

Ward: Ramsbottom and Tottington -
Ramsbottom

Item 02

Applicant: Blakeman Design and Build

Location: Land adjacent 2 Tanners Street, Ramsbottom, BL0 9ES

Proposal: Erection of one dwelling with associated garage, parking/manoeuvring space and garden curtilage, to be accessed via Tanners Street

Application Ref: 67553/Full

Target Date: 12/11/2021

Recommendation: Approve with Conditions

The Head of Development Management has suggested a site visit be carried out for this scheme.

Description

The application relates to the former rear garden of Prospect House, on Tanners Street. Prospect House is well set back from Tanners Street by over 60m. The site relates to the part of the garden which fronts Tanner Street, close to the corner with Carr Street. Directly adjacent to the north are Nos 1 and 2 Carr Street which are Non-Designated Heritage Assets (NDHA's) and to the rear is Prospect House, also an NDHA. The site is close to Ramsbottom Town centre to the east and within the Ramsbottom Conservation Area.

The plot measures 1.2 hectares and has a frontage onto Tanners Street. The plot rises from Tanner Street towards the rear and comprises a vacant piece of land which has become overgrown and vegetated with shrubbery and which is largely hidden behind a stone wall and vegetation to the Tanner Street frontage. There are TPO trees along the southern boundary.

The application proposes the erection of a single dwelling and associated parking and landscaping.

Due to the rise and gradient of the land in a westwards direction, the development proposes a split level and stepped arrangement approach to design and siting to address the topography of the site.

The development would be located over 4 floors in a split level arrangement. The ground floor would comprise an integral garage and store areas, and at 1st floor there would be 4 bedrooms, above which would be a living accommodation and kitchen, with a mezzanine on the upper level.

The proposed dwelling would take a modern and contemporary approach with materials of natural coursed stone finish, slate, grey render and cladding and grey facing brickwork.

The development proposes a scheme for landscaping and the TPO trees to the south would be retained.

At the front, a new pedestrian and vehicular access would be formed from Tanners Street. In order to obtain the required visibility splays from the vehicular access, the existing wall/fence along Tanners Street will have an automated gate.

Relevant Planning History

45133 - Erection of 2 no.split level houses with integral garages and associated vehicular access - refused 2005 and dismissed at appeal 2006.
38850 - Residential development - 13 apartments - Refused 2002.
35744 - Outline Planning for 2 detached houses - Approved 1999

Publicity

The neighbouring properties were notified by means of a letter on 30 September 2021 and a press notice was published in the Bury Times on 7 October 2021. Site notices were posted on 19 October 2021.

21 letters were sent to occupiers in the vicinity namely
3,5,9, 11 Mount Street, Prospect House, Bury Business Centre, The Manor, Rose and Crown Hotel, Ramsbottom Heritage Centre, 85 Carr Street, 12-12a Tanners Street, 2 Prospect House, 12 & 12a Tanners Street, 96 Carr Street

11 responses received which have raised the following issues:

- The proposal would worsen the existing traffic and parking problems in the area by reducing on-street parking.
- The site is on a bend and would be hazardous to other vehicles and pedestrians.
- The proposal is out of keeping with the surrounding Conservation Area and listed buildings.
- The house is too big and inappropriate given the topography and geography of the site and surroundings.
- Approval would set a precedent for similar development in future.

Objectors have been informed of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - No objections, subject to inclusion of conditions for access.

Drainage Section - No objections

Environmental Health - Contaminated Land - No objections, subject to the inclusion of conditions relating to contaminated land.

Environmental Health - Air Quality - No objections, subject to the inclusion of conditions relating to electric vehicle charging.

United Utilities - No objections

Public Rights of Way Officer - No objections

Conservation Officer - No objections

GM Ecology Unit - No objections, subject to the inclusion of conditions relating to nesting birds, invasive species and landscaping.

The Coal Authority - No objections, subject to the inclusion of an informative relating to coal mining.

Environment Agency - No objections

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	Built Environment
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN2	Conservation and Listed Buildings
EN2/1	Character of Conservation Areas
EN6/3	Features of Ecological Value
EN5/1	New Development and Flood Risk

HT2/4	Car Parking and New Development
H4	Housing Need
HT4	New Development
HT6/2	Pedestrian/Vehicular Conflict
SPD11	Parking Standards in Bury
SPD6	Supplementary Planning Document 6: Alterations & Extensions

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

Unitary Development Plan and Policies

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.

Policy - Government guidance within chapter 5 of the National Planning Policy Framework is supportive of new housing in appropriate locations and where it does not have an adverse impact on the streetscape, neighbour amenity or other issues such as traffic, flooding. Small, windfall sites, it states, can make an important contribution to meeting the housing requirements of an area.

The following Unitary Development Plan policies are considered relevant:

EN1/1 - Visual Amenity. Development will not be permitted where proposals would have a detrimental effect on or assesses development with regard to impact on historic interest and areas of environmental interest.

EN1/2 - Townscape and Built Design. The Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements.

EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control policies only support proposals where it can be demonstrated that development would preserve or enhance the special character of the area.

H1/2 - Further Housing Development. The Council will have regard to the need to direct development in the urban area, availability of infrastructure and sustainability of a site in terms of location and surrounding uses. when assessing proposals for housing.

H2/1 - The Form of New Residential Development. All new residential development will be expected to make a positive contribution to the form and quality of the surrounding area.

H2/2 - The Layout of New Residential Development

New residential development will be required to demonstrate acceptable standards of layout.

H2/6 - Garden and Backland Development

The Council will not permit proposals which will result in the loss of private gardens and backland for infill development unless such proposals can be shown not to adversely affect the character and amenity of the area.

Principle

Policy H1/2 Further Housing Development states that the Council will have regard to various factors when determining a proposal for residential development including the availability of infrastructure, the suitability of the site, the nature of the local environment and the surrounding land uses.

The site is within the urban area, of sufficient size to accommodate a dwelling and associated development with available infrastructure. The proposed development would therefore be acceptable in principle subject to siting and design criteria and its impact on the adjacent conservation area. The proposed development would therefore accord with Policy H1/2.

Heritage and Conservation Area

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision makers to have special regard to the desirability of preserving a listed building or its setting or any feature of architectural or historic interest it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building.

Section 72 sets out the duties imposed upon a Local Planning Authority in respect of Conservation Areas in exercising its planning functions.

Policies 194 and 195 of the NPPF states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise.

Policy 197 of the NPPF sets out the principles guiding the determination of applications for consent relating to heritage assets. This should take account of the desirability of sustaining and enhancing significance, the positive contribution that conservation of heritage assets can make to the establishment of sustainable communities and economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control policies only support proposals where it can be demonstrated that development would preserve or enhance the special character of the area.

A Heritage Statement has been submitted with the application which describes the impact of the proposals on the significance within the Conservation Area and impact on the significance of the adjacent NDHA.

The proposal is located within the Ramsbottom Conservation area and close to Prospect House and Nos 1 and 2 Tanners Street which are NDHA's.

The proposed form, siting and massing of the dwelling would be such that as a split level and stepped arrangement, the dwelling would integrate into the topography of the land and taking advantage of the existing contours on site and considered to be respectful of the character of the Conservation area and NDHA's.

The dwelling would be built into the gradient of the land and in a stepped arrangement, the proposed dwelling would not appear as over dominant to the streetscape or the adjacent properties. Whilst a relatively modern approach and contemporary design, the use of natural coursed stone would sit comfortably within the local vernacular. Combined with grey render and grey brickwork, and dark panelling to frame the windows and upper levels the proposed dwelling would assimilate within the natural land form and surrounding

vegetation.

With this sensitive design approach it is considered that the proposed development would preserve the special character of the Conservation Area and the NDHA's in line with NPPF principles.

Heritage Conclusion

The heritage statement and design and access statement, submitted with the application, adequately identifies the significance of the conservation area and assesses the impact the proposal would have on its setting.

The proposed site is of sufficient size to accommodate a single dwelling with adequate separation, parking and amenity space without appearing to constitute overdevelopment or to be out of character within the locality comprising a mix of different house styles and densities, predominantly of stone facades.

With the natural stone and slate finish, it is considered to be appropriate within the streetscape and would not be out of character within the conservation area. It is therefore considered the proposed development would preserve the character and appearance of the conservation area and in terms of setting, would comply with the principles of the NPPF and UDP Policies EN1/1 Visual Amenity, EN1/2 Townscape and Built Design and EN2/1 The Character of Conservation Areas.

With regard to conditions of any approval, details and samples of the stone and type of coursing to be used should be submitted and approved in writing before commencement of any development. Coursing type and size of stone should be similar to that of the properties 12 to 24 Tanners Street.

Layout and Built Design - The design proposed is such that the site's topography has driven how the proposals have been set out. The land rises from Carr Street in a westerly direction and the site is in an elevated position rising from Tanner Street.

The site forms part of garden and backland development, is on a former garden of Prospect House and makes use of the site by developing a vacant plot with its own frontage. The plot is extensive and is capable of accommodating a separate development, whilst maintaining respectful distances to the surrounding built form. The underpinning character of the immediate locality comprises of dwellings which have been designed to integrate into the hillsides and steep slopes which define this area, and this would be similarly so for the built form of the proposed development.

The remaining area of the land would be used as garden and this would be landscaped with a mix of trees and shrubs. The proposed dwelling and associated built development would not affect the TPO trees which are located along the southern boundary of the site and which would be retained.

A new access would be formed off Tanners Street and lead to driveway to the front of the property and integrated garage at the lower level. With suitable conditions concerning visibility and provision of parking, the highway Section are satisfied the development would propose no access concerns.

The development proposes a contemporary approach with fenestrations incorporating traditional elements of the area by the use of coursed natural stone at the lower levels to reflect the surrounding built form. Dark render and the use of dark clad materials would ensure that the upper level would appear recessive and not strident in appearance or prominent within the streetscene.

The immediate frontage to Carr Street would have a traditional stone wall and this would be within keeping of the character and vernacular of the local area.

In this respect it is considered the design and built form would comply with policy H2/6 as it would ensure the effective use of the land without affecting or impacting on the the overall integrity of the Conservation area or residential amenity.

Given the nature and layout of the proposals, it is considered that the proposed development would appropriately respond to the immediate townscape, preserve the character of the Conservation Area and therefore be compliant with Policies H1/2, EN1/2, H2/6, EN2/1 and EN2/2.

Visual amenity and streetscape - The house would be split level due to the land level dropping down at the rear, but would appear three storey from Tanners Street. With existing boundary planting retained where possible along the frontage, behind a new stone wall and new planting augmenting this, the house would appear in keeping within the streetscape. From the rear, the house would appear more prominent at the higher level but it would be partly screened by existing and new planting and would be viewed against the backdrop of mature trees on land across Tanners Street.

The stepped design would reduce visual impact by the house being in different terraced levels. The impact on Prospect House will be reduced by the contours of the site and the terraced responsive design.

Given the siting of the house in the rear garden and the relationship to its neighbours and surroundings, it is considered appropriate to remove permitted development rights, thereby requiring any future extensions and alteration to require planning approval.

The proposal in terms of visual amenity and streetscape, would be acceptable and comply with the NPPF and UDP Policies EN1/1, EN1/2 and housing policies H2/1, H2/2 and H2/6.

Residential amenity - The Council's SPD6 provides guidance on the relationship of new development to existing properties. Whilst this document relates to extensions and alterations, when read in conjunction with H2/1 and H2/2, this provides a reasoned consideration around aspect distances.

Given the siting and alignment of the new dwelling on the Tanners Street frontage, the neighbours most impacted would be the Prospect House, the Rose and Crown Public House and 85 Carr Street.

With regard to Prospect House , although the new house would take up a significant area of the private garden, a reasonably large area of garden would be retained at the rear of the house to provide private amenity space for the existing house.

The new dwelling would sit within the garden area above the area at the rear of Prospect House that is used as 'remote' gardens for the residents. There would be increased overlooking of this remote area from the new house but the areas are already overlooked and given distances involved and the existing and proposed boundary planting at the rear, this would not be so serious as to warrant refusal of planning permission.

In terms of aspect distances, Prospect house would be significantly in excess of minimum distances and as such there would not be any undue impact upon residential amenity to this property.

The pub to the north shares only a frontage to the site. The main aspect of the new build is to face an easterly direction down Carr Street. As such the oblique relationship to the pub and the way that the development is set back in to the site is such that there would be no undue interrelationship between this property and the site.

In terms of relationship to No 85, this property is set at a lower level and side on to the site. It is also separated by Tanners Street and boundary fencing. Separation distance to this property would be in excess of 16m. Given the indirect relationship between the two

properties, intervening features and separation distance, it is considered that impacts on No. 85 would not be significantly harmful.

Given the above the proposals are considered to be compliant with policies H2/1, H2/2 and SPD6 in terms of residential amenity.

Ecology

Protected Species

The site was assessed for protected species. No evidence of any such species including badger (known to be present in the wider locality) was found. GMEU have no reason to doubt the findings of the report. No further information or measures are required.

Nesting Birds

The development will result in the loss of trees and scrub, potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. GMEU recommend a condition to restrict the time for vegetation removal.

There are a number of small and medium trees and shrubs on the site and it is the intention to remove these where the access would be formed and vehicle access and a car park.

Invasive Species

Himalayan balsam and monbretia were recorded on the site. Species such as Himalayan balsam and monbretia are included within schedule 9 part 2 of the Wildlife & Countryside Act 1981, as amended. It is an offence to introduce or cause to grow wild any plant listed under this schedule. GMEU recommend a condition.

Contributing to and Enhancing the Natural Environment

Section 170 of the NPPF 2019 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development will result in the loss of a small number of trees, scrub and ruderal habitat. What appears to be an overgrown garden. Habitats of moderate ecological value. The majority of the trees and shrubs on site will be retained and re-landscaped. The proposals appear reasonable a mix of native and non-native which given the location are acceptable, though GMEU would prefer more locally native species and less non-native. GMEU would accept however that mitigation could be achieved on site. Nest boxes should however also be provided. The details can be conditioned.

Trees

The application has been submitted with an arboricultural report which considers that the trees both in terms of identified TPO's and conservation area importance.

The site stands within the Ramsbottom Conservation Area and tree T1, as well as the trees within groups G1 and G2, are protected by TPO number 91. As such, relevant notice of intention should be given to, or consent gained from, the LPA prior to scheduling or carrying out any tree works that are not directly related to the implementation of a detailed (i.e. full) planning permission.

As detailed in the arboricultural report, one tree and two groups of trees were categorised as moderate quality (i.e. 'B' category), three trees and four groups of trees were categorised as low quality (i.e. 'C' category), and two trees and one group were classed as unsuitable for long term retention (i.e. 'U' category) regardless of the development proposals.

The tree report identifies that six individual trees and seven groups of trees were surveyed in respect of the proposal. One tree and two groups of trees were categorised as moderate quality, three trees and four groups of trees were categorised as low quality and two trees and one group were classed as unsuitable for long term retention regardless of the development proposals.

The construction of the dwelling would require the removal of two trees and three groups categorised as low quality. In compensation, a landscape proposal plan has been produced which includes proposals for 13 new specimen trees and a variety of further trees and shrubs throughout the site which, in turn, is projected to adequately compensate for the identified necessary low quality tree losses.

A 25 metre visibility splay along Tanners Street is also proposed as a component of the site access, to include the repositioning and rebuilding of the existing stone retaining wall slightly further west within the site, with a resultant minor encroachment into the generic calculated root protection area (RPA) of the eastern tree in group G1, and that a new footpath is also proposed within the RPA of said this group

In this respect the proposed works to the retaining wall would be unlikely to have any detrimental effects on the applicable tree's physiological and/or structural condition. In order to ensure successful existing tree preservation over the long-term, it is essential that the retained trees are protected in strict accordance with current Government guidance and the recommendations included herein.

In this respect the appraisal also identified that the proposed footpath also has the potential to impact upon the RPAs of several retained trees in group G1. As such, a specially designed and constructed footpath with specialist working methods is proposed, in accordance with current government guidance, in order to minimise any potential damage to retained trees.

As such, it will subsequently be necessary to ensure that the trees under consideration are suitably protected in strict accordance with current government guidance through the use of special working, construction and protection measures, with measures and specific details conditionally controlled.

As new landscaping and tree planting would be required to compensate for the loss of the existing vegetation on the site and to screen the development, it is not considered that the proposal would have a seriously detrimental ecological impact. If approved, conditions would require a landscaping plan to be submitted and another would prevent vegetation clearance during bird nesting season and would be compliant with EN2/1, EN2/2 and EN8/1 of the Bury UDP.

Response to objections

- The development has clearly worked with the topography of the site and strived to reflect local vernacular. Conditions would ensure that materials remain appropriate and as proposed.
- The scheme has provided its own parking provision and would therefore comply with adopted policy. Given the location of the access, this area would not be readily available for on-street parking due to the 90 degree highway geometry / turn in relatively close proximity. There have been no objections received from the Highways Team on this matter and therefore it is considered that parking provision, siting of the access is acceptable and that on street parking would not be an issue.
- Each site and development must be considered on their own merits and therefore there would not be any precedent for development.
- The development plot would be more than suitable in scale for the plot/development proposed whilst maintaining a reasonable remaining plot for Prospect House and ensuring the development's own provision.

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 three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to Drawings ref 10877-
Proposed site plan dimensioned L05 G; Proposed ground floor and site plan L06 G; Proposed mezzanine plan and site plan L07 F; Proposed first floor and site plan L08 F; Proposed second floor and site plan L09 F; Proposed ground floor and site plan - highways L15 B; Existing site plan L12; Proposed roof plan L13 B; Proposed ground floor plan P01 J; Proposed mezzanine plan P02 H; Proposed first floor plan P03 H; Proposed second floor plan P04 H; Proposed roof plan P05 B; Proposed front elevation E01 H; Proposed side elevation 1 E02 F; Proposed rear elevation E03 F; Proposed side elevation 2 E04 F; Proposed section A-A S01 E; Proposed section B-B S02 E; Existing site sections S04; Proposed site sections S05 B; Gate opening and position plan and 3D D01; Landscaping proposals YD2_TL_LP001; Green wall indicative details YD2_TL_LP200; Extended Phase 1 Habitat Survey by Rachel Hacking 2019-2021; Arboricultural Impact Assessment by Bowland, March 2021
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. Details/Samples of the materials to be used in the external elevations, boundary walls and areas of hardstanding shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity, EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control.
4. 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.

5. Following the provisions of Condition 4 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.

6. Prior to occupation the applicant shall provide 1 EV chargepoint (minimum 7kW*) for each dwelling.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2011 to be used (note this version is due to be replaced by BS EN 61851-1:2019 on 5 July 2022).

Reason. In accordance with the NPPF, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life.

7. 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 survey of the site and adjacent adopted highways to, and agreed with, the Local Planning Authority:

- Formation of the proposed site access onto Tanners Street to a specification to be agreed, incorporating the removal of the existing boundary wall, provision of a section of footway and footway crossing, demarcation of the revised limits of the adopted highway and all associated highway and highway drainage remedial works required as a result of the development;
- Scheme of surface water drainage works/hardstanding materials to ensure that surface water will not be discharged from the site onto the adjacent adopted highway;
- Foundation details for the new boundary wall abutting the revised limits of adoption on Tanners Street confirming no encroachment under the adjacent future adopted highway.

The details subsequently approved shall be implemented to an agreed programme with all highway works completed prior to the development hereby approved being occupied.

Reason. Information not submitted at application stage. 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 Bury Unitary Development Plan Policies H2/1 - The Form of New Residential Development, H2/2 - The Layout of New Residential Development, H2/6 - Garden and backland Development, HT6/2 - Pedestrian/Vehicular Conflict and EN5/1 - New Development and Flood Risk.

8. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with 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, works to the site boundary and as a

- result of statutory undertakers connections to the new dwelling;
- Access point(s) for construction traffic from the adopted highway and all traffic management and 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 construction vehicles together with storage on site of construction materials, including any requisite phasing of the development to accommodate this;
- If proposed, site hoarding/gate positions clear of adequate visibility splays at the junction of the site access with Tanners Street;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent 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 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. All highway remedial works identified as a result of the dilapidation survey shall be implemented prior to the development hereby approved being brought into use.

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.

9. The car parking facilities indicated on the approved plans shall be surfaced 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.
10. The turning facilities indicated on the approved plans shall be provided before the development is first occupied/access and parking facilities are 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 and ensure that the turning facilities are not obstructed by parked vehicles in the interests of road safety pursuant to Bury Unitary Development Plan Policies H2/1 - The Form of New Residential Development, H2/2 - The Layout of New Residential Development, H2/6 - Garden and backland Development, HT2/4 - Car Parking and New Development and HT6/2 - Pedestrian/Vehicular Conflict .
11. The visibility splays indicated on the approved plans shall be implemented to the satisfaction of the Local Planning Authority before the development is first occupied and subsequently maintained free of obstruction above the height of 0.6m.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to Bury Unitary Development Plan Policies H2/1 - The Form of New Residential Development, H2/2 - The Layout of New Residential Development, H2/6 - Garden and backland Development and HT6/2 - Pedestrian/Vehicular Conflict

12. The bin storage arrangements indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority 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 Bury Unitary Development Plan Policies H2/1 - The Form of New Residential Development, H2/2 - The Layout of New Residential Development, H2/6 - Garden and Backland Development and EN1/2 - Townscape and Built Design.

13. No works to trees or shrubs shall occur 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 Local Planning Authority.

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.

14. Prior to any earthworks a method statement detailing eradication and/or control and/or avoidance measures for Himalayan Balsam and Monarda should be supplied to and agreed in writing to the LPA. The agreed method statement shall be adhered to and implemented in full.

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.

15. Notwithstanding the submitted landscaping plan and planting proposals on drawing YD2_TL_LP001, proper to implementation of the proposed landscaping, details of the mix of native and non-native tree and shrub planting shall be submitted to the Local Planning Authority for approval. The contents of the plan should include the provision of bat and bird boxes. The approved scheme shall thereafter 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.

16. The development hereby approved shall be carried out in accordance with the recommendations and tree protection measures in the Arboricultural Impact assessment by Bowland dated March 2021.

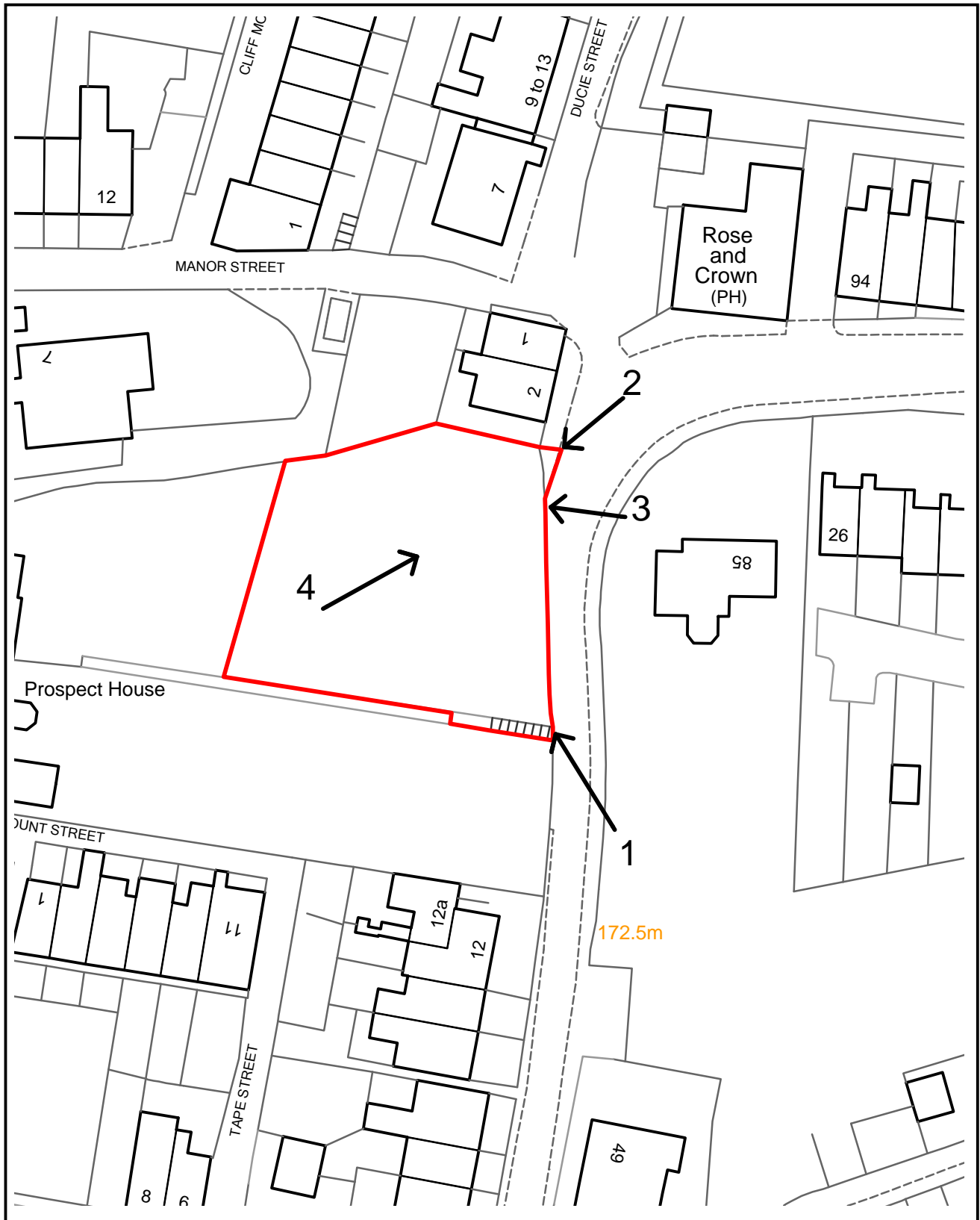
All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". All protection measures required shall remain in situ until the development has been completed.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree

Planting of the Bury Unitary Development Plan.

17. 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.
18. The development hereby approved shall be carried out in accordance with a Sustainable Drainage Scheme and the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. The development shall be in accordance with sustainable drainage options in the NPPG. The scheme shall thereafter maintained.
Reason. 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.

For further information on the application please contact **Ben Medlock** on **0161 253 5218**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 67553

**ADDRESS: Land adjacent 2 Tanners Street
Ramsbottom**

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

67553

Photo 1



Photo 2



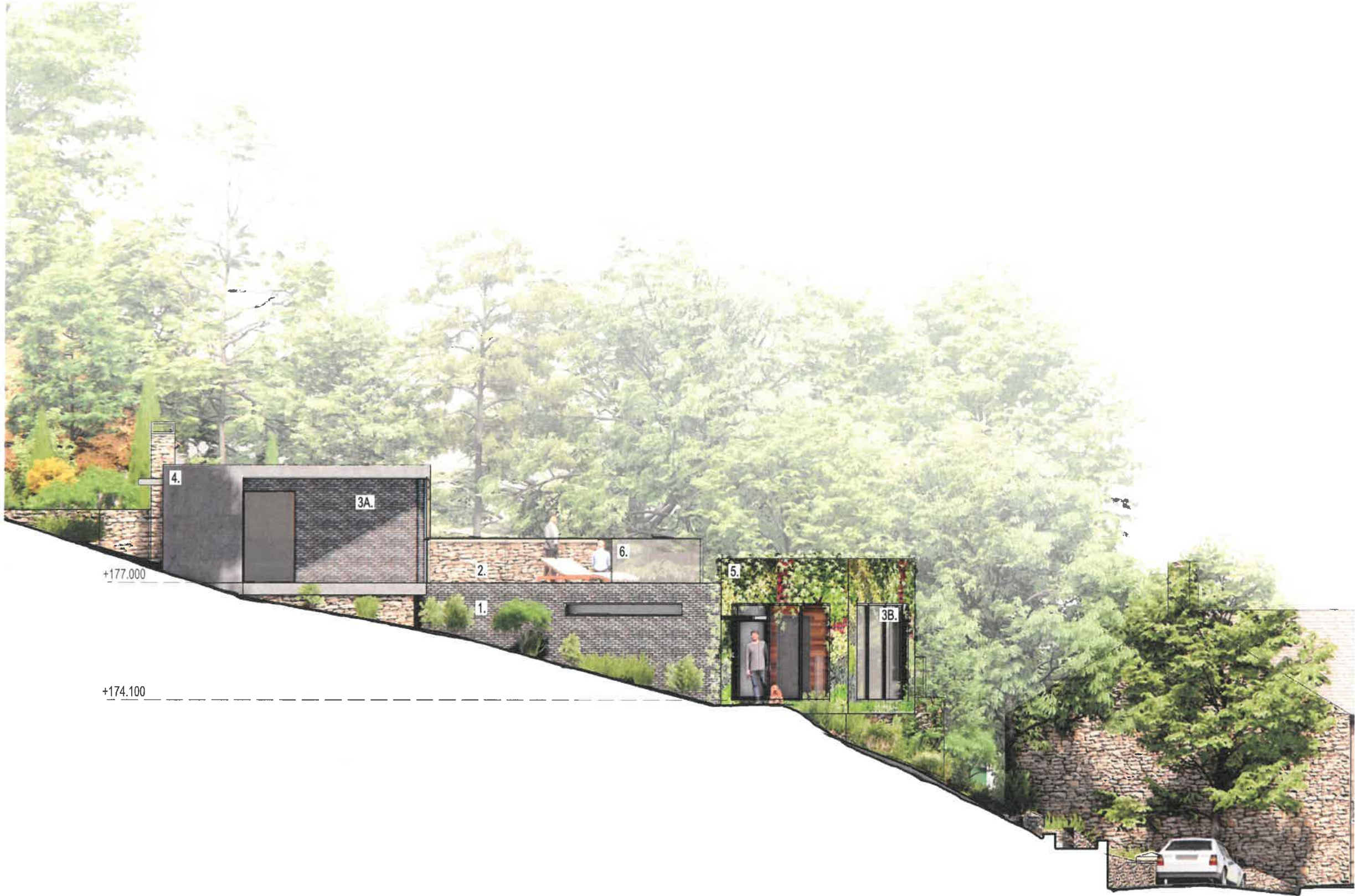
67553

Photo 3



Photo 4





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SITE SPECIFIC HAZARDS

IN ACCORDANCE WITH THE REQUIREMENTS OF THE CDM REGULATIONS 2015 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:

KEY OF MATERIALS:

1. STONE WALL WITH ARSTONE DETAILS
2. CHARCOAL GREY FACING BRICK
3. DOUBLE GLAZING ANTHRACITE UPVC WINDOWS & DOORS
A- DARK GREY GLAZING ON SECOND FLOOR
B- LIGHT GREY GLAZING ON OTHER FLOORS
4. GREY FINISH RENDER
5. GREEN WALL (SUSTAINABLE LIVING WALL SYSTEM)
6. GLASS BALUSTRADE
7. TIMBER DOOR
8. ANTHRACITE INSULATED GARAGE DOOR
9. TIMBER CLOSED BOARDED METAL FRAMED SLIDING GATE STAINED MEDIUM OAK

REV F. 18.02.22	UPDATED AS COMMENTED BY BURY MBC.	DB
REV E. 07.12.20	GENERAL UPDATE	SPL
REV D. 3.12.20	GENERAL UPDATE	SPL
REV C. 18.11.20	PLANNING	WNH
REV B. 19.03.20	UPDATED TO CLIENT AND LPA'S COMMENTS	AAS
REV A. 08.01.20	TREES ADDED	SPL
REV.	DATE	NOTES
		INIT.

CLIENT / PROJECT
BLAKEMAN DESIGN & BUILD
TANNERS STREET
RAMSBOTTOM

DRAWING TITLE
PROPOSED SIDE
ELEVATION 1

STATUS
PLANNING

DATE	DRAWN	SCALE @ A3
JAN 2020	WNH	1:100

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
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DRAWING NO.
10877 **E 02** **F**

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix, Colour	C

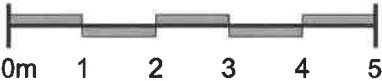
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REV E.07.12.20	GENERAL UPDATE	SPL
REV D.03.12.20	GENERAL UPDATE	SPL
REV C.18.11.20	PLANNING	WNH
REV B.19.03.20	UPDATED TO CLIENT AND LPA'S COMMENTS	AAS
REV A.08.01.20	TREES ADDED	SPL
REV.	DATE	NOTES
		INIT.

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BLAKEMAN DESIGN & BUILD
TANNERS STREET
RAMSBOTTOM

DRAWING TITLE
PROPOSED REAR
ELEVATION

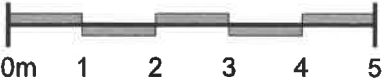
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DRAWING NO.				
10877		E 03	F	
Site Location Plans	L	GA Plans	P	Elevations
Sections	S	Details	D	Prefix, Colour
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REV E.03.12.20	GENERAL UPDATE	SPL
REV D.03.12.20	GENERAL UPDATE	SPL
REV C.18.11.20	PLANNING	WNH
REV.	DATE	NOTES
		INIT.

CLIENT / PROJECT
BLAKEMAN DESIGN & BUILD
TANNERS STREET
RAMSBOTTOM

DRAWING TITLE
PROPOSED SIDE
ELEVATION 2

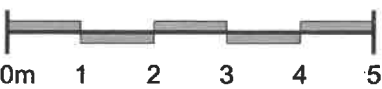
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DRAWING NO.				
10877		E 04		F
Site Location Plans	L	GA Plans	P	Elevations
Sections	S	Details	D	Prefix; Colour
				E

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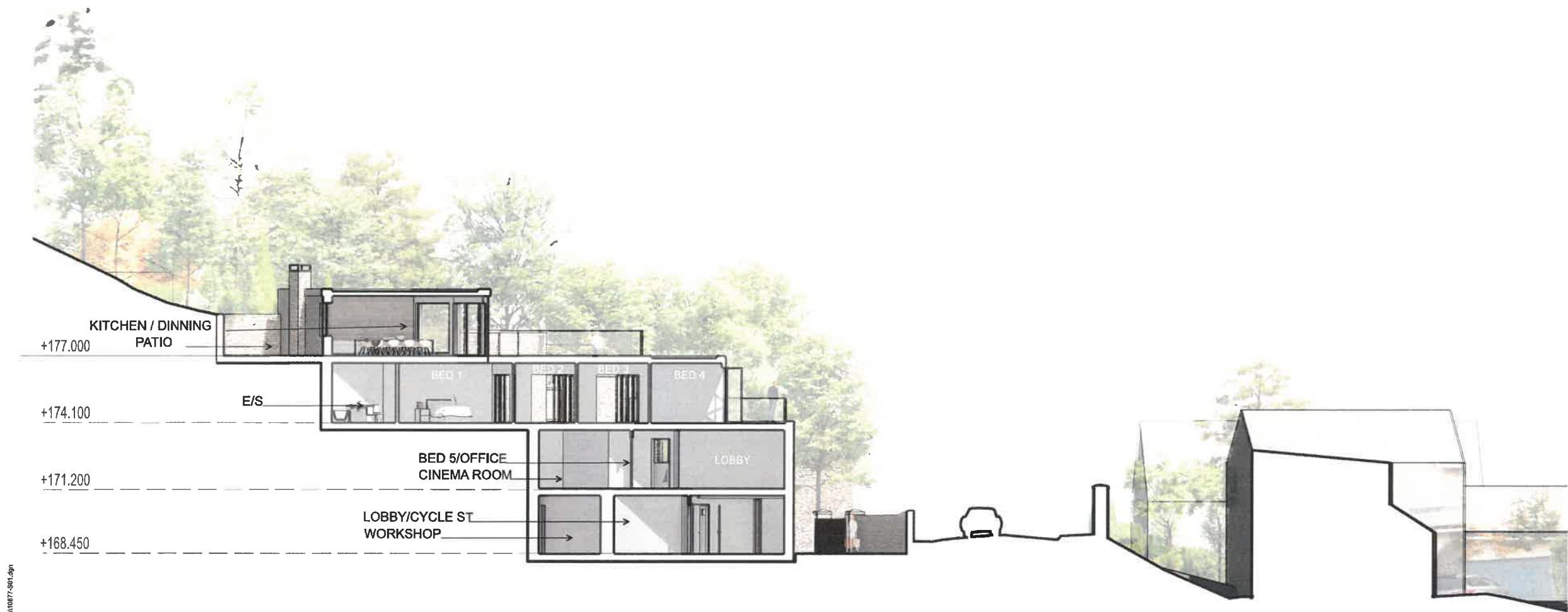
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REV E.18.02.22	UPDATED AS COMMENTED BY BURY MBC.	DB
REV D.03.12.20	GENERAL UPDATE	SPL
REV C.18.11.20	PLANNING STATUS	WNH
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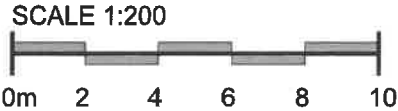
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BLAKEMAN DESIGN & BUILD
TANNERS STREET
RAMSBOTTOM

DRAWING TITLE
PROPOSED SECTION A-A

STATUS				
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PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
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Site Location Plans	L	GA Plans	P	Elevations
Sections	S	Details	D	Prefix, Colour

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REV D.03.12.20	GENERAL UPDATE	SPL
REV C.18.11.20	WORKSHOP	WNH
REV B.19.03.20	UPDATED TO CLIENT AND LPA'S COMMENTS	AAS
REV A.08.01.20	TREES ADDED	SPL
REV.	DATE	NOTES
		INIT.

CLIENT / PROJECT
BLAKEMAN DESIGN & BUILD
TANNERS STREET
RAMSBOTTOM

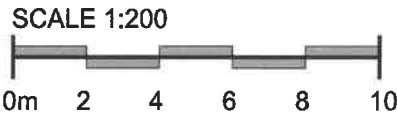
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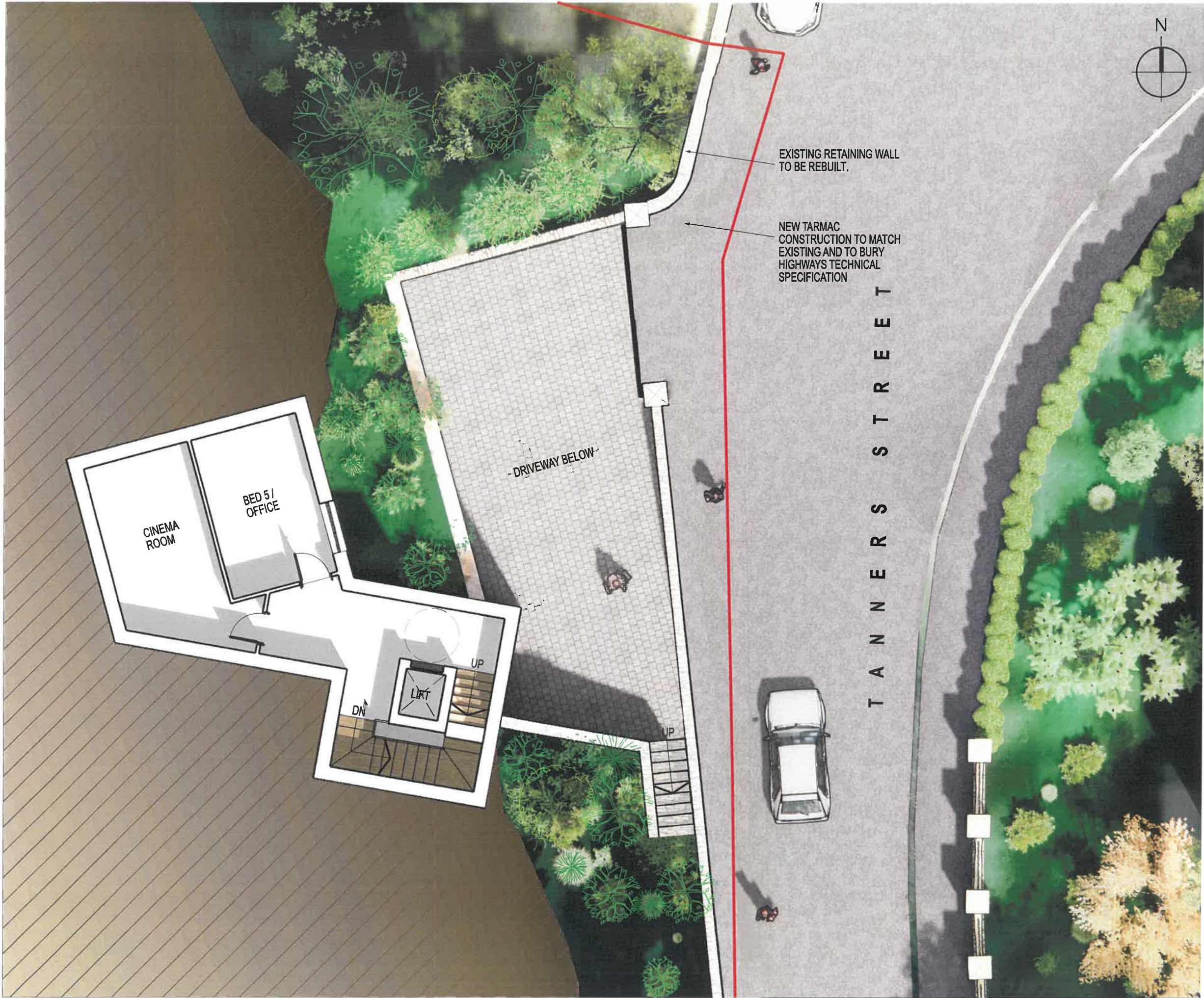
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Site Location Plans	L	GA Plans	P	Elevations
Sections	S	Details	D	Prefix, Colour

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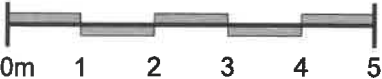


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SCALE 1:100



KEY:

- GROUND CROSS SECTION
- OWNERSHIP BOUNDARY

REV H.18.02.22	UPDATED AS COMMENTED BY BURY MBC.	DB
REV G.07.01.22	GENERAL UPDATE	DB
REV F.07.12.20	GENERAL UPDATE	SPL
REV E.03.12.20	GENERAL UPDATE	SPL
REV D.18.11.20	DRIVEWAY RETAINING WALL	WNH
REV C.21.04.20	UPDATED TO HIGHWAYS ENGS COMMENTS	WNH
REV B.19.03.20	UPDATED TO CLIENT AND LPA'S COMMENTS	AAS
REV A.08.01.20	TREES ADDED	SPL
REV. DATE	NOTES	INIT.

CLIENT / PROJECT
BLAKEMAN DESIGN & BUILD
TANNERS STREET
RAMSBOTTOM

DRAWING TITLE
PROPOSED MEZZANINE
PLAN

STATUS
PLANNING

DATE
JAN 2020

DRAWN
WNH

SCALE @ A3
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PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
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DRAWING NO.
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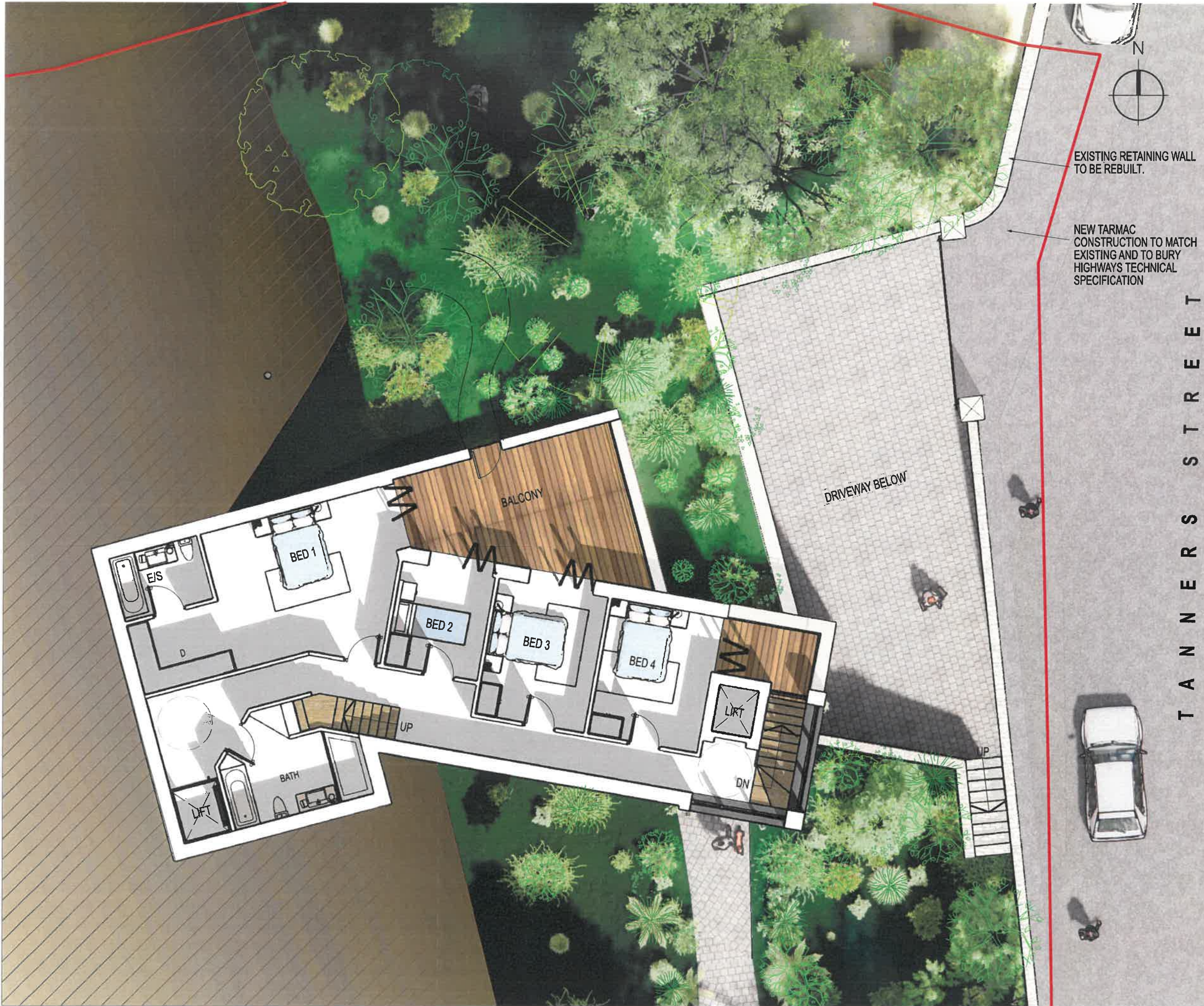
Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix; Colour	C

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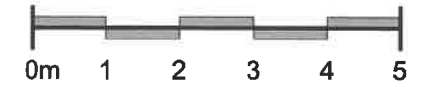


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REV F.07.12.20	GENERAL UPDATE	SPL
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REV A.08.01.20	TREES ADDED	SPL
REV. DATE	NOTES	INIT.

CLIENT / PROJECT
BLAKEMAN DESIGN & BUILD
TANNERS STREET
RAMSBOTTOM

DRAWING TITLE
PROPOSED 1ST FLOOR
PLAN

STATUS				
PLANNING				
DATE	DRAWN	SCALE @ A3		
JAN 2020	WNH	1:100		
PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
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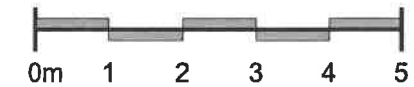
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REV F 07.12.20	GENERAL UPDATE	SPL
REV E 03.12.20	GENERAL UPDATE	SPL
REV D 18.11.20	DRIVEWAY RETAINING WALL	WNH
REV C 21.04.20	UPDATED TO HIGHWAYS ENGS COMMENTS	WNH
REV B 19.03.20	UPDATED TO CLIENT AND LPA'S COMMENTS	AAS
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REV. DATE	NOTES	INIT.

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RAMSBOTTOM

DRAWING TITLE
PROPOSED 2ND FLOOR
PLAN

STATUS
PLANNING

DATE	DRAWN	SCALE @ A3
JAN 2020	WNH	1:100

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
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DRAWING NO.
10877 **P 04** **H**

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Profile; Colour	C

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