

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

24 April 2018

SUPPLEMENTARY INFORMATION

Item:01 Elizabethan Public House, Ribble Drive, Whitefield, Manchester, M45 8WJ
Application No. 62220

Demolition of public house and erection of 15 no. dwellings

The recommendation has been revised to read as follows:

It is recommended that this application is Minded to Approve subject to the signing and completion of a s106 Agreement:-

For a recreation contribution pursuant to Bury Unitary Development Plan Policy RT2/2 and SPD1; OR

For the dwellings to be provided as Affordable Housing in accordance with UDP Policy H4/1 in which case the requirement for a recreation contribution will be waived.

Should the agreement not be signed and completed within a reasonable period, it is requested that the application be determined by the Development Manager.

Conditions.

Condition 15 added to read:

No development shall commence unless and until a scheme for visitor parking provision has been submitted for approval to the Local Planning Authority. The approved scheme only shall be implemented prior to the first occupation of the development hereby approved and thereafter maintained at all times.

Reason. To ensure adequate car parking provision is provided for the development in the interests of residential amenity and road safety 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.

Condition 7 amended to read:

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.

Reason. To enhance and conserve the natural environment pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

Impact on residential amenity

There would be a separation distance of more than 30m between the front elevations of the proposed dwellings and Nos 2-8 Albert Road, which would satisfy aspect standards and separation distance in SPD6. As such, the proposed development is considered to be acceptable and comply with UDP Policies H2/1, H2/2 and SPD6.

Highways issues

Access

Report amended to read:

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 existing access points would be closed and a new access into the site created to the side of the existing 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.

Item:02 Land adjacent to 436 Walmersley Road, Bury, BL9 6QE Application No. 62546

Erection of 6 no. dwellings

Publicity

A letter has been received from the occupiers of 36 Greymont Road, which has raised the following issues:

- The existing road serves as access to the rear of properties on Walmersley Road and Hillside Crescent.
- The public, including school children walk between Walmersley Road and Hillside Crescent. Will there be a proper pavement?
- How would the new properties be served by emergency vehicles and deliveries?
- There are no downspouts on the proposed plans. Will the water go straight into the ground?
- Will the developers be doing test pits to ensure that there is nothing noxious below the ground?

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

Response to objectors

- The issues relating to pedestrian and vehicular access are dealt with in the main report and through the imposition of conditions recommended by the Traffic Section.
- Conditions 4 and 5 would deal with contaminated land and would require the developer to undertake a preliminary risk assessment to ascertain what, if any, contaminants are in the ground and remediate them.
- Condition 7 requires the developer to provide a scheme for surface water drainage, which would deal with the water collected from the downspouts on the proposed dwellings.

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to access improvements, construction traffic management plan, turning facilities and car parking.

Drainage Section - No response.

Waste Management - No response

Planning Obligations - A contribution for loss of recreation would be required of £12,140.46 in accordance with Policy RT1/1 of the Bury Unitary Development Plan and this would be secured through a Section 106 agreement, which the developer has agreed to.

Conditions

Condition 8 in the main report deals with car parking.

Therefore, conditions 11 to 13 should be added in relation to access improvements, construction traffic management plan, measures to prevent mud from passing onto the highway, turning facilities and car parking.

11. Notwithstanding the details shown indicatively on approved plan reference

16/06/1 Revision A, no development shall commence unless and until full details of the following have been submitted on a topographical survey of the site and adjacent adopted highways to, and approved in writing by the Local Planning Authority:

- Formation of the proposed pedestrian and vehicular access improvements between Hillside Crescent and Walmersley Road, incorporating the reinstatement of the redundant access onto Walmersley Road to adjacent footway levels, provision of a scheme of bollards of a type/number to be agreed, reconstruction of the pedestrian route on both sides of the proposed site access point, provision of pedestrian dropped crossings, relocation/replacement of the affected pedestrian guard railing, and telegraph pole in positions to be agreed, provision of a street lighting column of a type and in a position to be agreed, revised kerb line arrangements at the rear boundary of No. 41 Hillside Crescent, revised fence line adjacent to proposed pedestrian crossing point/bin store to ensure adequate intervisibility between pedestrians and vehicles, and all associated highway and highway drainage remedial works required as a result of the proposed development and statutory undertakers connections to the proposed dwellings, all to a scope and specification to be agreed;
- Revised boundary treatment/westerly car park kerblines on the Walmersley Road site frontage in the vicinity of the pelican crossing controller to be retained to reflect the land ownership boundary and provide sufficient rubbings strips around cabinet to ensure that it can be adequately accessed by Transport for Greater Manchester.

The details subsequently approved shall be implemented prior to the dwellings hereby approved being occupied.

Reason. The details have not been provided and to secure the satisfactory development of the site in terms of highway safety, ensure the intervisibility of the users of the site and the adjacent highway and maintain the integrity of the adopted highway pursuant to the following Policies of the Bury Unitary Development Plan:
Policy EN1/2 - Townscape and Built Design
Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development

12. 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 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;
- 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 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. Information not submitted at application stage. 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 and that the adopted

highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

13. The turning facilities indicated on approved plan reference 16/06/1 Revision A shall be provided before the dwelling is first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy EN1/2 - Townscape and Built Design

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development.