

**BURY COUNCIL**  
**DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE**  
**PLANNING SERVICES**



**PLANNING CONTROL COMMITTEE**

**06 October 2020**

**SUPPLEMENTARY INFORMATION**

**Item:01 Radcliffe Metrolink Car Park, Spring Lane, Radcliffe, Manchester, M26 2ST Application No. 65354**

The erection of an additional deck and ramp to form a second floor to car park, providing an additional 111 no. spaces; landscaping scheme and lighting

**Conditions**

Following the commencement of the development hereby approved, details of a lighting scheme including hours of operation and baffling, shall be submitted to and approved by the Local Planning Authority. The approved scheme only shall be implemented prior to the first use of the development hereby approved and thereafter maintained.

Reason. To protect the amenity of the nearby residential occupiers pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and EN7 - Pollution Control.

**Response by Applicant to representations received**

- New traffic counts were discussed and agreed with GMUTC and Bury Highway officers.
- Due to the Covid -19 pandemic, future traffic patterns are difficult to predict and whatever data was provided would not be able to provide a definitive answer regarding the exact future condition of the road network. The traffic flow included in the supporting documentation presents the before and after situation to give an appropriate level of confidence.
- It is correct the car parks are currently full before 0800 - this is the reason for building more capacity - the analysis considers the future situation with the larger car parks.
- TfGM is aware of the impact Covid-19 is having on the Park & Ride sites across the Metrolink Network and continues to complete regular occupancy surveys, multiple times a month, to track the ongoing usage.
- This is an opportune time to complete the expansions at Radcliffe and Whitefield to minimise disruption during construction. Based on the patronage data collated, TfGM expects that occupancy levels will return to pre-Covid-19 volumes in the future and the expansions will serve those customers at a future date. TfGM are planning for the longer term future beyond COVID-19.
- The total impact on the road network as a result of the proposal is forecast to be minor, determined at one car per minute.
- Pre-COVID data shows that Radcliffe Park & Ride was full before 0800, which demonstrates the demand for the existing car park at Radcliffe
- The Radcliffe Strategic Regeneration Framework (SRF) has been developed by Bury Council with input from key stakeholders and has been issued for public consultation, which details future developments proposed for the area.

**Response by Applicant to disabled parking provision**

The applicant has reviewed the park and ride occupancy survey data from the last few years, which is carried out by the Metrolink Operations team several times a month. This showed that there is currently no additional demand for disabled parking.

The average annual occupancy of the current disabled bays is approximately 50% at Radcliffe. As a result, expansion of disabled parking spaces within the planning applications would be at the expense of standard parking bays where it known demand has been, prior to COVID-19, oversubscribed.

The P&R sites are designed to be flexible and, if in the future occupancy data reveals that additional disabled bays are required, the Applicant states this can quickly be addressed.

Revision of viewpoint of photograph 5

**Item:02 Whitefield Metrolink, Stanley Road, Whitefield, Manchester, M45 8AB**  
**Application No. 65465**

Reconfiguration of the bus turning head and the erection of an additional deck and ramp to form a second floor to car park, providing in total an additional 123 no. spaces; landscaping scheme and lighting

**Conditions**

Condition 12 amended to read:

Following the commencement of the development hereby approved, details of a lighting scheme including hours of operation and baffling, shall be submitted to and approved by the Local Planning Authority. The approved scheme only shall be implemented prior to the first use of the development hereby approved and thereafter maintained.

Reason. To protect the amenity of the nearby residential occupiers pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and EN7 - Pollution Control.

**Publicity**

Comment from No 139 Moss Lane:

- Please re-iterate my aboricultural concerns that all trees and saplings be retained.

Clarification of text in the main report -

Applicant response to objectors -

Air quality, pollution and residents well being - Amended to read - 'A separate cycle scheme is being developed at Whitefield Park and Ride, where cycle parking will be upgraded in line with TfGM's wider cycle parking strategy.

Noise, traffic and congestion - Amended to read - The Noise Impact Assessment at Whitefield took place on Wednesday 12th February 2020 between 16:00 and 20:00 and Thursday 13th February 2020 between 06:00 and 10:00.

What about cycle facilities, will these be improved? - Amended to read - A separate cycle scheme is being developed for Whitefield Park & Ride, where cycle parking will be upgraded in line with TfGM's wider cycle parking strategy.

**Response by Applicant to disabled parking provision**

The applicant has reviewed the park and ride occupancy survey data from the last few years, which is carried out by the Metrolink Operations team several times a month. This showed that there is currently no additional demand for disabled parking.

The average annual occupancy of the current disabled bays is approximately 50% at Whitefield. As a result, expansion of disabled parking spaces within the planning applications would be at the expense of standard parking bays where it known demand has been, prior to COVID-19, oversubscribed.

The P&R sites are designed to be flexible and, if in the future occupancy data reveals that additional disabled bays are required, the Applicant states this can quickly be addressed.

**Item:03 Fletcher Bank Quarry/Ramsbottom Works, Manchester Road, Ramsbottom, Bury, BL0 0DD Application No. 65585**  
Erection and operation of mortar and screed batching plant and associated infrastructure

**Consultations**

**Environment Agency** - No objections, subject to the inclusion of informatives.

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

**Conditions** - Conditions 12 - 14 are added in relation to opening hours, vehicle movements and noise.

The site is covered under a ROMP (Review of Minerals Permissions) and those control are replicated by condition 14. As such, the proposed development would not worsen the existing conditions in relation to noise.

12. The use hereby permitted shall not operate outside the following times:

05.00 - 19.30 on Monday to Friday

05.00 - 15.00 on Saturday

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies S2/5 – New Local Shopping Provision Outside Recognised Shopping Centres and S2/6 – Food and Drink of the Bury Unitary Development Plan.

13. There shall be no heavy goods vehicle movements between the hours of 05.00 and 06.00 on any day.

There shall be no deliveries of raw materials to the site before 08.00 on any day.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EN7/2 - Noise Pollution of the Bury Unitary Development Plan.

14. Noise emitted from the site shall not exceed the following levels when measured adjacent to the nearest boundary of the properties at the following locations at a point closest to the noise source:

a) Shipper Bottom Farm (NGR. 801 165) 55dB LAeq (1 hour) (free field)

b) Greenacre Close (NGR. 801 171) 55dB LAeq (1 hour) (free field)

c) Bye Road (NGR. 801 175) 55dB LAeq (1 hour) (free field)

d) Green Hill (NGR. 808 175) 45dB LAeq (1 hour) (free field)

e) Moorside Farm (NGR, 813 173) 45dB LAeq (1 hour) (free field)

Reason. To safeguard the amenity of local residents and adjacent properties/landowners and land users pursuant to Policies MW2 – Environmental Considerations for Mineral Workings and EN7/2 – Noise Pollution of the Bury Unitary Development Plan.

**Item:04 Hollins House Farm, Hollins Lane, Bury, BL9 8AS Application No. 65632**  
Conversion of 2 no. barns to 2 no. dwellings

**Publicity**

Two letters have been received from Hollins Grundy Primary School and 18 Prospect

Place, which have raised the following issues:

- I neither object or support the application. If the work does go ahead, I am concerned about traffic movements. The development must ensure that these do not cause any undue risk to children arriving or leaving from Hollins Grundy Primary School.
- The site is located in close proximity to the school and children walk or cross Hollins Lane between 08.40 and 09.00 and 15.10 and 15.40 every week day during term time.
- The proposed site is higher than my garden and will include large windows which will overlook the rooms on the rear of my property, which include the living room, kitchen, bathroom and bedrooms.
- We spend a lot of time in the garden and it is important to be able to relax in your home without the fear of someone watching you.
- The noise from construction and heavy machinery will have a serious impact upon local residents and the local school.
- We are concerned about the hazardous materials that may be released during construction. Dust will be a constant problem and the possibility of asbestos being disturbed during construction.
- We know first-hand that birds, bats, squirrels, foxes and hedgehogs reside in the barns where the proposed development will take place. If the site was developed on, then the habitats of these defenceless animals would be destroyed and would be a real shame for the resident like ourselves that take a pride in caring for them
- Difficult to contact the officer dealing with the application. Some residents on Prospect Place have not been consulted, but properties that have been demolished were. We would like more time to discuss the plans properly.
- Traffic is bad on Hollins Lane and especially bad when picking up children from school and playgroup.
- Works will need to be carried out on the barn which is on Hollins Lane, which will be brought to a standstill when the works are carried out. Concern about access and how the emergency services would pass through the area.
- The development should not be allowed to move into construction phase and its impacts. The development will devalue my house and impact seriously on all who live nearby.

The objectors have been notified of the Planning Control Committee meeting.

#### **Response to objectors**

- Condition 12 requires the submission of a Construction Traffic Management Plan which would assess traffic movements, scheme for appropriate warning signage and turning and parking facilities.
- The impact on privacy and overlooking has been assessed in the main report.
- The noise from construction is not a material planning consideration and would be a matter for Environmental Health - Pollution Control.
- GM Ecology Unit were consulted on the application and have no objections, subject to the inclusion of conditions relating to landscaping and informatives relating to bats and nesting birds.
- The impact upon property prices is not a material planning consideration.

**Item:05 Land adjacent to 121 Lowercroft Road, Bury, BL8 3PA Application No. 65668**

Erection of 6 no. small business units (Class B1)

Nothing further to report

**Item:06 62 Bridge Street, Ramsbottom, Bury, BL0 9AG Application No. 65723**  
Change of Use from cafe (Class A3) to hot food takeaway (Class A5), to include extract flue and staircase at the rear

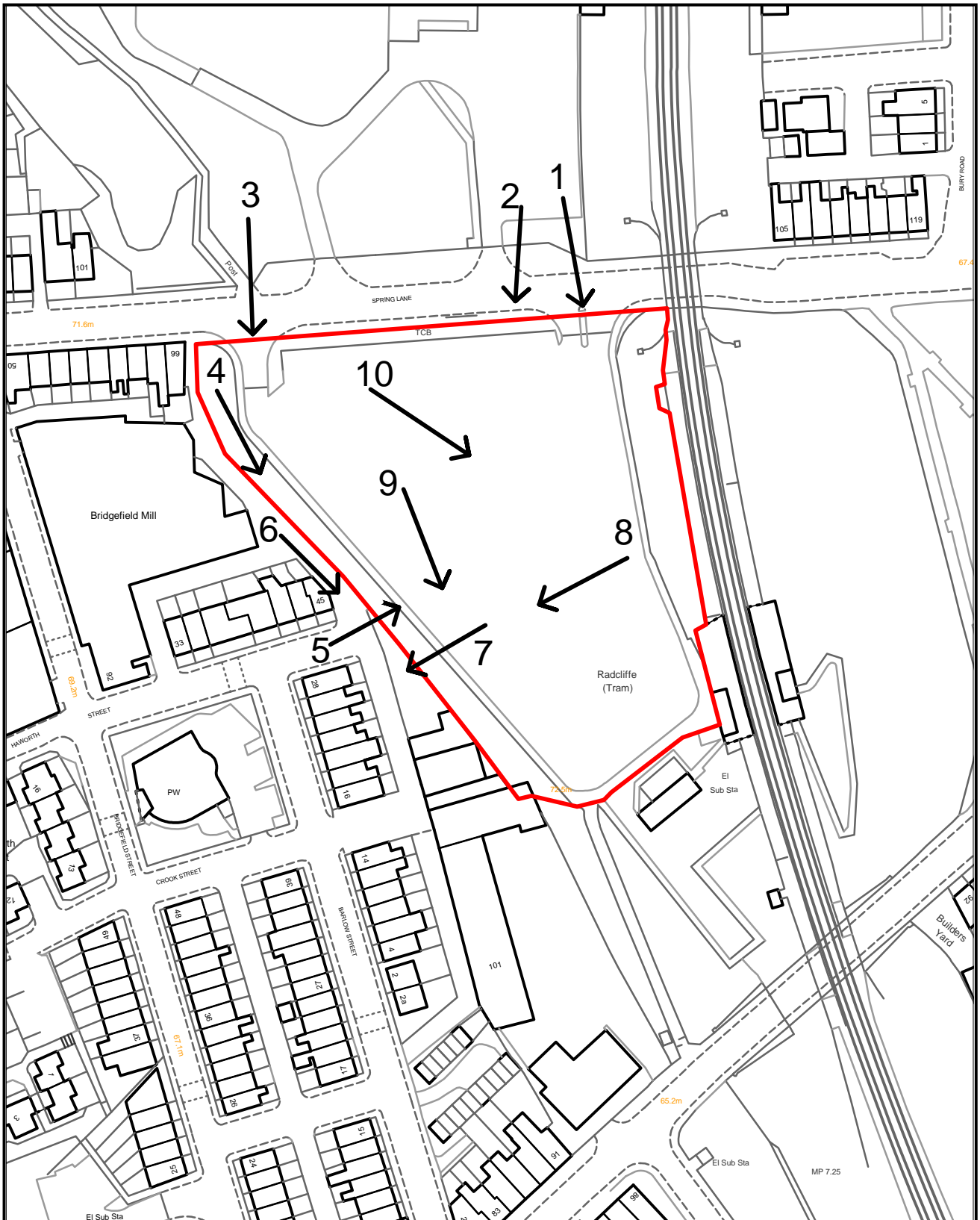
**Publicity**

Further letter of received from No 2 Silver Street:

- To point out, the flat at No 2 Silver Street extends above No 60 Bridge Street (adjacent) at 1st floor, to overlook Bridge Street. The location plan does not adequately reflect that.

Response to neighbour:

- The red edge plan is based on the Ordnance Survey map. It is acknowledged that No 2 Silver Street may have a bigger floor plan than the OS plan indicates and therefore No 2 would have more interface with the application site and this is one reason why the condition for soundproofing, ( Condition No 4) requires sound insulation between floors and party walls.
- Condition No. 9, has been added to ensure the first floor would only be used as storage in association with the proposed ground floor use, to read:  
The first floor of the application property, No 62 Bridge Street, shall only be used for storage purposes in association with the development hereby approved.  
Reason. To protect the residential amenities of the adjacent properties pursuant to Bury Unitary Development Plan Policies EC4/1 - Small Businesses, EN1/2 - Townscape and Built Design, S2/6 - Food and Drink and EN7/2 - Noise Pollution.



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 65354**

**ADDRESS: Radcliffe Metrolink Car Park  
Spring Lane**

**Planning, Environmental and Regulatory Services**

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