

BURY COUNCIL
DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

14 December 2021

SUPPLEMENTARY INFORMATION

**Item:01 Ramsbottom Service Station, Stubbins Lane, Ramsbottom, Bury, BL0
0PU Application No. 64442**

Variation of condition no. 12 of p/p 61364 (restriction of opening hours of retail unit/coffee shop to 0600 hrs to 2200 hrs daily) to allow the retail unit (only) to operate 24 hours, 7 days a week

Conditions

Conditions 3 and 4 should be amended to refer to the approved permission (61364):

3. Following the provisions of Condition 4 of planning permission 61364, 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 11 - Conserving and enhancing the natural environment.

4. Following the provisions of Condition 4 of planning permission 61364, where ground gas remediation / protection measures are required, the approved Remediation Strategy must be carried out to the written satisfaction of the Local Planning Authority within approved 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 alleviate any possible risk associated with the production of landfill gas and ground gas in accordance with the recommendations of the Environment Agency and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

Item:02 Land off Poppythorn Lane, Prestwich Application No. 67431

Residential development comprising 6 no. single storey apartments and 12 no. duplex apartments in part-two and three storey linked buildings with landscaped grounds, car parking and a new access road from Poppythorn Lane serving the development

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to access improvements, construction traffic management plan, car parking, turning facilities and bin storage.

Pre-start conditions - Applicant/Agent has agreed with pre-start conditions.

Conditions

Therefore, conditions 15 should be amended and conditions 20 - 23 should be added:

15. The car parking indicated on approved plan reference 3889 ABW DR-A-A101 Revision H, shall be surfaced, demarcated and made available for use to the written

satisfaction of the Local Planning Authority 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.

20. Notwithstanding the details indicated on approved plan references 3889 ABW DR-A-A101 Revision H & 2951-F01 Revision H, 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 and approved in writing by the Local Planning Authority:

- Formation of the proposed site access onto the Poppythorn Lane/Heys Road junction and private access road, incorporating accommodation/remedial works on the existing adopted highway to a scope and specification to be agreed;
- Scheme of surface water drainage works/access road materials to ensure that surface water will not be discharged from the site onto the adjacent adopted highway;
- Provision of 1.8m (minimum) wide segregated pedestrian facilities between the Poppythorn Lane/Heys Road junction and the 'Existing Cricket Club Parking Area', incorporating measures to ensure access is maintained to any affected accesses, garages and the parking area;
- Demarcation of the limits of the adopted highway;
- Scheme of surfacing works on the access to be retained at the rear of No.'s 8-28 Heys Road, position and operation of the proposed gates to the rear of No.28 and provision of visibility splays in accordance with the guidance in Manual for Streets at the junction created;
- Scheme of traffic calming and associated markings, signage and surfacing materials shown indicatively on submitted plan reference 2951-F01 Revision H;
- Provision of a street lighting assessment of Poppythorn Lane/Heys Road junction and private access road, and, if required, subsequent scheme of improvements to existing street lighting on the adopted highway;
- Review of the existing and need for the provision of new waiting/loading restrictions on the private access road/turning head to ensure that the proposed access arrangements can be safely implemented from the adopted highway, including details of the measures proposed, all necessary modifications to road markings and signage and a timetable for implementation.

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority with all highway works completed prior to the development hereby approved being occupied.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, 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

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

- Photographic 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 and as a result of statutory undertakers

- connections to the site;
- Access point(s) for demolition and construction traffic and all temporary works required to facilitate access for ground works/construction vehicles;
- 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 or on land within the applicant's control of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this;
- If proposed, site hoarding/gate positions, including the provision, where necessary, of temporary pedestrian facilities/protection measures on any retained route(s) to Prestwich Cricket Club;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent private access road and adopted highways as a result of the groundworks operations or 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 period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/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.

22. The turning facilities indicated on approved plan reference 3889 ABW DR-A-A101 Revision H shall be provided before the development is first occupied 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

23. The bin storage arrangements indicated on the approved plans shall be implemented before the development hereby approved is first occupied and thereafter be maintained available for use at all times.

Reason. To ensure adequate off-highway bin storage arrangements are provided within the curtilage of the site, 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.

Item:03 Land at Morris Street, Radcliffe, Manchester, M26 2HF Application No. 67546

Variation of conditions 2 (approved plans) and 4 (materials) to allow construction of retaining wall to the frontage of plots H1-H14 including associated steps / railings to comply with condition 16 relating to site levels; Reduction in height of eaves and ridge of proposed dwellings, addition of canopies to main entrances; Removal of condition 3 (affordable housing) which will be replaced by a legal agreement

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to highway works, replacement of the turning head, construction traffic management plan, maintenance of the roads, turning facilities, car parking and bin storage.

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

Conditions

The conditions recommended by the Traffic Section are numbered 16 - 22 in the main report. These conditions were included in the main report.

Condition 3 is to be deleted and replaced by a Section 106 agreement. As such, condition 3 is replaced by condition 24, which is deleted.

3. Foul and surface water shall be drained on separate systems.

Reason. To ensure a satisfactory scheme of drainage, to promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

Item:04 10 Vernon Road, Tottington, Bury, BL8 4DD Application No. 67639

Variation of conditions 5 & 6 following approval of planning permission 62132 - Change opening hours from 07:00 - 19:00 to 08:00 - 21:00; Amend wording of condition 6 to allow doors and windows to be open till 9.30pm

Nothing further to report.