

**BURY COUNCIL**  
**DEPARTMENT FOR RESOURCES AND REGULATION**  
**PLANNING SERVICES**

**PLANNING CONTROL COMMITTEE**

**25 June 2019**

**SUPPLEMENTARY INFORMATION**

**Item:01 Land at rear of 2-12 Bealey Avenue, Radcliffe, Manchester Application No. 63523**

Erection of 1 no. dwelling

**Publicity**

E-mail response and copy of the proposed plans sent to No 8 Bealey Avenue on 12 June 2019 to inform the neighbour of the following:

- The proposed dwelling would be orientated so that the side elevation would face the rear of No 8 and there would be no habitable room windows which would overlook this property;
- There would be a gap between the proposed dwelling and the boundary with No 8 which would be within the curtilage of the new dwelling and within their area to maintain.
- Access is proposed from the back street and parking provided within the site.

Response received from No 8 on 18 June 2019:

- Seeks clarification of the window facing No 8 and maintenance of the gap between the dwelling and the fence. Concern would be adequate drainage provision given the high flood risk area and that the land flooded in December 2015.
- If the new proprietor can give reassurance that adequate drainage would be installed and the area maintained then there would be no objection to the new dwelling.

E-mail response sent to No 8 on the 18 June 2019 to clarify the position of the proposed side window and the inclusion of a drainage condition on the recommendation.

**Item:02 Land off Kay Street, Summerseat, Bury Application No. 63630**

Erection of single building containing 16 no. dwellings and associated car parking;  
Creation of an upgraded vehicular access from Kay Street

**Plans** - Updated floor plans and elevation plans are attached to this report.

**Publicity**

1 objection has been received from the occupiers of a property on Hamer Terrace, which has raised the following issues;

- There are no major changes/alterations to the plans and I want to protest against the application.
- The application does not deliver any improvements to the village of Summerseat.
- The application is a money making scheme for a person who has only shown contempt for the residents of this village.

**Consultations**

**Traffic Section** - No objections, subject to the inclusion of conditions relating to a construction traffic management plan, visibility splays, rebuilding of the parapet wall, car parking and turning facilities.

**Pre-Start Conditions** - Agent has agreed with pre-start conditions.

**Conditions**

Therefore, condition 13 should be amended and conditions 15 to 17 should be added

in relation to a construction traffic management plan, visibility splays, rebuilding of the parapet wall and turning facilities.

13. Subject to the provisions of the condition 16, the car parking indicated on the approved plans shall be surfaced, demarcated 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.

15. 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:

- Dilapidation survey, to a scope to be agreed, of the footways and carriageways abutting the site in the event that subsequent remedial works are required following construction of the development;
- Hours of operation and number of vehicle movements;
- A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this;
- Parking on site of operatives' and construction vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this;
- Proposed site hoarding/gate positions if required, located clear of required visibility splays, including the provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway;
- 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 periods and the measures shall be retained and facilities used for the intended purpose for the duration of both periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of 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.

16. Notwithstanding the details indicated on approved plan reference 18-518-11-Revision C, 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 the Local Planning Authority:

- Formation of the proposed site access onto Kay Street incorporating the provision of visibility splays in accordance with Manual for Streets, a segregated footway from Kay Street to the 'entrance hall' of the residential development and associated highway remedial works and alterations to the car park layout;

- Following the revision of the car park layout, a scheme of allocation of the proposed parking spaces for individual dwellings and visitors, ensuring that any spaces affected by the easement required to be maintained from Kay Street through the site to the Kay Street Bridge structure will not affect parking spaces allocated to individual dwellings;
- Rebuilding of the river wall, incorporating a minimum parapet height of 1.1m adjacent to the riverside walkway;

The details subsequently approved shall be implemented to an agreed programme.  
Reason. Details have not been provided and to ensure good highway design, maintain the integrity of the adopted highway and ensure the intervisibility of the users of the site and the adjacent highways in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:  
 Policy H2/2 - The Layout of New Residential Development  
 Policy EN1/2 - Townscape and Built Design.

17. The turning facilities indicated on approved plan reference 18-518-11-Revision C shall be provided before the development is brought into use 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 H2/2 - The Layout of New Residential Development  
 Policy EN1/2 - Townscape and Built Design.

**Item:03    Heaton Park Congregational Church, Bailey Street, Prestwich, Manchester, M25 1HQ    Application No. 64173**

Change of use from church (Class D1) to housing office (Class B1)

**Additional public representations/objections**

**Comment from Ivan Lewis MP.** Before any decision is made on the application it is essential the charity provides reassurances that the ex-offenders who will use the office do not pose a risk to the local community, especially children. I appreciate this will require the charity to demonstrate they undertake reasonable risk assessments.

I fully support the charities aims. However, I feel it is important local residents receive reassurances around safeguarding and community protection before the application is approved.

**Occupiers of 4 Bailey Street, 20a, 32 Newtown Street, 11a, 20 Heaton Street,**

- Concerns about the "calibre" of individuals visiting the premises.
- Bridge-it has not responded to requests from resident for information on clients.
- Numbers of homeless, ex-offenders, drug addicts visiting the premises.
- This is not suitable in residential area, close to parks and children's nursery/schools. More suited to commercial area.
- Concerns about safeguarding for residents.
- This is not a 'local' service.
- Traffic generation and increased accidents.

**Item:04    Land at Hutchinson Way, Radcliffe, Manchester, M26 3SB    Application  
No. 64199  
Erection of 8 no. dwellings**

**Planning history**

On application 62166, plot 8 was refused for the following reason:

The proposal (Plot 8) with regard to the position of the dwelling and the associated boundary fencing would restrict forward visibility at the adjacent bend on Hutchinson Way and intervisibility between users of the existing crossing facility and north-bound approaching vehicles to sub-standard levels, which would be detrimental to highway safety. Therefore, the proposed development would conflict with 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



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  - Drawings shall form part of the contract documents.
  - Contractor shall be responsible for all dimensions on site prior to commencement of work.
  - All works to be carried out in accordance with current Building Regulations and all relevant standards.
  - This drawing is to be read in conjunction with all relevant drawings and specifications. Variations are to be called out in writing before any work commences.
- REV.**
- | REV. | AMENDMENTS                  | DATE     |
|------|-----------------------------|----------|
| A    | As per comments on drawings | 13.12.18 |
| B    | As per comments on drawings | 20.02.19 |
| C    | As per comments on drawings | 18.04.19 |

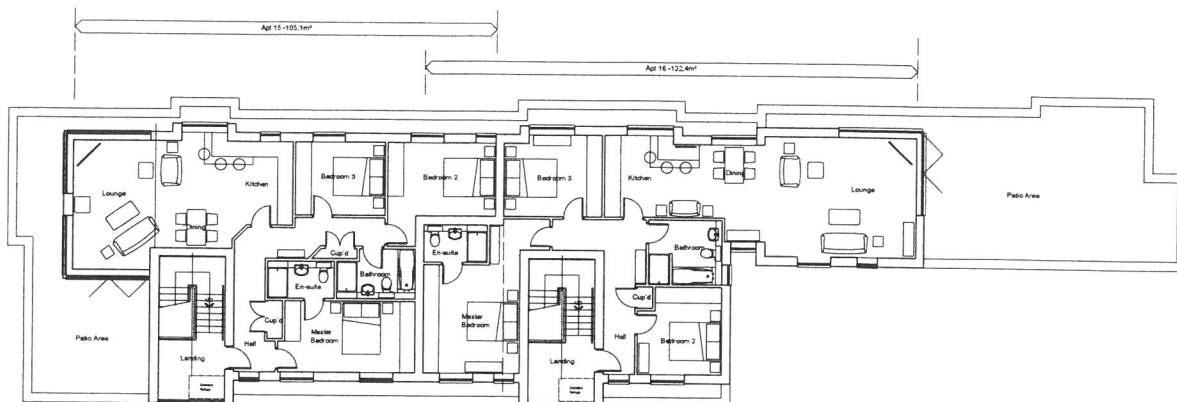
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Client	WATERLOO DEVELOPMENT
Drawn	WATERLOO DEVELOPMENT
Checked	WATERLOO DEVELOPMENT
Scale	1:200
Drawn	16.01.19
Checked	16.01.19
Date	16.01.19

PROPOSED SITE PLAN 1:200

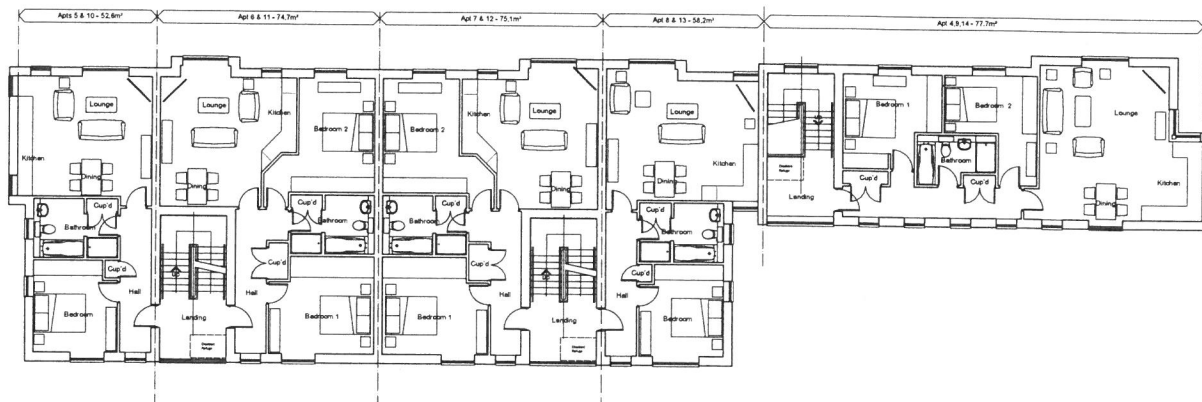
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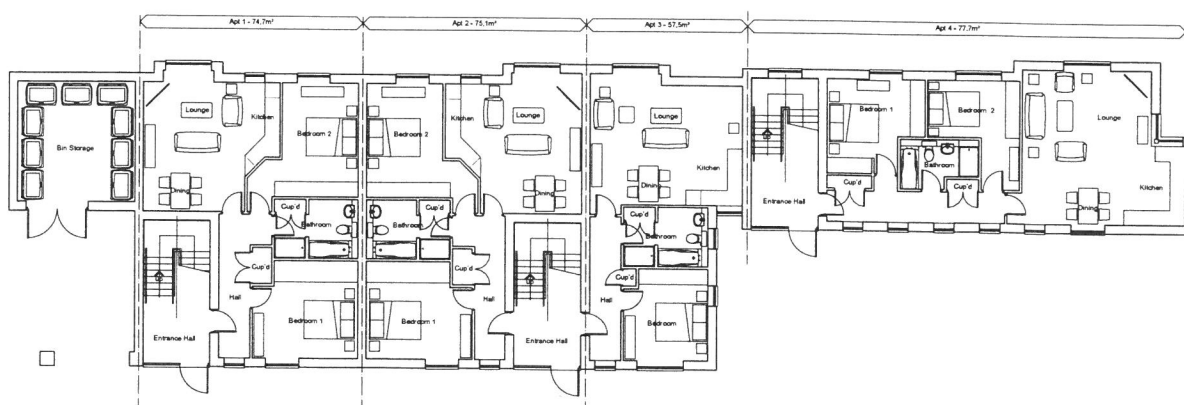
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REV.	AMENDMENTS	DATE
A	Drawing amended to suit Planning Dept comments	20.03.15
B	Updated to suit client comments	18.04.16
C	Updated to Planning Dept request	07.05.16



Third Floor Plan



First/Second Floor Plan



Ground Floor Plan

Project	RESIDENTIAL DEVELOPMENT WATERBURY SUMMERSEAT PROPOSED FLOOR LAYOUTS
Drawing	
Client	KINGSLEY PROPERTIES LTD
Drawn By	MM&D
Scale	1:100
Orig. No.	18-618-12-Rev. C
Orig. Size	A1
Date	DECEMBER 2016

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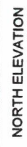
Item 02-63630



NOTES

- | REV. | AMENDMENTS                       | DATE     |
|------|----------------------------------|----------|
| 1    | Quoting amended to full. Missing | 29.03.19 |
| 2    | Updated to full. Missing         | 18.04.19 |
| 3    | Updated to full. Missing         | 07.05.19 |

REV.	AMENDMENTS	DATE
A	Drawing amended to suit Planning Dept comments	29.03.19
B	Updated to suit client comments	18.04.19
C	Updated to Planning Dept request	07.05.19



Printed	1:100	16-5116-Rev C	AT	DECEMBER 2015
Drawing				
Client	RINGDALE PROPERTIES LTD			
Drawn By	MARK			
Scale				
Proj. No.				
Orig. Size				
Date				

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