

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

17 December 2019

SUPPLEMENTARY INFORMATION

Item:01 Former Magistrates Court, Tenters Street, Bury, BL9 0HX Application No. 64093

Conversion of the existing building to 39 no. apartments and erection of 10 no. townhouses with associated landscaping works

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to car parking, construction traffic management plan, highway works, driveway lengths and turning facilities.

Conditions

Condition 13 should be amended and conditions 15 - 19 should be added:

13. The communal, in-curtilage and visitor 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 or until a plan detailing the basement of the existing court building as ancillary residential storage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details.

Reason. The plan has not been submitted and to ensure appropriate parking is available for the uses hereby approved pursuant to Policy HT2/4 - Car Parking of the Bury Unitary Development Plan.

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

- Access route for vehicles from the highway network;
- Access points to the site for each phase of the development, including any temporary works required to facilitate vehicular access;
- Hours of operation and number of vehicle movements;
- Proposed site hoarding/gate positions clear of appropriate visibility splays onto the adjacent adopted highways;
- A scheme of appropriate warning/speed limit signage in the vicinity of the construction site accesses;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site(s);
- Parking on site of operatives' and construction vehicles together with storage on site of 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 conversion/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials.

Reason. 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.

17. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted on a topographical based survey of the site and adjacent adopted highways (where appropriate) to and approved in writing by the Local Planning Authority:

- Dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development/undertaking of conversion works;
- Alteration of the existing site access onto Walshe Street to form a 5.5m minimum width car park access relative to the existing kerb alignment on the adopted highway, incorporating the demarcation of the limits of the adopted highway and all associated highway and highway drainage remedial works required as a result of the construction of, and statutory undertakers connections to, the proposed development;
- Provision of a 2.4m x 25m minimum visibility splay to the right on egress at the junction with Walshe Street/un-named side street linking Walshe Street with Tenterden Street, with no obstructions above the height of 0.6m within the sightline created, incorporating all works to the site boundary abutting the un-named side street to accommodate the improvements to visibility;
- A scheme of resurfacing/relining works on the un-named side street linking Walshe Street with Tenterden Street, to a scope and specification to be agreed;
- Formation and level of all pedestrian connections indicated onto the existing adopted highway;
- Proposals for the review of waiting restrictions to scope to be agreed at the at the junctions of the site accesses onto the adopted highway;
- Provision of a street lighting assessment for (and, where necessary, a scheme of improvements) the proposed intensified accesses onto Walshe Street/Tenters Street;
- Foundation details for all new boundary walls/fences abutting the existing adopted highway;
- Bin storage arrangements accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

The details subsequently approved shall be implemented to a programme, which shall be agreed in writing with the Local Planning Authority.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and the intervisibility of the users of the site and the adjacent highways, maintain the integrity of the adopted highway and ensure adequate off-highway bin storage arrangements are provided within the curtilage of the site all in the interests of highway 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.

18. Minimum hardstandings of 5.0m in length measured from the private access road boundary shall be provided within the curtilage of each new townhouse and thereafter maintained.

Reason. To enable a vehicle to stand clear of 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.

19. The turning facilities indicated on the approved plans 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 EN1/2 - Townscape and Built Design
Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development.

Item:02 Rear of 85 Carr Street, Ramsbottom, Bury, BL0 9EG Application No. 64552

Erection of 1 no. dwelling with vehicular access off Tanners Street

Nothing further to report.

Item:03 69 Blackburn Street, Radcliffe, Manchester, M26 1WG Application No. 64570

Change of use of former public house/retail unit to 2 no. 5 & 6 bed houses of multiple occupation (HMO) (Class C4) with two storey rear extension and external alterations

Nothing further to report.

Item:04 72 Park Road, Prestwich, Manchester, M25 0FA Application No. 64642

Erection of 4 no. storey block of 9 no. flats with basement car parking and landscaping

Nothing further to report

Item:05 221 Manchester Road, Bury, BL9 9HJ Application No. 64721

Change of use from dwellinghouse (Class C3) to 7 person house in multiple occupation (HMO)

Nothing further to report.

Item:06 23 Hillsborough Drive, Bury, BL9 8LE Application No. 64741

Demolition of existing dwelling and erection of replacement dwelling

Nothing further to report

Item:07 Land adjacent to 7 Salmsbury Hall Close, Ramsbottom, Bury, BL0 9FG Application No. 64778

Erection of 1 no. dwelling and detached garage

Pre-Start Conditions - The agent has agreed with pre-start conditions.

Item:08 **27-29 Bridge Street, Ramsbottom, Bury, BL0 9AD Application No. 64787**
Change of use from banking/financial services (Class A2) to restaurant & cafe (Class A3), drinking establishment (Class A4) and 1 no. apartment (Class C3) with internal alterations and construction of new principle entrance

Nothing further to report.

Item:09 **Land to south of Central Avenue & Keswick Drive, Bury Application No. 64789**

Erection of walls between 1.5m & 3.5m in height to form a flood defence

Publicity

The Innovation Forum have withdrawn their comments on the application.

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to dilapidation survey and a construction traffic management plan.

Pre-Start Conditions - The agent has agreed with pre-start conditions.

Conditions

Conditions 3 and 8 has been amended and conditions 9 - 11 has been added:

3. The external finishing materials for the proposal hereby approved shall match those of the existing dwellings.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

8. Notwithstanding the information submitted, a Landscape and Environmental Management Plan, as part of the overall master plan for phase 2, shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development, excluding any tree and vegetation clearance. The contents of the plan should include native tree and shrub planting and the provision of bat bricks/tubes within the new development and bat and bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date of substantial completion of the development or within the first available tree planting season; 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. Information not submitted at application stage. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

9. No development other than tree and vegetation clearance shall take place or

machinery brought on site unless and until a method statement to protect the River Irwell and riparian corridor from accidental spillages and from via existing drainage has been submitted to and approved by the Local Planning Authority. All approved measures shall be implemented and maintained for the duration of the construction period in accordance with the approved details, for all phases of the development.
Reason. Information not submitted at application stage. To ensure a safe and satisfactory development of the site and ensure the protection of the River Irwell and riparian corridor from any pollutants and construction disturbance which may cause risk, pursuant to chapter 15 - Conserving and enhancing the natural environment of the NPPF.

10. Notwithstanding the details indicated on the approved plans, no development, other than tree and vegetation clearance, shall commence unless and until a dilapidation survey of the footways and carriageways leading to and abutting the proposed site accesses in the event that subsequent remedial works are required following construction of the development along with full details of proposals to form a site access onto Whitefield Road and connect the new structure to/form new joints onto Warth Bridge have been submitted to and agreed with the Local Planning Authority. Any required remedial works and details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority.

Reason. To ensure good highway design and to maintain the integrity of the adopted highway/highway structure pursuant to Bury Unitary Development Plan Policy EN1/2 - Townscape and Built Design.

11. The site access arrangements, measures and facilities detailed in the approved 'Traffic Management Plan - Radcliffe & Redvales FRMS Phase 2' along with measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the sites and measures to minimise dust nuisance caused by the operations, shall be adhered to throughout the construction period.

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 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 Policy EN1/2 - Townscape and Built Design.

Item:10 **121 Lowercroft Road, Bury, BL8 3PA Application No. 64816**
Change of use from dwellinghouse (Class C3) to residential care home (Class C2)

Nothing further to report