

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

**PLANNING CONTROL COMMITTEE**

**18 February 2020**

**SUPPLEMENTARY INFORMATION**

**Item:01 Land off Ainsworth Hall Road, Ainsworth, Bolton BL2 5RY Application No. 64875**

Proposed dwellinghouse with attached 'granny annex', detached garage, formation of driveway off existing access lane, associated private garden curtilage, erection and alteration of means of enclosure and hard/soft landscaping

**Additional comments - Driveway specification**

Information has been supplied with regard to the proposed driveway - see attached specification. Typically the construction comprises a protective base layer of Geotextile mesh with a 'Geocell grid' that is filled with crushed stone. The system helps protect the existing root structures of trees and is permeable. It is considered appropriate to attach a condition to any approval, requiring full details of the specific root protection system for the site to be submitted for approval prior to the commencement of development. The following condition is suggested:

**Condition 16 (New).** No development shall commence unless and until details of the driveway construction, including a the proposed root protection system have been submitted to and approved by the Local Planning Authority. The driveway shall be implemented in accordance with the approved details and remain in situ thereafter.  
**Reason.** To avoid the loss of trees which are of amenity value to the area pursuant to UDP Policy EN8/2 Woodland and Tree Planting of the Bury Unitary Development Plan.

**Amended wording on condition 7**

No works to trees or shrubs shall commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.  
**Reason.** In order to ensure that no harm is caused to a Protected Species 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 15 - Conserving and enhancing the natural environment.

**Condition 16 (Original)** (Submission of Construction Traffic Management Plan) on the main report to replace wording in condition 8.

**Condition 17** (Submission of site investigation regarding coal workings) on the main report to be deleted as it is already attached at condition 15.

**Additional comments from resident at No.1 The Old Vicarage.**

The previous tree applications on the land that have already taken place need to be reassessed. It was raised at the recent Ainsworth Residents Association meeting it was alleged that a Tree Surgeon was asked to put certain things in a report, which he refused. I now suspect the validity of the reports presented in the two previous planning/tree applications.

If this is true then it would confirm why trees (photos supplied) have been removed in conflict with the TPO rules and Conservation regulations.

Nobody from the council visited the site to confirm that everything was in order. I am sure the destruction of the land and leaving it in a sorry state was not part of the

planning application.

I would also like you to investigate the visit of two Council officials from Pest control who were sent to my home claiming someone had rung to complain of a rat infestation at my property. They would not tell me who had complained! This was following my concerns raised with the planning department.

**Response to comment**

The two previous tree works applications were assessed in accordance with the current legislation and Council policy; multiple site visits were made and works were carried out in accordance with the conditions of the approvals. Works are compliant.

Issues relating to rats and pest control is not a matter relating to the planning application being considered. The implication that the complaint related to the neighbour's objections to previous tree applications is unfounded and refuted.

**Item:02 Margaret Haes Riding Centre, Moor Road, Ramsbottom, Bury, BL8 4NX  
Application No. 64955**

Retention of welfare unit with associated landscaping to form welfare and security accommodation

**Publicity**

1 Lumb Carr Road

- I have now raised issues with the Enforcement Officer pertaining to previous 'containers' installed on the site to determine if these two should have had planning permission, plus alerted him when a site visit is done, re. a massive lay of industrial concrete raft, far more widespread than the original small area - and asked for check if this too should have had prior request for LPA approval .

**Conditions**

A condition has been added, Condition 4 to read:

Permission is hereby granted for a limited period only, namely for a period expiring 5 years from the date of this decision notice, and the building and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued at the end of the said period and the land reinstated to its former condition unless a valid application is received by the Local Planning Authority for its retention.

Reason. In view of the temporary nature of the building hereby approved and having regard to the particular nature of the site and surroundings pursuant to Policies OL1/2 – New Buildings in the Green Belt, OL4/7 - Development Involving Horses, EN9/1 - Special Landscape Areas, EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control of the Bury Unitary Development Plan and the principles of the NPPF.

**Item:03 Land at Junction of Arthur Lane/Bury Old Road, Ainsworth, Bury  
Application No. 64967**

Demolition, conversion and extension of existing stable/livestock buildings to create 1 no. single storey dwelling with enclosed garden and parking

**Policy Clarification**

As the buildings and land, in recent years, have been primarily used in relation to the

grazing and stabling of horses, the use of the site is considered 'horsiculture' as opposed to agriculture. In the light of guidance with the NPPF (paragraph 145), the site is considered to be previously developed land which could be capable of redevelopment subject to maintaining the openness of the Green Belt.

**Additional conditions (Contaminated land and Coal risk assessments)**

11. 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 15 - Conserving and enhancing the natural environment.

12. Following the provisions of Condition 11 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 15 - Conserving and enhancing the natural environment.

13. No development shall commence until intrusive site investigations have been carried out on site to establish the exact situation in respect of coal mining legacy features.

- The findings of the intrusive site investigations shall be submitted to the Local Planning Authority for consideration and approval in writing.
- The intrusive site investigations shall be carried out in accordance with authoritative UK guidance.
- Where the findings of the intrusive site investigations identify that coal mining legacy on the site poses a risk to surface stability, a detailed remediation scheme to protect the development from the effects of such land instability shall be submitted to the Local Planning Authority for consideration and approval in writing prior to development commencing.
- Following approval, the remedial works shall be implemented on site in complete accordance with the approved details.

Reason. In order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.

Item 01=64875

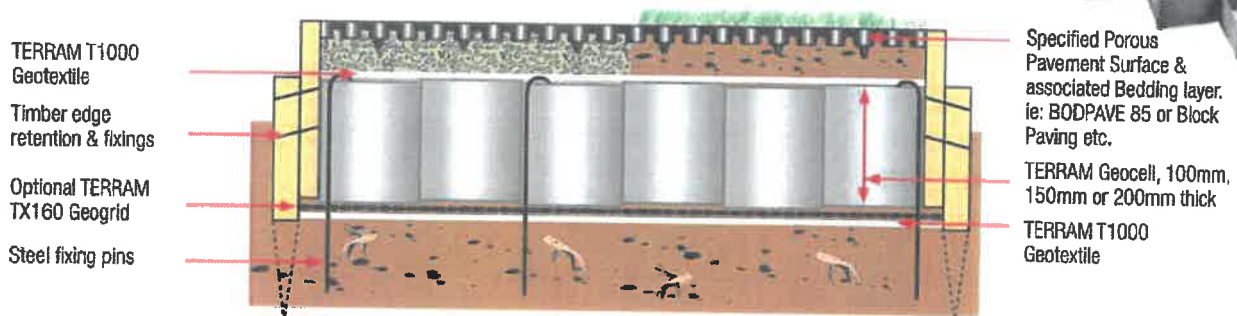
# TERRAM GEOCELL

## SPECIFICATION, DESIGN & INSTALLATION GUIDANCE

### For Tree Root Protection (TRP)



### Typical Construction Profile



### Installation method for Geocells TRP for permanent access routes and car parks

1. Obtain the approval of the Local Planning Department and Arboricultural Officer for the method of construction proposed and any imposed limitations on the use of mechanical equipment.
2. Remove all debris and reduce surface levels to the allowable reduced dig whilst strictly avoiding soil compaction and tree root damage. Build-up directly on the existing surface levels may be necessary.
3. Ensure that the prepared surface is reasonably even and fill any localised depressions with sharp sand to achieve an even surface profile. Do not roll or consolidate the area.
4. Install tanalised timber edging boards or other approved edge retention to the perimeter of the construction zone as appropriate to the total layer profile thickness. Avoid damage to tree roots when placing fixing posts and pegs.
5. Install a layer of Terram T1000 geotextile across the site, over lapping adjacent rolls by a minimum of 150mm. Lightly pin the geotextile in place until the overlying layers are installed as required.
6. A layer of TERRAM TX160 geogrid may be required depending upon the site soil strength, traffic loading intensity/frequency and any restrictions on build-up depth. Place the geogrid layer over the T1000 geotextile layer and fix down using steel pins to hold flat. Overlap adjacent rolls by minimum 150mm. Avoid tree root damage and soil compaction.
7. Open out the TERRAM Geocell layer and pin in place using steel fixing pins or similar approved between the edging boards. The pins hold the cells in an open and fully expanded position during the filling process. Pin spacing will vary according to the site conditions, generally 1m –2m centres on flat surfaces around the perimeter and where panels join. Drive the pins in so that they are just touching the top of the cells but do not compress the fabric and avoid tree root damage. Cut the TERRAM Geocell to suit using a sharp knife/scissors or alternatively fold up against the edgings.
8. Fill the TERRAM Geocell with a clean, open graded angular aggregate (5mm - 45mm) working towards the tree from the furthest point away and using the filled TERRAM Geocell as a platform. (Single sized, rounded aggregate or DoT Type 1 should not be used). Do not roll the surface, a light vibratory compaction plate may be permitted to settle the stone into the cells; seek advice from the specifier or Arboricultural Officer. Do not contaminate the filled cells with site debris, soil or mud.
9. Install the permeable surface layer such as TERRAM BODPAVE 85, TERRAM Truckpave, permeable concrete block paving or porous asphalt on top of the TERRAM Geocell according to the manufacturer's recommendations. The type of bedding layer will depend upon the specification of the porous surface, an additional layer of TERRAM T1000 geotextile may be required over the filled Geocell to prevent loss of the bedding layer material into the voids. Please refer to Specification, Design and Installation Guidance for BODPAVE 85 and TERRAM Truckpave, or refer to the specific manufacturers' guidance for other surfacing materials.

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# Item 01 = 64875 TERRAM GEOCELL For Tree Root Protection

Specification, Design &  
Installation Guidance

## Installation method for Geocells TRP for temporary haul road

In some applications a TERRAM Geocell may be installed as a temporary haul road base and completely removed after use. Alternatively a sacrificial stone layer may be installed on the filled Geocell which is removed and replaced with a permanent permeable pavement solution when use of the haul road is complete.

1. Apply all construction detail as for items 1 to 8 above for 'Permanent Access Routes'.
3. Place a separation layer of TERRAM geotextile onto the TERRAM Geocell surface. The geotextile grade will be determined by the specific site design criteria and degree of haul road traffic proposed. E.g. TERRAM T1000 or TERRAM T2000.
4. Place a minimum 100mm thick layer of either clean graded stone or DoT Type 1 sub-base stone onto the TERRAM geotextile.
5. Routinely check for erosion of the surface and repair with additional stone as required to avoid exposure of the separation geotextile.
6. After the haul road use is completed, remove the sacrificial layer of stone and geotextile and follow item 9 above for 'Permanent Access Routes'. Avoid contamination of the open-graded stone within the TERRAM Geocell during removal of the sacrificial stone layer. Alternatively remove the entire construction profile and return the site to its original status. At all times avoid damage to tree roots and soil compaction during removal and disposal of the construction layers.
7. Seek the specifiers' advice on renovation and restoration of the landscaped surfaces within the tree protection zone upon removal of the Geocell TRP system.

## General Design Overview for TERRAM Geocell TRP

TERRAM Geocell TRP is a three dimensional geocellular sub-base confinement system designed for the protection of tree roots where the construction of roads, car parks and access routes are required in the vicinity of trees and where Tree Preservation Orders (TPO) may be enforced. The structure confines and stabilises the sub-base stone ensuring that vehicle loads are dissipated, rutting and soil compaction is prevented and damage to tree roots is avoided. When installed as advised, TERRAM Geocell will also allow the continued passage and circulation of air, water and nutrients to tree roots to sustain a healthy growing environment as recommended by the following 2 documents:

- British Standard BS5837: 'Trees in Relation to Construction' (2012).
- Arboricultural Advisory and Information Services APN12— Driveways Close to Trees.

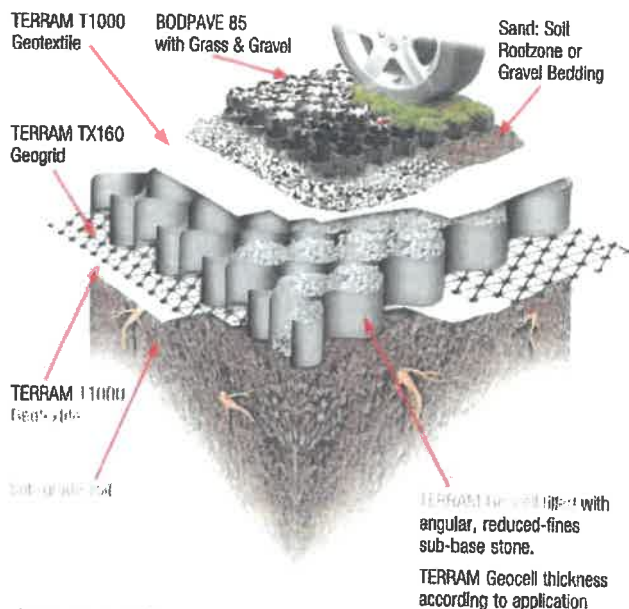
## Design Notes for Geocell TRP

1. BS5837 advises that any new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the TRP area.
2. Geocells must be filled with clean, open graded angular aggregate, normally in the particle size range of 5mm - 45mm. Clean 4/20 or 4/40 stone or a reduced-fines DoT Type 1X or Type 3 may be acceptable. Single sized, rounded aggregate or DoT Type 1 should not be used.
3. TERRAM Geocell layer thickness and inclusion of a geogrid will depend upon subgrade soil strength and proposed traffic loadings. See table 1 for further guidance.
4. Specific advice on CBR% strengths, ground conditions and construction over weak ground with a CBR less than 1% is available from TERRAM. CBR% = California Bearing Ratio, a measurement of subgrade soil strength.
5. Soil compaction will severely affect the trees ability to take up water and oxygen; similarly, raising soil levels around trees will deprive roots of oxygen and cause stress and dieback.
6. In most cases 80% - 90% of a trees root system are in the upper 1m of soil and the small fibrous tree roots are the most important to a tree's health. The fine roots enable transport of oxygen, water and nutrient to the tree via the larger roots which also anchor the tree and provide stability. Severing only a small proportion of the fine surface root structure can severely affect the tree, causing stress, die back and loss of stability.

TERRAM Geocells are supplied flat packed and open to form a strong three dimensional geocellular structure. In this type of 'Reduced-Dig' or 'No-Dig' TRP application, TERRAM Geocell is intended for use in conjunction with a water and gas permeable SuDS (Sustainable Drainage System) compliant pavement surface product such as BODPAVE 85 or Truckpave cellular plastic paving, permeable concrete block paving or porous asphalt surfaces. Although TERRAM Geocell can be used by traffic in isolation for a very limited period when filled; it is not advised that TERRAM Geocell is used as the permanent surface finish for vehicle access routes.

Exceptions may arise where TERRAM Geocell is installed as a temporary haul road for example as a site access route and may be removed and disposed of or fully re-surfaced after use.

## Typical Profile



Typical Profile showing various product layers.  
Not all layers will apply to every application.

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# REPORT FOR DECISION

<b>DECISION OF:</b>	<b>PLANNING CONTROL COMMITTEE</b>
<b>DATE:</b>	<b>18 FEBRUARY 2020</b>
<b>SUBJECT:</b>	<b>DEVELOPMENT MANAGEMENT VALIDATION CHECKLIST CRITERIA</b>
<b>REPORT FROM:</b>	<b>HEAD OF DEVELOPMENT MANAGEMENT</b>
<b>CONTACT OFFICER:</b>	<b>DAVID MARNO</b>
<b>TYPE OF DECISION:</b>	<b>COUNCIL</b>
<b>FREEDOM OF INFORMATION/STATUS:</b>	This paper is within the public domain
<b>SUMMARY:</b>	The report outlines the updated checklists that are required for the validation process of planning applications submitted
<b>SUPPLEMENTARY UPDATE:</b>	<p><b>Validation Checklist Criteria – Supplementary Update</b></p> <p>1. Amend 'Wind Turbine Developments' to state:</p> <ul style="list-style-type: none"> <li>• Community Engagement where the hub exceeds <u>15m</u>.</li> </ul> <p>This means that the original criteria remains <u>unchanged</u>.</p> <p>Further Commentary The Government's Planning Practice Guidance recommends a three step process for reviewing and revising the local validation lists. The steps are to</p> <ul style="list-style-type: none"> <li>• Review the list in consideration of National Planning Policy and the development plan or guidance;</li> <li>• Consult on the proposed changes; and</li> <li>• Finalise the list having considered representations, if any, received.</li> </ul> <p>As such the recommendation in the report is: "To request that the Planning Control Committee endorse those lists that remain unchanged and where changes have been identified, that the Local Planning Authority carry out a consultation exercise on those changes suggested to the list(s). Following this exercise, the final report be made back to the Planning Control Committee to determine."</p>