

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

31 July 2018

SUPPLEMENTARY INFORMATION

**Item:01 Land at Bury Road / York Street, Radcliffe, Manchester, M26 2WH
Application No. 60418**

Variation of conditions 20,27,28,29 & 35 of approved planning application 56744 relating to: 20&35- surface water drainage scheme, 27- samples of materials, 28- lifetime homes, 29- footpath and cycle route to vary the timing of submission for implementation

Para 64 of the revised NPPF states that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership.

As such, the Section 106 agreement would be amended to ensure that the 15 affordable houses are available for affordable home ownership.

Item:02 10 Vernon Road, Tottington, Bury, BL8 4DD Application No. 62132
Change of use from shop (Class A1) to cafe (Class A3); New shop front and installation of flue at rear

Nothing further to report.

Item:03 15 Bridge Street, Ramsbottom, Bury, BL0 9WN Application No. 62607
Conversion of first floor and second floor roof space of former bank to 2 apartments, including first floor rear extension and roof terrace on front elevation and erection of bin store to Garden Street elevation

Nothing further to report.

Item:04 31 Quarlton Drive, Tottington, Bury, BL8 4JY Application No. 62715
Demolition of existing dwelling house and erection of replacement dwelling house with detached garage

Nothing further to report.

Item:05 626 Manchester Road, Bury, BL9 9SU Application No. 62777
Removal/Variation of condition no. 4 (implementation of traffic regulation order) of planning permission 61687

Clarification of the Description of the proposal -

To omit the condition to implement a Traffic Regulation Order and to vary the condition to retain the cycle lane with additional signage to be provided.

Amended wording - condition 5. Given the use has already commenced the following wording is more appropriate.

Within six weeks of the date of this decision, the footway improvements on the Manchester Road site boundary shown indicatively on the approved plans, incorporating the removal of existing bitmac radii, provision of a full height kerb and flagged footway, demarcation of the limits of the adopted highway, all associated

highway remedial works, provision of boundary treatment to the outside seating area clear of the new footway and accommodation and drainage works on the private forecourt to provide a level access to the premises and mitigate the discharge of surface water onto the highway/into the premises, have been implemented to a specification agreed with the Local Planning Authority.

Reason. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety pursuant to UDP Policy HT2 Highway Network and HT6/1 Pedestrian and Cyclist Movement.

**Item:06 Tottington Motor Co, Market Street, Tottington, Bury, BL8 3LS
Application No. 62780**

Variation of condition 2 (approved plans) of planning permission 60264 to revise the store building to provide an enclosed goods access, a basement and revisions to elevations; amendments to layout including forecourt levels, fuel pumps and car parking

Nothing further to report.

**Item:07 Land off Roach Bank Road, Bury, BL9 8RY Application No. 62835
External lighting scheme and baffling**

Conditions

Condition 1, which requires the development to be begun no later than three years from the date of the consent has been deleted as the application is retrospective and the lighting is in situ. The baffles have been installed to the lights proposed on the plan E1702/401 Rev A.

The conditions have been re-numbered 1-4.

**Item:08 20 Hillstone Close, Tottington, Bury, BL8 4EZ Application No. 62860
First floor extension at rear, new rear dormer and balcony structure with glazed balustrade at rear; Pitched roof over existing integral garage at front**

Nothing further to report.

**Item:09 Kay Street Bridge, Summerseat, Ramsbottom, Bury, BL9 6BU
Application No. 62867**

Widening works on the upstream side of Kay Street Bridge, Summerseat, to provide a segregated single carriageway and pedestrian footway (Bridge Extension)

Publicity

One letter of support received from No 196 Railway Street with no comments.

**Item:10 48 Parkway, Prestwich, Manchester, M25 0JB Application No. 62914
Erection of 1 no. dwellinghouse with basement and detached garage**

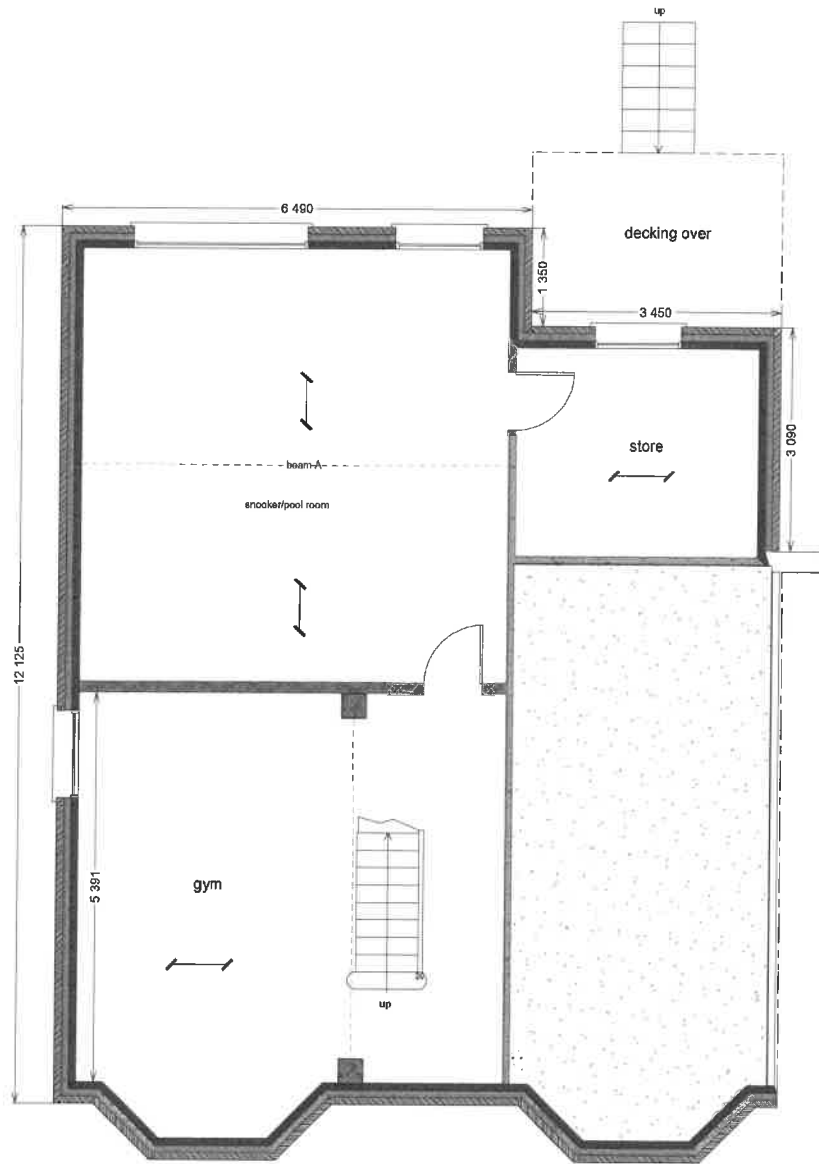
Publicity

The agent has provided a copy of the Party Wall Act Acknowledgement of Notice

Letter from the owner of 50 Parkway confirming they are content for the works to go ahead.

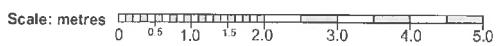
The proposed basement and proposed first floor plan are attached to this report.

Item 10: 62914



PROPOSED BASEMENT PLAN

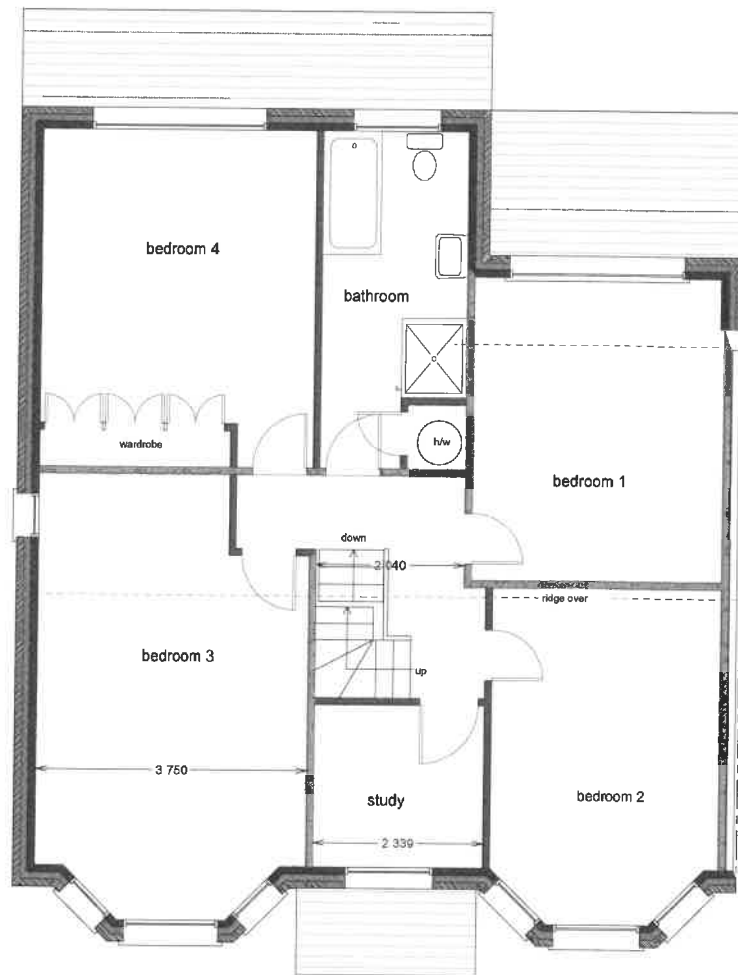
Rev A: External stairs amended gff 15.06.18



48 PARKSWAY
PRESTWICH
MANCHESTER M25 0JB
drwg no.: 1105/2A
drawn by: gff
BASEMENT PLAN

scale: 1/100@A4
date: 05.06.18

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PROPOSED FIRST FLOOR PLAN



Scale: metres



48 PARKSWAY
PRESTWICH
MANCHESTER M25 0JB
dwg no.: 1105/4 scale: 1/100@A4
drawn by: gff date: 05.06.18
FIRST FLOOR PLAN