3B5P @ 86.4 Sqm		
Project The Elizabethan	Drawn	KD
	Sheet size	A1
	Scale	1 : 100
Project No 1837	Dwg No SK12	Revision
BYA Ltd, Alina House, 10 St Vincent Street Liverpool L3 5XW Tel: 0151 708 61 21		



Albert Road Street Elevation



Ribble Drive Street Elevation

A Steel railings added		18.01.18
Revisions		
Title		
Street Elevations		
Project		Drawn KD
The Elizabethan		Sheet size A1
		Scale 1 : 200
Project No	Dwg No	Revision
1837	SK11	A
BYA Ltd, Alina House, 10 St Vincent Street Liverpool L3 5XW Tel: 0151 708 61 21		

Ward: Bury East - Moorside

Item 02

Applicant: Mrs Raheela Parveen

Location: Land adjacent to 436 Walmersley Road, Bury, BL9 6QE

Proposal: Erection of 6 no. dwellings

Application Ref: 62546/Full

Target Date: 02/05/2018

Recommendation: Minded to Approve

It is recommended that this application is Minded to Approve subject to the signing and completion of a Section 106 agreement for recreation provision in accordance with Policies RT1/1 (Protection of Recreation Provision in the Urban Area) of the adopted Unitary Development Plan and the NPPF. Should the legal agreement not be signed and completed within a reasonable period, it is requested that the application be determined by the Development Manager.

Description

The site is located adjacent to No. 436 Walmersley Road and consists of a grassed area with semi mature trees at the rear of the site. The trees in the middle of the site were not protected and have been recently removed. There is a pedestrian access between Walmersley Road and Hillside Crescent and this is blocked by a metal barrier to allow pedestrian access but prevent vehicular access.

There are residential properties to the east and south of the site and these properties are accessed via a back street from Hillside Crescent. There are commercial properties to the west and a public house and associated car park to the north.

The proposed development involves the erection of 6 dwellings in a terrace on the rear half of the site. The proposed dwellings would be single storey with living accommodation in the roofspace and would be constructed from red brick and grey roof tiles. The proposed development and car parking would be accessed from the back street from Hillside Crescent, which would be widened and a pedestrian footpath provided in the applicant's ownership.

Relevant Planning History

02039/E - Erection of 6 no. bungalows at land adjacent to 436 Walmersley Road, Bury.
Enquiry completed - 26 October 2017.

Publicity

23 neighbouring properties were notified by means of a letter on 9 March 2018.

A petition has been received with 70 signatures from the residents on Hillside Crescent, Walmersley Road, Fairlands Road and Langdale Mews, which has raised the following issues:

- No objections to houses being built on the land, but object to the access route.
- It will cause disturbance and will be negative for the community.
- The access is a walkway used by home owners, the elderly and children on their way to and from school.
- The access is very narrow and it would be a major issue getting building contractors, diggers and deliveries to the site.
- This is the only access for residents, who park in their rear gardens/yards.
- 6 spaces is not enough for the development.

- This land was part of the Council's public realm and it was disposed of without consultation with the local neighbourhood.
- The proposed access is in frequent use by vehicles to and at the rear of Hillside Crescent.
- The proposed access is not of sufficient width or quality to accept increased traffic without widening it or upgrading it.
- Distances between windows are too close and do not meet minimum standards.

10 letters have been received from the occupiers of 10, 12, 14, 16, 23, 25, 31, 43, 55 Hillside Crescent, 24 Northfield Road, which have raised the following issues:

- The use of the back street will not work. It is already used by people accessing their driveways and by pedestrians.
- Access should be from the main road and the crossing should be moved to provide this.
- 6 parking spaces is woefully inadequate for the proposed development.
- Changing the use of the ginnel from pedestrian to regular 2 way traffic would put pedestrians at risk.
- How will construction traffic access the site as the current access is very narrow and Hillside Crescent is used for residents parking.
- The access is currently used to provide access to the rear of 21 - 31 Hillside Crescent and the cottages on Walmersley Road. It is not a through road.
- How would emergency vehicles access the site? How would waste collections be made?
- If permission is granted, the access will become a short cut for motorists and will be very dangerous.
- The properties are dormer bungalows with rooms in the roofspace.
- Building the houses is not a problem, but the proposed access is unacceptable. Please do not make the road dangerous again for the sale of a company at the expense of local residents.
- The pavement on the ginnel is not wide enough to accommodate a push chair and the road is used currently.
- I would like to know why access cannot be taken from Walmersley Road.
- The crossing could be moved to the park after the Towler pub. People's safety and well being are important.
- There are no downspouts on the proposed plans. Would the water go straight into the ground and create a bog?

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

Consultations

Traffic Section - No objections in principle. Further comments to be reported on the revised plans in the Supplementary Report.

Drainage Section - Comments awaited.

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

Waste Management - Comments awaited.

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

Unitary Development Plan and Policies

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
EN1/3	Landscaping Provision
EN1/7	Throughroutes and Gateways
EN7	Pollution Control
EN7/5	Waste Water Management
EN8	Woodland and Trees

OL3/1	Protection of Urban Open Space
HT2/4	Car Parking and New Development
HT4	New Development
HT5/1	Access For Those with Special Needs
HT6/2	Pedestrian/Vehicular Conflict
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 (Residential) - The National Planning Policy Framework should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. There is a particular emphasis, as in previous national planning guidance, to identify a rolling five year supply of deliverable housing land.

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up with sites that have an extant planning permission and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the five year supply calculations as many sites will take longer than five years to come forward and be fully developed (e.g. some large sites could take up to ten years to be completed). As such, latest monitoring indicates that the Council is unable to demonstrate a five year supply of deliverable housing land and this needs to be treated as a material factor when determining applications for residential developments.

Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses.

The proposed development is located within the urban area and there are residential dwellings surrounding the site. As such, the proposed development would not conflict with the surrounding land uses. Appropriate infrastructure would be available and as such, the proposed development would be acceptable in principle. Therefore, the proposed development would be in accordance with Policy H1/2 of the Bury Unitary Development Plan and the NPPF.

Principle (Recreation) - Paragraph 74 of the NPPF states that existing open space, sports and recreational buildings and land should not be built upon, unless:

- an assessment has been undertaken clearly finding the facility to be surplus to requirements; or
- the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Policy RT1/1 states that development will not be allowed where it would result in the loss of:

- existing and proposed outdoor public or private recreation facilities, including playing

fields, sports grounds, parks and gardens, childrens play areas, allotments and golf courses;

- recreation space within settlements located in the Green Belt;
- indoor facilities for which there is a recreational need;
- any other unidentified recreation provision such as playing fields, sports grounds, parks and gardens, children's play areas, allotments and golf courses, including sites created during the period of the plan.

Exceptions to this policy may be permitted where:

- sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site;
- alternative provision of equivalent community benefit is made available; or
- it can be demonstrated that there is an excess of sports pitch provision and public open space in the area, taking account of the recreation and amenity value of such provision.

The application site consists of a grassed area with semi mature trees at the rear of the site. Although the site is not allocated as Protected Recreation on the proposals map for the UDP, it has been assessed as amenity greenspace as part of the Council's Greenspace Audit and Strategy, which was published in 2015. As such, the site is Protected Recreation for the purposes of Paragraph 74 of the NPPF and Policy RT1/1 of the UDP under criterion (d) of 'other identified recreation provision'.

The applicant has agreed to pay a financial contribution to compensate for the loss of 0.088 hectares of public open space. The compensatory payment has been calculated at £12,140.46 and is derived from the Council's own costs of providing new and enhancing existing open space. The applicant has agreed to this contribution, which would be secured by a Section 106 agreement. The financial contribution would be used to improve amenity greenspace within the vicinity of the site and further details will be reported in the Supplementary Report. Therefore, the proposed development would comply with Policies RT1/1 and the NPPF.

Design and layout - The proposed development would provide 6 dwellings, which would be single storey with a bedroom and bathroom in the roofspace. The proposed dwellings would be constructed from brick with a tile roof. There is a mix of materials in the locality - render, stone, brown brick and red brick and as such, the proposed materials would not be a prominent feature in the locality. The use of headers and cills, front porch and a roof overhang would add visual interest to the elevations and as such, the proposed development would not be a prominent feature in the locality. Therefore, the proposed development would be in accordance with Policies H2/1, H2/2 and EN1/2 of the Bury Unitary Development Plan.

Impact upon surrounding area - The level of private amenity space for the proposed dwellings would be acceptable. The proposed plans indicate that a bin store would be constructed from brick at the front of the property. The proposed bin store would be large enough to accommodate 4 bins and would be tall enough to screen the bins from view from the streetscene. Close timber boarded fencing would be erected on the boundaries, which would match the existing fencing in the locality. Therefore, the proposed development would not be a prominent feature in the streetscene and would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

Impact upon residential amenity - SPD 6 provides guidance on aspect standards between residential properties and would be relevant in this case. There should be a minimum of 20 metres between directly facing habitable room windows, which is based upon a two storey development. A habitable room window is a lounge, dining room or bedroom.

The proposed development would be 6 metres from the rear of the dwellings to the boundary with No. 41 Hillside Crescent. 7 metres would be required from a first floor habitable room window to a directly facing boundary with any property. There would be a 2 metre high close timber boarded fence on the boundary with No, 41 Hillside Crescent and

as such, the openings on the ground floor would not have an adverse impact upon the amenity of the neighbouring properties. The revised plan indicates that there would be no rooflights on the rear elevation and as such, the proposed development would not have an adverse impact upon the amenity of the neighbouring properties.

Trees - A number of semi mature trees were removed from the site prior to the application being submitted and there are some semi mature trees remaining along the boundary with the properties on Hillside Crescent. The proposed site plan indicates that these trees would be retained and conditions requiring tree protection measures and a landscaping plan would be included on any grant of planning consent. Therefore, the proposed development would be in accordance with Policy EN8/2 of the Bury Unitary Development Plan.

Highways issues - During the pre-application consultation, the plans showed an access onto Walmersley Road, which could not be supported due to the position of the pelican crossing and the impact in terms of highway safety. The car park to the public house is in a separate ownership and cannot be used for access. As such, the proposed development would be accessed from the adopted access from Hillside Crescent.

The revised plans indicate a series of improvements would be provided to the proposed access to the site. The existing access would be widened to 4.5 metres from the rear of No. 41 Hillside Crescent and the existing telegraph pole would be relocated. A street lighting column would be provided and a footway of 1.8 metres in width would be provided, which would connect to a footpath adjacent to 436 Walmersley Road. The footway along the frontage with Walmersley Road would be re-instated and the bollards provided to prevent unauthorised access by vehicles. The car parking area for the proposed development would be accessed from Hillside Crescent only and bin collection would be undertaken from Walmersley Road from a central collection point. The Traffic Section has no objections in principle and further comments will be provided in the Supplementary Report.

Parking - SPD11 states that the maximum number of parking spaces is 1.5 spaces per 2 bedroom dwelling, which equates to 9 spaces.

The proposed development would provide 6 parking spaces in a row. The site is located on the main road within walking distance of a bus stop and there are shops and services opposite. As such, the level of parking provision would be acceptable in this instance. Therefore, the proposed development would comply with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Response to objectors

- The issues relating to the access (vehicular and pedestrian) and parking have been dealt with in the main report above.
- A condition requiring a construction traffic management plan to be submitted before the development commences.
- The issue of how the land was sold is not a material planning consideration and cannot be taken into consideration.
- The revised plans indicate that the access would be improved.
- The Council has to assess the application, which is submitted to it.
- The proposed development would comply with the aspect standards in SPD6.

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 16/96/1, 18/06/1A 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. 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.
4. No development 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.
5. Following the provisions of Condition 4 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.
6. 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.
7. No development shall commence unless and until surface water drainage proposals have been submitted to and approved in writing by the Local Planning

Authority. The scheme should be in accordance with the submitted Surface Water Sustainable Drainage Assessment and 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 proposed maintenance arrangements should also be provided. The approved scheme only shall be implemented prior to first occupation and thereafter maintained.

Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 10 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

8. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the dwellings hereby approved being brought into use.

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.

9. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.

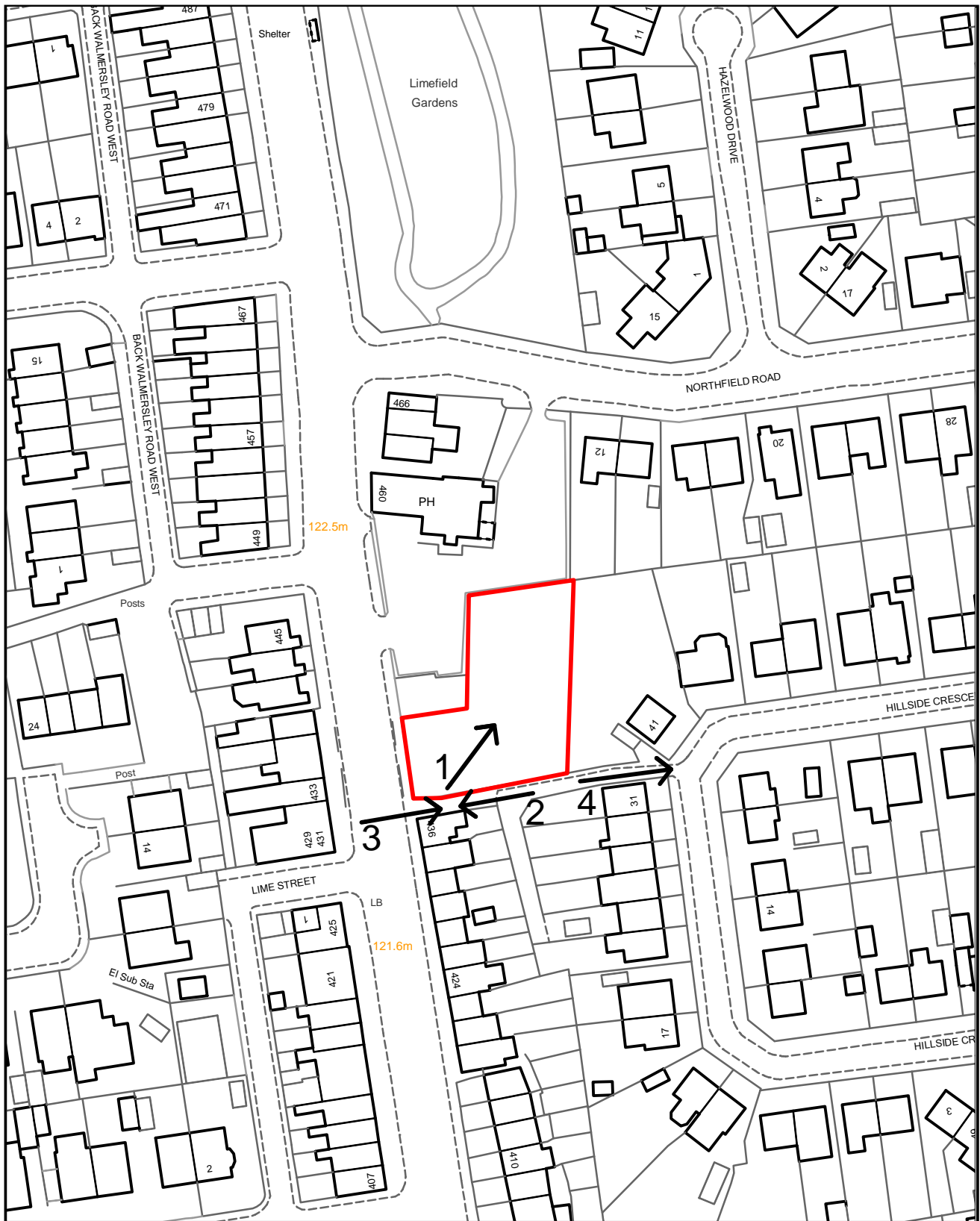
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

10. A landscaping scheme, including details of replacement trees, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. It shall be implemented not later than 12 months from the date the building(s) is first occupied; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted to the written satisfaction of the Local Planning Authority.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 62546

ADDRESS: Land adj to 436 Walmersley Road
Bury

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

62546

Photo 1



62546

Photo 2



62546

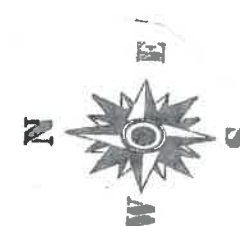
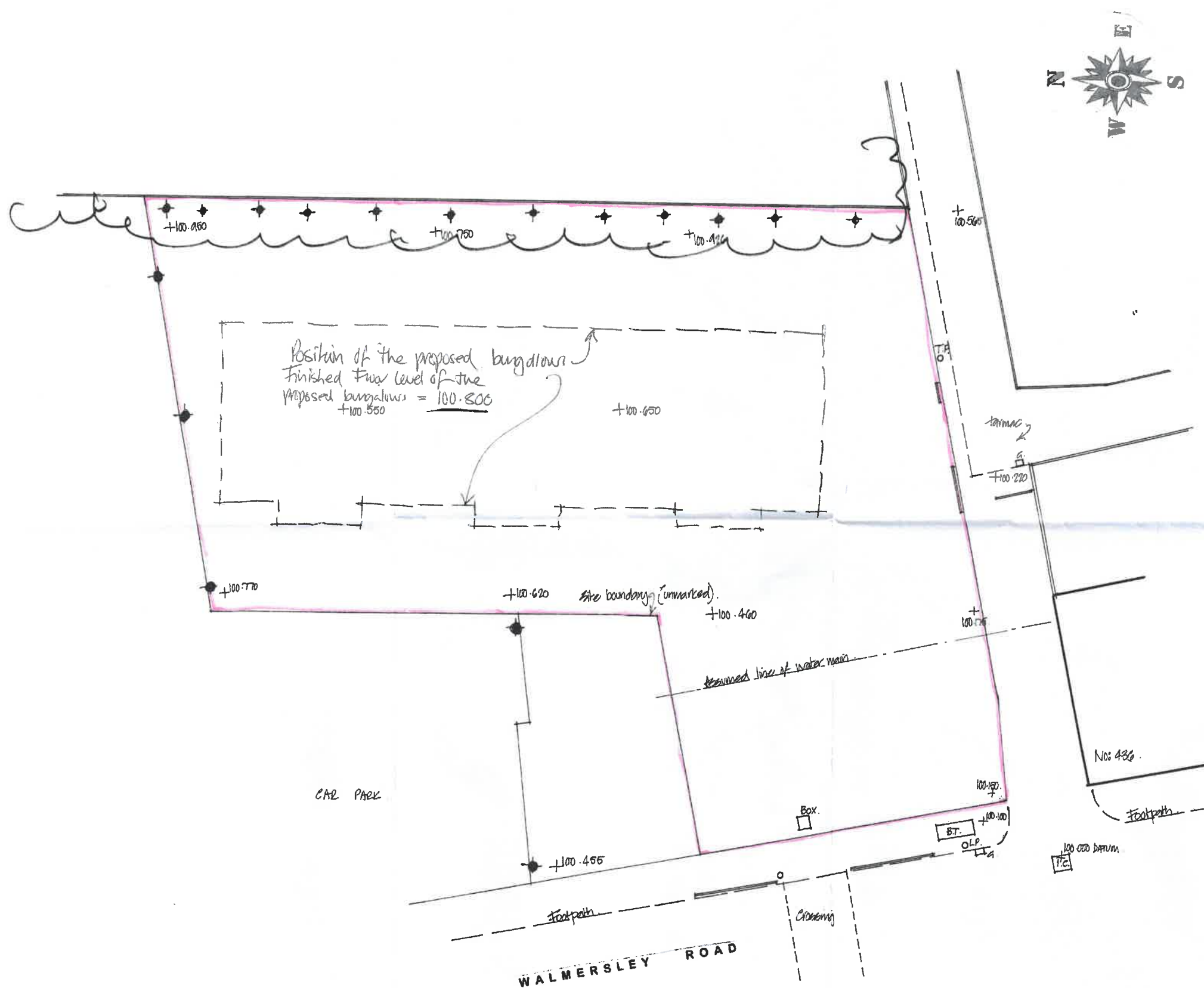
Photo 3



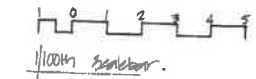
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Photo 4





Location Plan scale: 1/1250th



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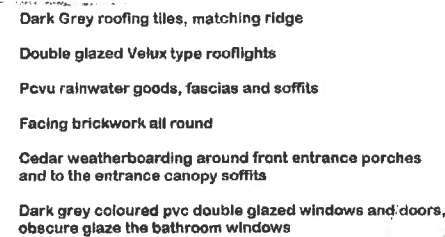
DAVID LIVERSIDGE
Design
ARCHITECTURE
259 Rossendale Road, Burnley, Lancs, BB11 5BZ
tel: 07977-463496
email: davidliversidge@msn.com

Existing Site Plan

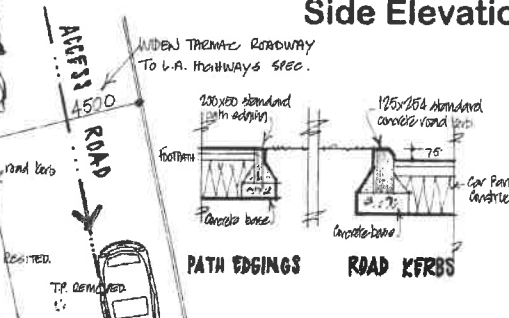
Land adjacent to No. 436 Walmersley Road,
Bury, BL9 6QE
for Mr. W. Khan and Mr. S. Alam

Scale: 1/100th Drawing No:
Date: August 2017 16/96/1

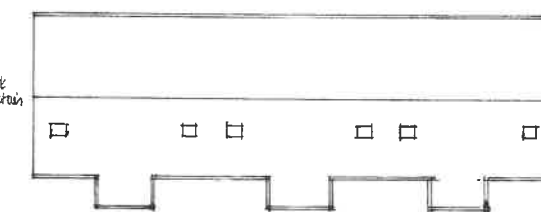
Rear Elevation



Side Elevation

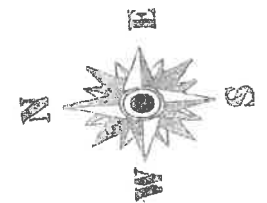


Roof Plan scale:1/200th



Roof Plan scale:1/200th

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DAVID LIVERSIDGE
Design *

ARCHITECTURE
BUILDING ENGINEERS

259 Rossendale Road, Burnley, Lancs, BB11 5BZ
Tel: **07977-463496**

email: daviddiversidge@msn.com

Proposed Bungalows

Land adjacent to 436 Walmersley Road
Bury, BL9 6QE
for Mr. W. Khan and Mr. S. Alam

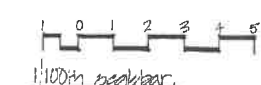
Scale: 1/100th @ A1. Drawing No:

Date: Jan. 2018 **18/06/1A**

Date: Jan. 2018 **18/06/1A**

REV. 'A' - REAR ROOFWANTS OMITTED. ACCESS AMENDED
FOR HIGHWAYS REQUIREMENTS. BIN COLLECTION
POINT SHOWN. 5/4/18

Location Plan scale: 1/1250th



REV. 'A' - REAR ROOFWANTS OMITTED. ACCESS AMENDED
FOR HIGHWAYS REQUIREMENTS. BIN COLLECTION
POINT SHOWN. 5/4/18

Ground Floor Plan

denotes 1200mm. high timber fence

denotes 1800mm. high timber fence

fences of close boarded timber panels set on pre cast concrete posts, pre cast concrete bottom panels, heights vary, see plan.

Fence Details

Fence Details