

**Ward:** Bury East - Redvales

Item 08

**Applicant:** Mr Philips

**Location:** Land adjacent to 23 Meadway, Bury, BL9 9TY

**Proposal:** Reserved matters for layout, scale, appearance and landscaping approval following grant of Outline approval ref. 61369 for 2 no. detached dwellings

**Application Ref:** 65469/Reserved matters

**Target Date:** 29/06/2020

**Recommendation:** Approve with Conditions

### **Description**

The application site relates to a well-maintained piece of grassed open land which is situated within a cul de sac of a residential development comprising 5 detached properties. The eastern part of the site is identified as being located in the River Valley (UDP Policy OL5/2) and Wildlife Corridor (UDP Policy EN6/4) and shares the boundary with Roch Valley Greenway which is Protected Recreation under UDP Policy RT1/1.

To the east of the site is a raised bank along which is a line of trees and vegetation and beyond which is the River Roch. To the south and west, the site is partly bounded by trees and a row of leylandi. There is a public sewer which runs through the site from north to south. To the north is the boundary with No 23 Meadway and their detached garage and driveway with the other houses on the cul-de-sac located to the west of the application site in a horseshoe formation and comprise large detached properties with open frontages and gardens. The cul-de-sac is unadopted and is accessed via single lane which leads off the main part of Meadway which serves the other residential properties on this road.

Outline planning consent was granted 24/5/2017 for a residential development for 2 no. detached dwellings and included the means of access to the site.

This application seeks reserved matters consent for the details comprising layout, scale, appearance and landscaping.

The site, whilst broadly rectangular, has an irregular boundary to the north. That said, the proposed dwellings would be located more or less centrally within the site area rotated to front the cul de sac. Either side of the dwellings would be a detached double garage, set in an angled position and separated from the houses by a flagged footpath which would lead to the rear of the houses and the private garden space. The rear boundary would be defined by a 1.8m high timber boarded fence which would continue to run between the two properties, ending at the front elevation of the houses. The frontages would remain open and grassed.

It is proposed to remove 4 trees in total, 2 at the front and 2 at the rear with mitigation re-plants and landscaping forming part of the proposal.

Access to each property would be formed off Meadway onto driveways in front of the garages where there would be parking for two cars with space for visitors. It is also proposed to provide a passing place on the cul-de-sac formed from part of the southern boundary of the site. The passing place was established and approved in the outline planning consent.

The dwellings themselves would be 2 storey brick builds, relatively modest in design with

pitched roofs and symmetrically positioned windows and a piked roof projection at the front.

Internally, accommodation would comprise living space at ground floor and four bedrooms at the first floor level.

### **Relevant Planning History**

01872/E - Pre-application enquiry for proposed no.2 detached houses & no.2 detached double garages - Enquiry completed 18/08/2016

60786 - Outline application for residential development of 2 no. detached dwellings with details of access (all other matters reserved) - Withdrawn by Applicant 15/02/2017

61369 - Outline application for 2 no. detached dwellings with detached double garages with details of access. - Approve with Conditions 24/05/2017

### **Publicity**

Letters sent to 15 properties on 12/5/20 to Nos 3-21 (odds) and 38-48 (evens) Meadway.  
Site notice posted 27/5/20

3 individual objections received from Nos 17, 44, 46 Meadway with the following issues:

- Increase in traffic that building 2 houses will create.
- The entrance is already narrow and this would cause an additional hazard.
- The amount of greenery at the access road restricts visibility
- Increase in cars will be hazardous to pedestrians.
- To build more than 5 houses would create a fire hazard along with many other dangers.
- Serious negative impact on residents at nos 15-21 Meadway and local people who regularly use the adjacent cycle path and wildlife corridor.
- Flood plain - The area was seriously flooded in December 2015 - any development could place any new properties at serious risk of flooding and the existing properties on Meadway.
- In addition, 2 further properties will put added pressure on the sewer system which also exacerbates the flooding issue.
- A Strategic Flood Risk assessment should be undertaken.
- A main sewer crosses the site and there would need to be at least a 5m easement either side pushing the houses further back than on the proposed plan, closer to the floodplain and land not in the applicants ownership. When the original 5 houses were built, the builder was refused permission to build on this land because of the main sewer pipeline.
- The Land Registry document states the easement should be left open and unbuilt on
- There is the potential impact of piling on sewers which could cause substantial damage.
- Due to issue with safety, 4 street lights were erected on this land in agreement with all 5 home owners at Nos 15-23 Meadway. Expert advice was sought regarding their positioning; changing this to accommodate a 'passing place' could compromise the safety benefits of the lighting.
- Cramming and garden grabbing - The development does not integrate with the area in terms of scale, density, layout and access. The area around the houses would be considerably less than the existing houses. Over development of the land.
- The design and appearance by virtue of size and scale is neither appropriate or sympathetic to the character of the street scene.
- Velux roof lights could cause privacy issues.
- Coal Authority - The area is a High Risk referral area - a mining report is recommended.
- Wildlife - additional land from the River Valley and Wildlife Corridor would be needed for the rear gardens and trees would need to be removed from this land which is not in the applicant's ownership. Serious impact on wildlife and natural habitat in an area where there is strong evidence of nesting wild birds and other wildlife.
- The driveway of one of the houses would lead directly to the blind spot. The proposed passing point would not alleviate this issue.
- Two additional houses would increase traffic capacity by 40%.
- There is the potential for each property to have 7 bedrooms if the roof space were used - more people and more cars.

- There is no pavement for safe pedestrian access.
- There is no on street parking which is why the houses were designed with large driveways for occupants and visitors.
- Government and Bury Council are tasked to improve cycle and walking to work in response to COVID 19 - this proposal would have an adverse effect on this ambition.

Letter received from a legal representation acting on behalf of Nos 15, 17, 19 and 21 Meadway which raises the following issues:

- Scale and appearance - occupy a significantly larger area - height and width especially - than the neighbouring properties; and are not in keeping in both scale and appearance, impact on the density and visual appearance of the cul de sac as a whole, detrimental effect on the outlook from neighbouring properties, The fabric and materials of the builds would not be in keeping, fences at the front - no other properties are allowed;
- Highways - the drive of the southerly property would reduce visibility for vehicles driving along the access to the neighbouring properties, parking of the cars on the driveway will restrict view to road users, 40% increase in traffic, environmental implications of traffic increase;
- Landscaping - the development sits on part of a flood plain of the River Roch - the site was severely flooded in Dec 2015 and further development could increase further serious floods;
- Capacity of Physical infrastructure - The plans would encroach over a sewer owned by UU. The neighbouring properties all required piling to a depth of 8m. Risk to the damage of the development on utilities.

Revised plans have been received seeking to address some of the concerns raised above and included amendments to the house types and floor plans, removal of rooms in the roof space and lowering of ridge height, detached garages, removal of front boundary fence, change to materials to brick.

Those who objected were notified of the revision by letter dated 22/6/20. No further objections or comments have been received on the revised scheme.

Those who have made representations have been informed of the Planning Control Committee meeting.

#### **Statutory/Non-Statutory Consultations**

**Traffic Section** - No objection subject to conditions.

**Borough Engineer - Drainage Section** - No response received.

**Environmental Health Contaminated Land** - No objection subject to conditions.

**Waste Management** - No response received.

**Environment Agency** - No response received.

**United Utilities (Water and Waste)** - No objection. Commented previously on the outline approval - Drainage condition recommended on the outline consent.

**The Coal Authority** - No objection.

**Greater Manchester Ecology Unit** - No objection subject to conditions.

**Public Rights of Way Officer** - No issues

**Pre-start Conditions** - Applicant/Agent has agreed with pre-start conditions

#### **Unitary Development Plan and Policies**

NPPF	National Planning Policy Framework
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/6	Garden and Backland Development
EN1/2	Townscape and Built Design
EN6/4	Wildlife Links and Corridors
EN5/1	New Development and Flood Risk

OL5/2	Development in River Valleys
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
RT1/1	Protection of Recreation Provision in the Urban Area
SPD11	Parking Standards in Bury
SPD6	Supplementary Planning Document 6: Alterations & Extensions

## Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

**Housing Policy Principle** - The National Planning Policy Framework should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. There is a particular emphasis, as in previous national planning guidance, to identify a rolling five year supply of deliverable housing land.

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up with sites that have an extant planning permission and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the five year supply calculations as many sites will take longer than five years to come forward and be fully developed (e.g. some large sites could take up to ten years to be completed). As such, latest monitoring indicates that the Council is unable to demonstrate a five year supply of deliverable housing land and this needs to be treated as a material factor when determining applications for residential developments.

UDP Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses.

UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development takes into consideration factors relating to the height and roof type of adjacent buildings, the impact of developments on residential amenity, the density and character of the surrounding area and the position and proximity of neighbouring properties. Regard is also given to parking provision and access, landscaping and protection of trees/hedgerows and external areas.

Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties provides useful guidance in terms of acceptable aspect standards between dwellings and design criteria.

The site is within an urban and sustainable location and is adequately served by existing infrastructure. It would be located within an established residential development and would not conflict with the local environment in terms of the character and surrounding land uses. As such, the principle is in general accordance with national planning policy and would help to contribute to meeting local housing targets and would be in compliance with the NPPF and UDP Policies H1/2, H2/1 and H2/2.

The principle of a residential development for 2 dwellings has been established with the

grant of the outline consent, which also included details of access.

**Environment Policy Principle** - The proposal is partly within the River Valley (UDP Policy OL5/2) and Wildlife Corridor (UDP Policy EN6/4) and shares a boundary with Roch Valley Greenway which is Protected Recreation under policy RT1/1.

These issues were assessed and accepted under the Outline application. To summarise -

In terms of Policy OL5/2, it was considered the development

- would not divide the valley into sections or obstruct access through the valley.
- would potentially meet the criterion related to limited infilling in an established settlement.

Policy EN6/4 states that where development is accepted, it should contribute to their effectiveness through design, landscaping and siting and mitigation. Only a small part of the wildlife corridor would be affected by the development. The outline permission included a condition that details of boundary treatment and landscaping including measures to mitigate for any loss of habitats be submitted at reserved matters stage. A landscaping scheme including boundary treatment has been submitted with this application and GMEU have advised that the proposed mitigation would be acceptable (see Ecology section below).

As such, it is considered that the proposed development would not have a detrimental impact on the River Valley or Wildlife Corridor and that a suitably worded condition would ensure that appropriate boundary treatment and mitigation measures would be provided.

As Protected Recreation it was considered that the site did not fulfill a recreational function and as such considered that the development would not conflict with this policy.

**Layout and siting** - The existing houses laid out are in sizeable plots and the density of existing built development to available land area is low. The development would utilise an unused and available piece of land which currently serves no particular function.

The proposed layout would closely reflect the existing arrangements in the cul de sac by proposing to set the houses back into the site, a minimum of 11m and retaining open frontages and lawned gardens. The siting of the proposed dwellings would also provide the easement required by United Utilities of 3m between the footprint of the builds and the public sewer which runs across the length of the site.

The new dwellings would be set adjacent to each other with a detached double garage located at slight angles at either side accessed by a double driveway to provide parking for the occupiers and visitors.

Around the properties would be a paved footpath and private amenity space and garden areas at the rear, a minimum of 8m depth, which would be separated by a fence running between the two properties to the rear boundary. This fence would also run along the eastern boundary of the site to the land beyond.

The plot is a considerable size and the scale and siting of the proposed dwellings and associated garages, parking and amenity areas would be suitably accommodated within the available area, whilst also paying due regard to the character and layout of the existing houses by replicating the spacious open frontages.

It is therefore considered that the proposed layout would be in keeping with the composition and configuration of the existing houses which typifies the cul de sac and as such would comply with UDP Policies H2/1, H2/2, H2/6 and EN1/2.

**Scale, design and appearance** - Revised plans have been received which have amended the design and scale of the scheme with regards to height, footprint, fenestration and

materials.

The scheme now proposes 'true' 2 storey dwellings, with accommodation provided over the ground and first floors. By separating the garage from the properties and reducing its height to single storey, the proposed development would better relate to the scale and massing of the existing houses on the cul de sac.

The properties would present a mix of modern and traditional elements, modest in design with a pitched roof and brick facades and incorporating detailing with a piked front projection either side of each dwelling and a smaller pitched roof over the first floor front window on the opposite side.

Windows would be symmetrically positioned with brick headers and a canopied porch would define the front entrance.

A schedule of details of the materials have been submitted and it is proposed to use a random red brick facade, soldier course brick heads, concrete roof tiles, grey fascias and soffits and charcoal grey block driveway paving.

The design and scale of the proposed dwellings would take its reference from the existing properties on the cul de sac, reflecting the general detailing and design rhythms which characterise the area and as such this approach is considered to be acceptable and in keeping with the established estate.

As such, the proposed development is considered to be acceptable and would comply with UDP Policies H2/1, H2/2 , H2/6 and EN1/2.

**Impact on residential amenity** - Supplementary Planning Document 6 is used as a guide to assess relationships and aspect standards between properties and new built development to ensure that suitable separation distances are maintained and that a new development would not cause undue harm to adjacent neighbours. A separation of 20m between habitable room windows is advised.

The houses on the cul de sac are relatively spaced out and have generous front lawns and wide driveways. The proposed dwellings would likewise be set back into the site and as such the distance to the nearest property would be more than 20m away, comfortably satisfying policy guidance and SPD6.

One of the concerns raised by residents relates to access and the additional traffic the development would generate and safety implications particularly as there is a sharp bend into the cul de sac. The access into the site already serves 5 dwellings and it is considered that the additional 2 properties would not introduce significantly more vehicles or traffic and additionally, it is unlikely that cars would be leaving and entering the site at the same time as the other properties, and like all residential areas trips would be staggered. In addition, the applicant proposes to provide a passing place on the approach to/from the access and as such the cul de sac arrangement would be bettered.

It is therefore considered that the proposed development would not have an adverse impact on the residential amenity of the existing occupiers or those future occupiers of the new houses and as such the development would comply with UDP Policies H1/2, H2/1, H2/2 and H2/6.

**Access and parking** - The principle of the access was established by the grant of the outline consent.

The cul de sac is unadopted but well maintained and tarmaced. It is a single width and short stretch of road and there is a sharp bend into the cul de sac from the main part of Meadway.

The application proposes to provide a passing place located at the right hand side of the bend on entering the cul de sac which would improve visibility into and out of the road and reduce conflict between car users and pedestrians emerging onto Meadway at this point. This would bring a benefit to both the future occupiers of the dwellings and the existing residents.

At the outline stage, it was considered that the development for 2 additional dwellings would not significantly add to the volume of traffic to the extent to cause highway safety concerns, and the works proposed to introduce a passing place would improve the existing access arrangements. This similarly remains the case for the reserved matters application.

Conditions were recommended by the Highway Section on the outline consent, including the submission of details for the passing place and a construction traffic management plan, and these would be required to be fulfilled as part of the approval of the development.

In terms of parking, the development proposes a double detached garage and driveways which would provide for 2 spaces minimum and up to 4 spaces maximum. SPD11 advises that for 4 bed properties, 3 parking spaces would be required and as such the proposed development would comply with this policy guidance.

Subject to the conditions on the outline approval, the Highway's Section have raised no objection to the application and as such, the proposal is considered to be acceptable and would comply with UDP Policies H2/2 - The Layout of New Residential Development, H2/6 - Garden and Backland Development, EN1/2 - Townscape and Built Design, HT2/4 - Car Parking and New Development and HT6/2 - Pedestrian/Vehicular Conflict.

**Public Right of Way** - There is a public footpath next to the access to the site which follows the River Roch. The proposed development would not encroach onto the footpath, but the Applicant should be aware that should the Right of Way be affected, an appropriate closure or diversion order would be required.

**Air quality** - The site is not located within an Air Quality Management Area. Due to the scale of the development it is considered unlikely that the development would create an increase of more than 500 AADT (annual average daily traffic). Therefore, in line with the EPUK Guidance, an air quality assessment will not be required.

However, Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. The Government report, 'UK Plan for Tackling Roadside NO2', published in July 2017, identified Bury Council as an area having one or more roads with concentrations of NO2 above statutory limits, according to more recent modelling results. Bury is therefore required to address these exceedances and we are currently engaging with Government on our proposed plans to reduce NO2 concentrations across the borough.

Due to this requirement and in line with the principles of Good Practice set out in the EPUK Guidance, the EH Section recommends a condition to be placed on any planning permission granted for the provision of an electric vehicle (EV) charging points for each residential unit. EV charge points shall be chosen from the Electric Vehicle Homecharge Scheme approved chargepoint model list.

Given the scale of the development, it is considered reasonable this be recommended as an informative to the applicant.

**Ecology** - GMEU have been consulted on the proposed development and comment as follows:

Summary - Ecological issues were resolved and conditioned as part of the outline permission. The only issue that requires additional information at reserved matters is ecological mitigation.

Protected Species - No protected species issues were identified at outline stage. Whilst the original survey is now no longer valid, it is very unlikely the site will have been colonised by any such species. No further information or measures are required.

Nesting Birds - This issue is covered by condition 7 of the outline permission. No further information or measure are required at this time.

Invasive species - Japanese knotweed was identified adjacent to the development site in 2017. This is likely still present and may have expanded its spread. Himalayan balsam may also now be present as it expands its range rapidly and occurs along the river Roch. GMEU recommend the condition applied at outline (condition 6) is updated to provide an updated invasive species survey prior to any earthworks and for any such species present a method statement detailing eradication and/or control and/or avoidance should be submitted to and approved in writing by the LPA.

Contributing to and Enhancing the Natural Environment - Section 170 of the NPPF 2018 states that the planning system should contribute to and enhance the natural and local environment.

Condition 13 of the outline application required details of boundary treatment and landscaping including measures to mitigate for any loss of habitats. Trees are indicated as being lost on the landscape plan provided and it is proposed to provide replants to mitigate for this loss. GMEU are satisfied with the provisions of the landscaping plan and recommend the proposals are conditioned.

**Flooding** - The Environment Agency (EA) were consulted on the Outline planning application and had no formal comments to make. They have been re-notified of this reserved matters application and no further comments have been received.

United Utilities have also been consulted on the Outline and the Reserved Matters applications and a condition was recommended on the Outline Consent requiring a sustainable drainage scheme to be submitted for approval.

The residents have raised the issue of a sewer pipe which runs through the site, requiring an easement either side. United Utilities have also raised this in their response and the applicant has been advised.

The proposed plans demonstrate that the sewer would run across the site, in a north/south direction to the west of the properties and that a 3m easement either side, free of built development, would be provided, and as advised by United Utilities.

For planning purposes, the location of the sewer would be a private matter for the applicant to address and for the relevant consents and permits to be in place from United Utilities for build over agreements or connections to public sewers.

As such, it is considered that the proposed development, with the pre-existing condition for the submission of a drainage scheme would be acceptable and comply with chapter 10 - meeting the challenge of climate change, flooding and coastal change of the NPPF and UDP Policy EN5/1 - New Development and Flood Risk.

**Coal Authority** - It is noted this is a reserved matters submission pursuant to the outline consent granted under reference 61369. The Coal Authority have commented previously and recommended that relevant conditions were imposed on the grant of planning permission.

Condition 16 of the approved outline application required the recommended intrusive site investigations to be carried out on site.



As the coal mining legacy risks on this site have no implications for the layout of the development, the Coal Authority can confirm there is no objection to the reserved matters submission.

**Response to objectors -**

- United Utilities consultation response states that 3m either side of the centre line of the sewer in accordance with the minimum distances specified in the current issue of Part H of the Building Regulations, will be required. The plans show that this would be provided. In any event, the Developer would require consent from UU to undergo works which would involve the sewer.
- Potential impacts from pilling are not a material planning consideration and a concern under Building Regulations.
- A Coal mining report was submitted with the outline approval and a condition was recommended and included on the consent for a scheme of intrusive site investigations to be undertaken.
- The Environment Agency were consulted on the outline application and raised no objection. The EA have been consulted on this reserved matters application and no response has been received, thereby concluding that there are no representations for the organisation to make.
- Land Registry documents and any title deeds relating to the site are private matters and not a material planning consideration.
- It is considered that the revised plans received are considered to satisfactorily address the issues of height, scale, materials and boundary treatment raised in the objections above.
- All other issues raised including access and parking are covered in the above report.

**Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015**

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

**Recommendation:** Approve with Conditions

**Conditions/ Reasons**

1. The development must be begun not later than the expiration of two years beginning with the date of this permission.  
Reason. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004
2. This decision relates to drawings - Location plan 16-047 1000 rev E; Proposed site layout 16-047 1103 rev G; Proposed boundary treatment 16-047 1107 rev A; Proposed landscaping layout 16-047 1108 rev D; Proposed streetscene 16-047 1109 rev E; Proposed house type elevations plot 1 16-047 1113; Proposed house type floor plans plot 1 16-047 1114; Proposed house type elevations plot 2 16-047 1115; Proposed house type floor plans plot 2 16-047 1116; New vehicle passing place layout and construction details C-0930-01 - and the development shall not be carried out except in accordance with the drawings hereby approved.  
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. Prior to any earthworks an updated invasive species survey will be provided and

for any such species present a method statement detailing eradication and/or control and/or avoidance should be submitted to and approved by the Local Planning Authority. The method statement should include a timetable for implementation.

The development shall thereafter be carried out in accordance with the approved method statement.

Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority.

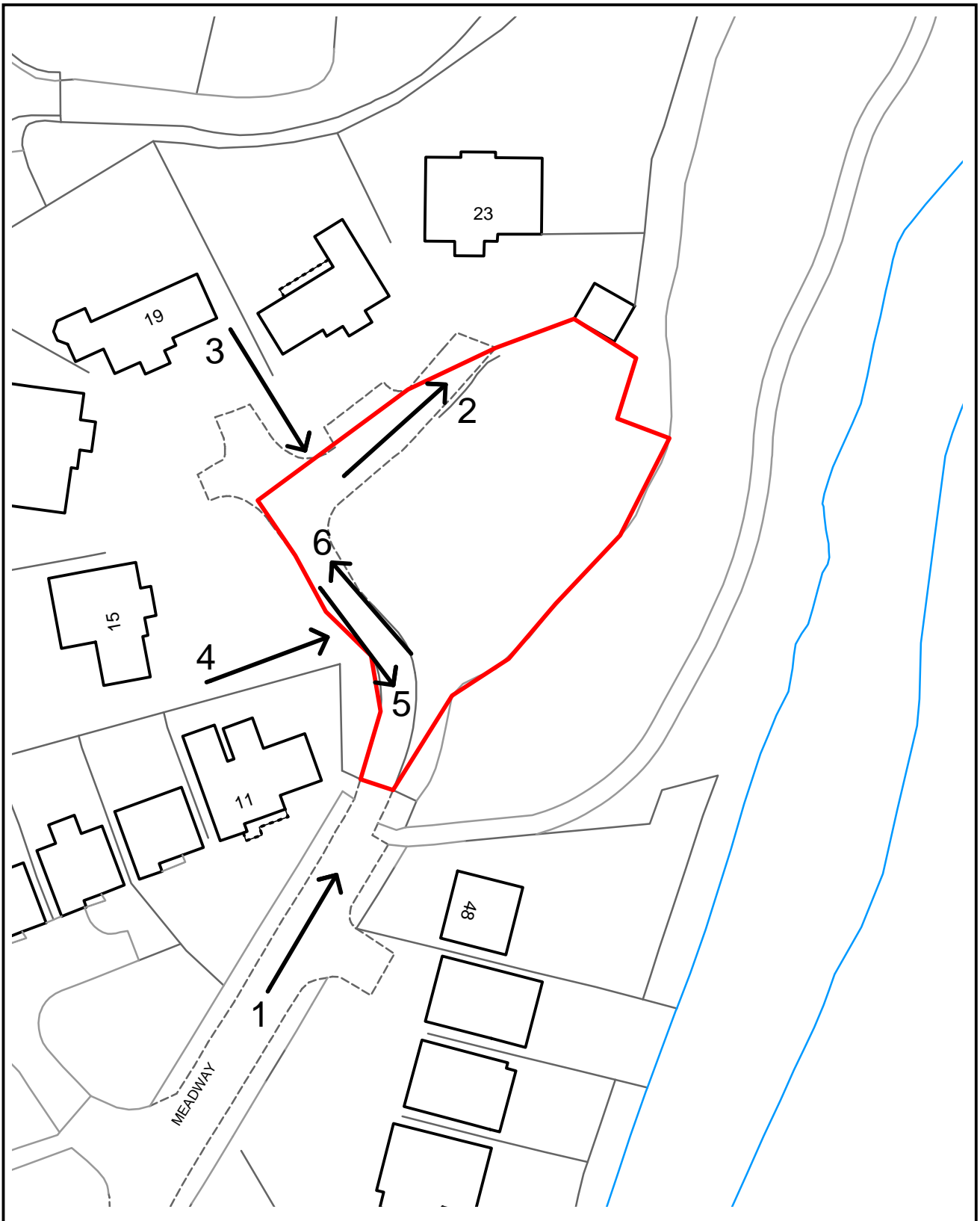
Reason. The scheme does not provide full details of the actual extent of Japanese Knotweed and Himalayan Balsam in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

4. The development hereby approved shall be carried out in accordance with the proposed landscaping layout plan ref 1108 Rev D. The approved scheme shall be implemented not later than 12 months from the date the building(s) is first occupied 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. 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.
5. The proposed passing place, driveway positions and parking arrangements shown on the approved plans, along with any highway remedial works on Meadway required as a result of the construction of, and statutory undertakers connections to, the dwellings, shall be implemented to the written satisfaction of the Local Planning Authority prior to the dwellings hereby approved being first occupied and thereafter maintained.  
Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, HT2/4 - Car Parking and New Development and HT6/2 - Pedestrian/Vehicular Conflict.
6. No development shall commence unless and until in-curtilage and refuse collection/bin storage arrangements for use on collection day have been agreed with Waste Management. The facilities subsequently approved shall be provided to the satisfaction of the Local Planning Authority before the development is first occupied and shall subsequently be maintained at all times.  
Reason. Information not secured at application stage. To ensure adequate off-highway bin storage facilities are provided within the curtilage of the site in the interests of road safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and HT2/4 - Car Parking and New Development
7. The development hereby approved shall be carried out in accordance with the submitted materials schedule - 16-047 1110C. Only the approved materials shall be used for the construction of the development.  
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policies H2/1 - The Form of New Residential Development, H2/6 - Garden and Backland Development and EN1/2 - Townscape and Built Design.

8. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application. Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

For further information on the application please contact **Jennie Townsend** on **0161 253-5320**

# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 65469**

**ADDRESS: Land adj 23 Meadway  
Bury**

**Planning, Environmental and Regulatory Services**

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**Bury**  
COUNCIL

65469

Photo 1



Photo 2



65469

Photo 3



Photo 4



65469

Photo 5



Photo 6





GENERAL NOTE:  
 do not scale the drawing.  
 All dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing. This drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated in this drawing. Copyright reserved to Clover Architectural Design Limited and this drawing may not be used or reproduced without prior written consent.



- denotes lawned area
- denotes flags
- denotes regular sets
- denotes protected sewer
- denotes trees to be removed
- denotes new access
- denotes new trees
- denotes new planting



C	17.06.20	MS	ROOF LAYOUTS AMENDED
E	18.06.20	MS	GARAGE TOP FLOTT 2 REL LOCATED
E	10.05.20	MS	ROOF LIGHTS OMITTED
D	10.06.20	MS	LAYOUT AMENDED
C	28.04.20	MS	BOUNDARY TREATMENTS ADDED
B	27.04.20	MS	HOUSE TYPE AMENDED
A	21.04.20	MS	EASEMENT SHOWN, GARAGE TO PLOTT 1 REPOSITIONED

**clover**  
 architectural design

G  
 23 Meadway  
 Bury  
 Proposed development  
 Land Adj 23 Meadway  
 Bury  
 Proposed Site Layout

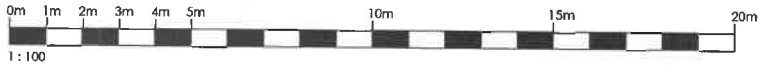
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 PLANNING

# PROPOSED SITE LAYOUT

MS	06	1:250	Nov 16
16-047		1103	G







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- E 17.06.20 MS PIKE SHOWN ABOVE BEDROOM WINDOW.
- D 16.06.20 MS STONE SILLS AND HEADS OMITTED. SOLDIER COURSE HEADS ADDED.
- C 16.06.20 MS HEIGHT AND ROOF PITCH AMENDED
- B 10.06.20 MS SECOND FLOOR OMITTED
- A 10.06.20 MS UPDATED TO SUIT REVISED LAYOUT, SCALE AMENDED TO 1:100



Client:  
 Mr Graham Phillips  
 23 Meadway  
 Bury

Project:  
 Proposed Housing Development  
 Land adjacent 23 Meadway  
 Bury

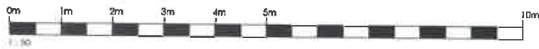
Document Title:  
 Proposed Street Scene

# PROPOSED STREET SCENE

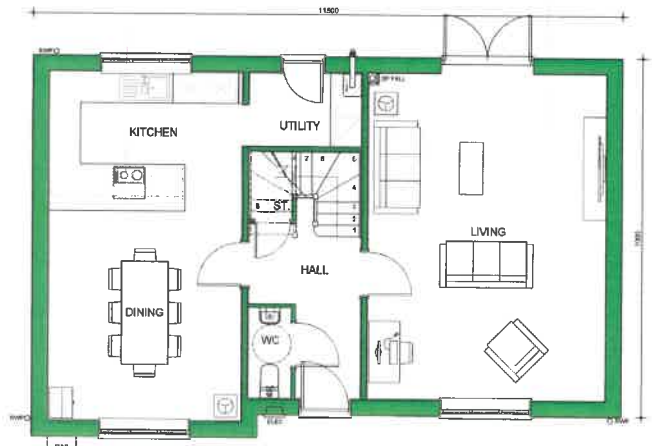
Drawn: MS	Check: 11/109	Date: June 20
Job No: 16-047	Drawings No: 11109	Rev: E

A2

PLANNING



general notes:  
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GROUND FLOOR 71.4sq m (768 sq ft)



FIRST FLOOR 71.4sq m (768 sq ft)



Mr Graham Phillips  
 23 Meadway  
 Bury

Proposed Housing Development  
 Land adjacent 23 Meadway

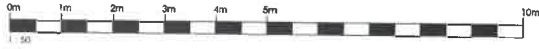
Proposed House Type  
 Floor Plans

11-04T 1114

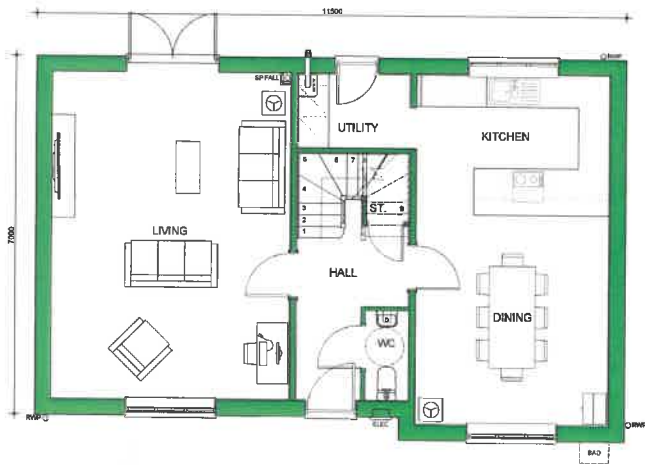
# PROPOSED HOUSE TYPE - PLOT 1

A1

PLANNING



general notes:  
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GROUND FLOOR 71.4sq m (768 sq ft)



FIRST FLOOR 71.4sq m (768 sq ft)



Mr Graham Phillips  
 23 Meadoway  
 Bury  
 Proposed Housing Development  
 Land adjacent 23 Meadoway  
 Bury  
 Proposed House Type  
 Floor Plans  
 PLOT 2

A1 PLANNING

# PROPOSED HOUSE TYPE - PLOT 2