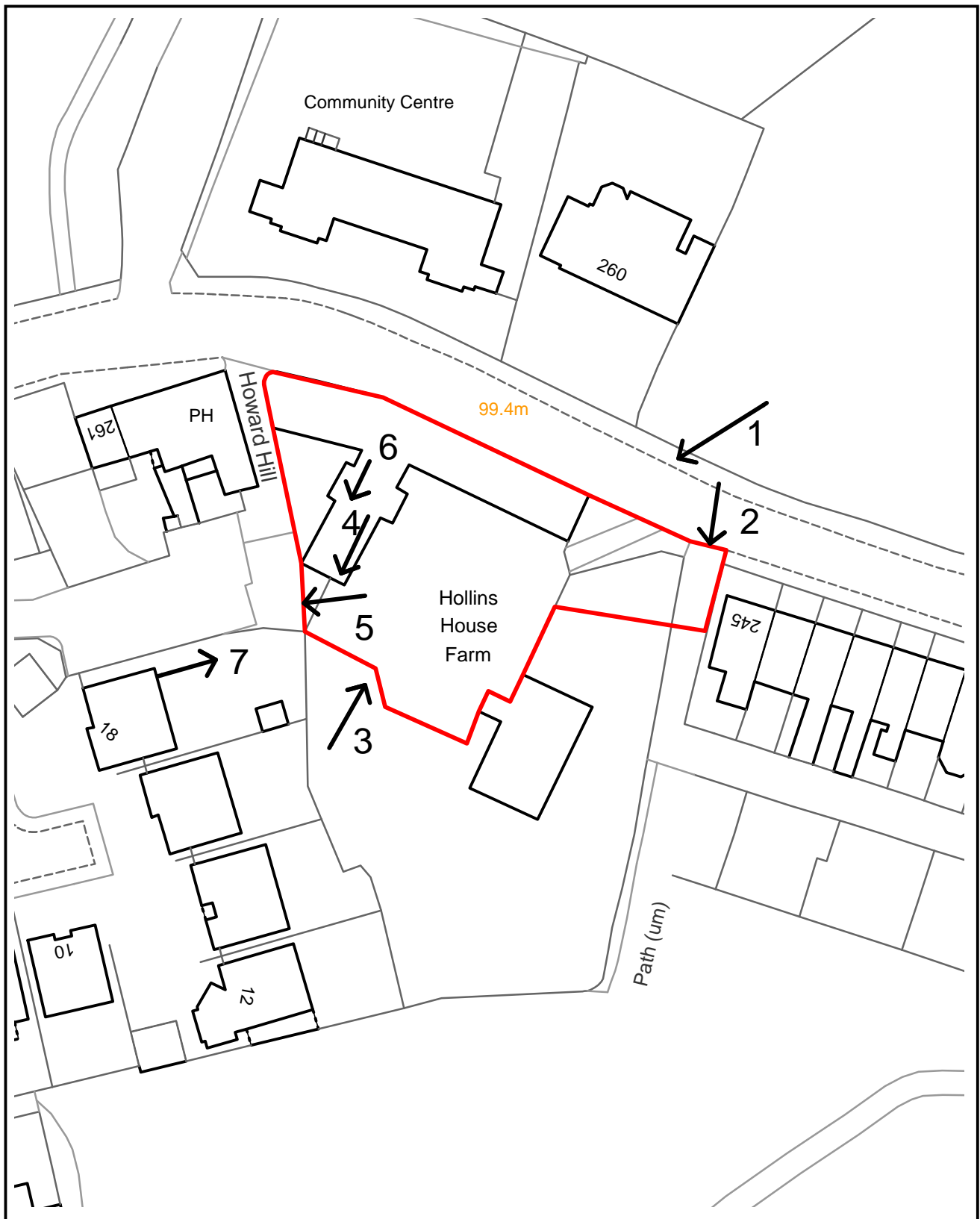


# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 67400**

**ADDRESS:** Hollins House Farm  
247 Hollins Lane

**Planning, Environmental and Regulatory Services**

**(C) Crown Copyright and database right (2015). Ordnance Survey 100023063.**



**Bury**  
COUNCIL

67400

Photo 1



Photo 2





67400

Photo 3



Photo 4





67400

Photo 5



Photo 6





67400

Photo 7



NOTES

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- All works to be carried out in accordance with current statutory Health and Safety Regulations.
- This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings, documents and any discrepancies or variations are to be notified to the architect before affected work commences.

REV.	AMENDMENTS	DATE
A	ELEVATIONS ALTERED	27/07/21
B	ELEVATION L ALTERED	07/02/22
C	ELEVATIONS G + H ALTERED	08/03/22
D	ELEVATIONS A + F ALTERED	06/08/22



ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D



ELEVATION E



ELEVATION F



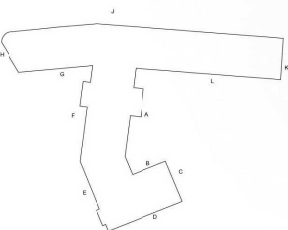
ELEVATION G



ELEVATION L



ELEVATION J



Project	2nd PROPOSED NEW DWELLINGS: HOLLINS HOUSE FARM
Drawing	PROPOSED ELEVATIONS
Client	Mr & Mrs W. NIEL
Drawn By	MMcDRH
Scale	1:100
Drawn No.	17/492.13(D)
Drawn Size	A1
Date	MAY 2021

JOHN HOLT ARCHITECTS LTD.

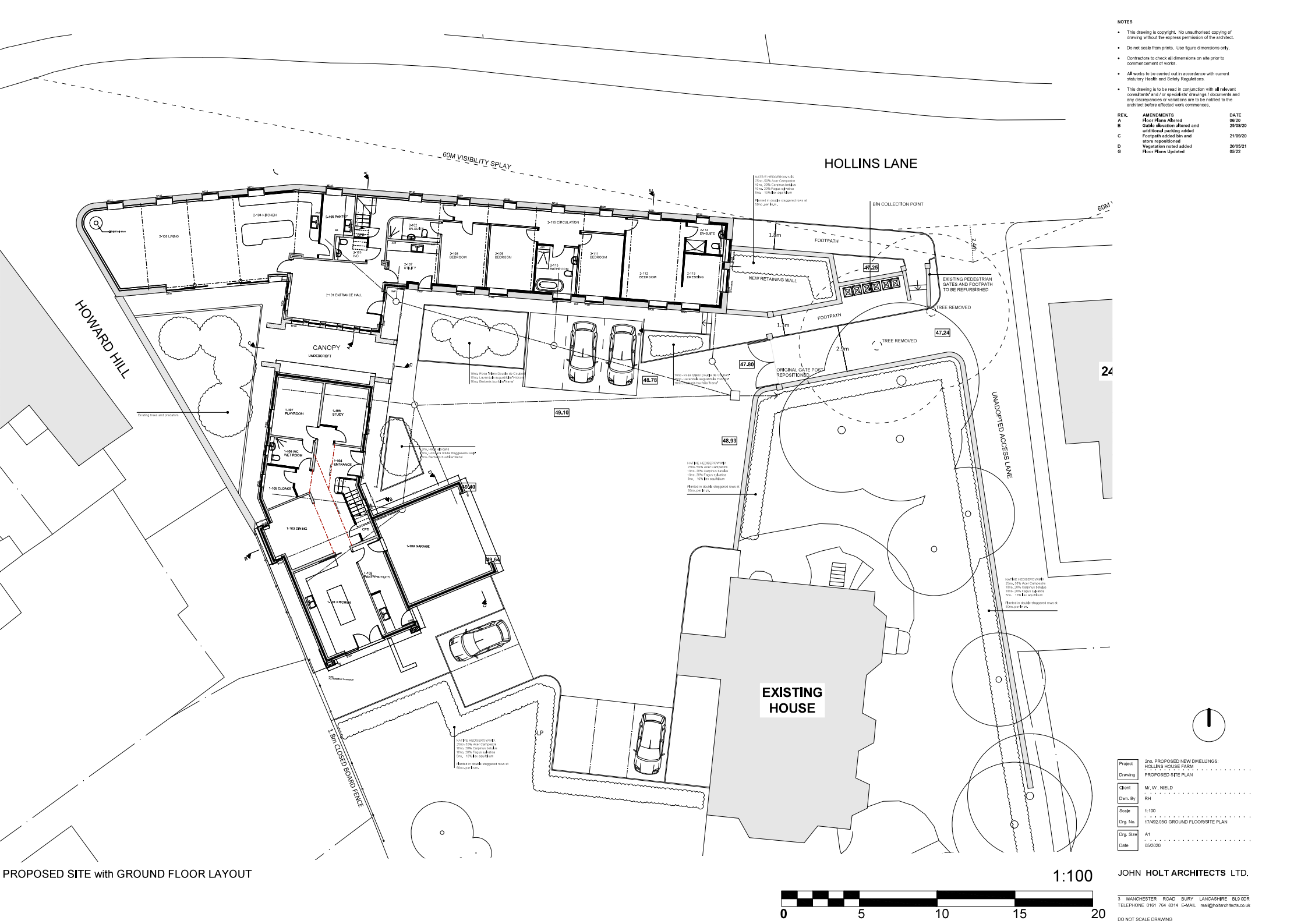
3 MANCHESTER ROAD BURY LANCASHIRE BL9 0DR  
TELEPHONE 0161 764 8314 E-MAIL mail@johnholtarchitects.co.uk

DO NOT SCALE DRAWING

# NOTES

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REV.	AMENDMENTS	DATE
A	Floor Plans altered	08/20
B	Guides elevation altered and additional parking added	25/08/20
C	Footpath added bin and store repositioned	21/09/20
D	Vegetation noted added	20/05/21
G	Floor Plans Updated	09/22



Project	2nd PROPOSED NEW DWELLINGS: HOLLING HOUSE FARM, PROPOSED SITE PLAN
Drawing	
Client	Mr. W. NIELD
Own. By	RH
Scale	1:100
Orig. No.	17462/250 GROUND FLOOR SITE PLAN
Orig. Size	A1
Date	05/2020

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- This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.

REV.	AMENDMENTS	DATE
A	Floor Plans Altered	05/20
B	Gable elevation altered, additional parking added	25/08/20
C	Study window altered	27/08/20
D	Footpath added bin store repositioned	21/09/20
F	Floor Plans Updated	05/22

**EXISTING  
HOUSE**

1:100

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Previously approved site/ground floor plan (ref 65632)

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All works to be carried out in accordance with current statutory Health and Safety Regulations.  
This drawing is to be read in conjunction with all relevant consultants' and / or specialist drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.

REV.	AMENDMENTS	DATE
A	Floor Plans Altered	06/20
B	Gable elevation altered and additional parking added	25/08/20
C	Footpath added bin and store repositioned	21/09/20



BOUNDARY FENCES



TIMBER PANEL AND POST FENCE

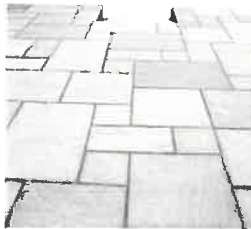
SOFT LANDSCAPING



COBBLES



STONE FLAGS



STONE FLAGS TO PAVEMENT



PROPOSED SITE with GROUND FLOOR LAYOUT

1:100



Project	2no. PROPOSED NEW DWELLINGS: HOLLINS HOUSE FARM
Drawing	PROPOSED SITE PLAN
Client	Mr. W. NIELD
Des. By	RH
Scale	1:100
Dwg. No.	17/492.05C GROUND FLOOR/SITE PLAN
Dwg. Size	A1
Date	05/2020

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Project HOLLINS HOUSE FARM, HOLLINS LANE, BURY

Drawing Site Block Plan

Client Mr & Mrs W Nield

Dwg size A4

Scale: 1:500

Date: 17Mar22

Dwg. No: 17.492.22

Drawn by: mc

**JOHN HOLT ARCHITECTS LTD.**

2, MANCHESTER ROAD, BURY, LANCASHIRE, BL9 9BB



**Ward:** Whitefield + Unsworth - Unsworth

Item 02

**Applicant:** Mr Nield

**Location:** Hollins House Farm, 247 Hollins Lane, Bury, BL9 8AS

**Proposal:** Conversion of existing single storey barn to form 1 no. dwelling and replacement of two storey barn with an attached two storey 1 no. dwelling

**Application Ref:** 67400/Full

**Target Date:** 18/11/2021

**Recommendation:** Approve with Conditions

### **Description**

The site is located in Hollins Village and contains a brick built barn building and a residential dwelling which are located around a hardstanding and accessed via Hollins Lane.

There is a pub and associated car park to the west and there are residential properties to the south west on Prospect Place. There is a golf course to the south and a terrace of dwellings to the east fronting Hollins Lane. Opposite the site to the north there is a dwelling and community centre to the north with open land beyond.

The barn building, which is the subject of this planning application was formally a 'T' shape building, the linear length of which is located along the roadside of Hollins Lane and is single storey in height. There was formally a 'leg' projection which extended from the rear elevation of the linear building and which was 2 storey in height, part of which had collapsed at the southern end.

Permission was granted by Planning Control Committee in 2020 (planning reference 65632) for the conversion of the barns to form 2 no. dwellings which included a 2 storey extension to the southern end of the barn which was to be sited on the footprint of the part of the build which had collapsed.

One dwelling was to be formed in the linear barn fronting Hollins Lane and the other dwelling in the projection leg of the barn to the south. (For the purposes of the report, the proposed dwelling in yellow on the plans will be referred to as barn 1 and the proposed dwelling in blue referred to as barn 2 - annotated in the 'Site Block Plan' 17.492.22). Parking would be provided off the existing courtyard for the two proposed dwellings and the existing dwelling. The access would be moved to the unadopted access land to the east of the site. This would be widened to 4.5 metres for the first 5 metres and thereon a new 'right turn' into the site. It is also proposed to provide a footpath on the eastern side of the unadopted access lane.

Since the grant of this planning consent, the two storey projection leg element of the barn has been demolished and this was by way of a Section 80 Demolition Notice (approved May 2021).

This application now seeks to rebuild the former 2 storey barn together with all other works previously approved in application reference 65632.

Since the submission of this application, plans have been revised and for the avoidance of doubt, this proposed scheme would deliver the exact same development which was previously approved under ref 65632, but would in fact be bettered by the reduction in footprint on the south eastern part of the rear elevation of barn 2 by 1.45m.

Minor changes to the elevations are also proposed.

For clarity, the proposed development comprises -

- Conversion of the single storey barn to form 1 no. dwelling (same as previously approved under ref 65632), with some elevational alterations.
- Replacement of the demolished 2 storey barn to form 1 no. 2 storey dwelling on the same footprint as previously approved under ref 65632.
- Works to form the access to the site
- Landscaping

To be clear, the proposed dwelling in yellow on the plans will be referred to as barn 1 and the proposed dwelling in blue on the plans will be referred to as barn 2.

### **Relevant Planning History**

47451 - Two storey front extension at Hollins House Farm, Hollins Lane, Bury. Approved with conditions - 13 February 2007

55816 - Conversion of derelict buildings into 4 no. dwellings and 3 no. single storey extensions and 1 no. two storey extension at Hollins House, Hollins Lane, Bury. Withdrawn - 28 October 2013.

65632 - Conversion of 2 no. barns to 2 no. dwellings at Hollins House Farm, Hollins Lane, Bury. Approved with conditions - 6 October 2020.

### **Publicity**

The neighbouring properties were notified by means of a letter on 28 September 2021 and a press notice was published in the Bury Times on 7 October 2021. Site notices were posted on 5 October 2021.

2 letters of objection have been received which have raised the following issues:

- Objecting to the development of the Hollins House Farm as it seriously impacts me and my families privacy. As a muslim my wife wears a headscarf, she is only able to take this off in the comfort of her own home. This new development will impact our privacy as well as taking away the freedom from my wife in being able to take off her headscarf. This is due to the height and position of the proposed new development.
- Whilst the barn has been demolished, our privacy has been compromised as the builders were looking directly into the back of our house which covers the kitchen, living room and bedrooms, making it very stressful for the family. If the proposed development takes place we will have no privacy left within our own home, due to the builders and the new residents of the proposed development.
- Therefore I strongly object to this development.
- Once again I am objecting to the development of Hollins House Farm. This development seriously encroaches on me and my families privacy and has made us feel incredibly uncomfortable. In addition to this , when plans were submitted originally , it was for the renovation of both of the existing barns. This is no longer the case , although the barn at the front of Hollins Lane will remain , the barn closest to our property and the one that will impact us more has been mostly demolished , with work to take down the building continuing and heavy machinery already on site to finish the job. During the demolition work contractors and family members have been seen to look into our property , which is easy due to the serious height difference and the use of cherry pickers. Our bathroom and my children's bedrooms are located here
- We have had issues contacting the planning development department to raise our concerns, a formal complaint has been made and a request for an investigation also made.

Revised plans received to show the extent of the proposed replacement dwelling reduced to align with previously approved scheme (ref 65632) and changes to the elevations.  
Description amended to read - Conversion of existing single storey barn to form 1 no.



dwelling and the replacement of the two storey barn with an attached two storey 1 no. dwelling.

Amended letters sent to occupiers of Nos 16, 18 Prospect Place and Hollins Bush Public House (those nearest to the proposed changes) on 10 May 2022.

Three objections received and issues raised summarised as follows -

- Yet these new plans fail to acknowledge the most basic respect for their neighbours and haven't recognised the socio-economic impacts that this planned development would have if given the green light;
- Lack of privacy - Once again, these revised plans fail to consider our privacy. The proposed development, by reason of its size and siting, represents an un-neighbourly form of development that would have an adverse impact on the amenity of neighbouring properties by reason of an overbearing effect. There would be overlooking of our windows and back garden. The height difference between land levels would present an overbearing and intrusive element. Overlooking from windows on elevations B and C.
- Overshadowing and lack of light - Whilst part of the building would be 'tilted' towards the existing house, there would still be a 2/3 storey building plonked at the end of the garden. Already get a limited amount of sun which would be reduced further.
- Whilst the plans have been revised to reduce the footprint of the building to the originally approved position, the build would still encroach our fenceline.
- Further impact on wildlife, habitats and a continued negative impact on trees and conservation - The development has already taken its toll on wildlife, there were established trees that have been cut down and there would be a detrimental effect on tree canopy that is still standing. Since demolition, nests have been disturbed and there has been a litter of dead or injured birds, and increase in bird droppings - when does this go to being an inconvenience to an environmental health issue?
- Acknowledge the revised plans include bird boxes but this is not sufficient. Certain member of the Hollins Village conservation group have also commented on the impact that this development would have on the environment.
- Freedom to openly practice religious beliefs not considered - Neighbours of ours have certain religious practices which are part of their everyday life which would be compromised if their property was overlooked. If these proposals were approved, no one should feel that they cannot exercise their religion in their own home without being looked down on by residents of the dwelling.
- Barn demolished without informing the Council. The original plan was to renovate the barn - but the intention was obviously to build and extend the barn.
- Appreciate careful consideration of these objections. Although the plans may have been revised, they do not do enough. We have said if the applicant wants to build on the existing footprint of the original barn, we had no issues.
- Understand this would be a delegated decision but more than happy for planning officers to come and hear the concerns of neighbours as well as see the impacts this development would have first hand.
- Overlooking/loss of privacy - elevation D shows windows & doors directly facing our home. Added to the raised elevation this would allow occupants of the development to see directly into our living, bedroom areas and garden resulting in overbearing, unacceptable loss of privacy
- Noise & disturbance resulting from use - increased traffic & noise from occupants will significantly alter the much valued peaceful nature of the location
- Visual amenity - loss of current view will cause adverse impact on residential amenities.

Objection received from Councillor Boroda

- This application would threaten the neighbour's right to privacy and their right to light, and with a clear height difference it would affect their privacy and light.

Letter received from the local MP's Office attached to which is an objection from a local resident (already received by the Planning Authority, issues summarised above), and who shares the concerns expressed by the objector and trusts that a full and fair consideration

will be given to each of the objections, concerns and points made.

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

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

**Traffic Section** - No objection subject to condition

**United Utilities** - No objection subject to condition

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

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

**Conservation Officer** - No objection

**Waste Management** - No comments received

**GM Fire Service** - No comments

**GM Ecology Unit** - No objection subject to conditions

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

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

H1/2 Further Housing Development

H2/1 The Form of New Residential Development

H2/2 The Layout of New Residential Development

EN1/2 Townscape and Built Design

EN1/3 Landscaping Provision

EN2 Conservation and Listed Buildings

EN6 Conservation of the Natural Environment

EN6/3 Features of Ecological Value

EN7 Pollution Control

EN7/5 Waste Water Management

OL1/4 Conversion and Re-use of Buildings in the Green Belt

RT3/4 Recreational Routes

HT2/4 Car Parking and New Development

HT6/2 Pedestrian/Vehicular Conflict

SPD6 Supplementary Planning Document 6: Alterations & Extensions

SPD11 Parking Standards in Bury

NPPF National Planning Policy Framework

### **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.

**Principle** - The principle of a residential development on the site by way of conversion of existing barns to form 2 no dwellings was established by grant of planning consent ref 65632.

The resulting proposed scheme would essentially deliver the same scheme as that previously approved - to provide for 2 no dwellings with associated works - albeit part of the development would now be for a replacement building.

The principle of development for 2 no dwellings has been established and this application would replicate the previously approved scheme. There have been no changes to planning policy since the scheme was originally approved and the principle of the proposed development is considered acceptable.

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.

The site is located within the urban area and there are residential dwellings to the east and west of the site. As such, the proposed development would not conflict with the surrounding land uses. Appropriate infrastructure would be available. As such, the proposed development would be acceptable in principle and would be in accordance with Policy H1/2 of the Bury Unitary Development Plan and the NPPF.

### **Layout**

The proposed layout would be the same as the previously approved scheme (ref 65632).

The footprint of the built development would be the same as previously approved (with a reduced length of 1.45m to the proposed garage of barn 2).

The level of private amenity space for the proposed dwellings and the existing dwelling would be acceptable and there would be space within the rear or side garden for bin storage which would be collected from a designated bin collection area close to the front of the site access.

The access off Hollins Lane would be taken from the unadopted lane and widened to improve the entrance and visibility, and would lead directly into the site via gates which would be re-positioned within the driveway. The pedestrian footway would be refurbished at the site entrance.

Within the site, there would be parking spaces for the 2 dwellings and areas around the site and parts of the boundaries would be landscaped. Bat/bird boxes would also be provided.

Along the western boundary there would be timber boarded fencing, which would be acceptable and match the existing and would provide a level of privacy to and from the site on the western side. As such, the proposed boundary treatments would be acceptable.

The proposed development would replicate the layout previously approved which was considered acceptable and similarly acceptable for this planning application.

As such, the proposed development would be in accordance with Policies EN1/1, EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

### **Design and appearance**

In terms of barn 1, this build fronts Hollins Lane and apart from the insertion of 4 rooflights, this elevation would retain existing openings and the original character and appearance of the barn from public viewpoints and as such considered acceptable. The rear elevation of barn 1 would be as previously approved, which proposed additional openings but are considered to be appropriate in size and position within the fenestrations.

In essence, the fabric of barn 1 would be retained and alterations relatively minimal to enable its conversion for habitable living purposes.

Barn 2, the replacement build would be built in brick and relate to barn 1 in terms of its fabric. Comparative to the previously approved scheme, the form, scale, massing and height would be replicated and similarly, the design would err towards a more contemporary design approach in terms of its fenestrations and window openings. That said, the more modern openings and features would face the internal courtyard and would not be visible from outside the site. To the west, there would be some larger openings but the size and position would not be dissimilar to size of openings which are found on barn buildings. Other windows would be randomly placed and characteristic of barn types.

Whilst adding some modern and contemporary elements and openings, these features would be sensitively positioned within the fenestrations of both barn 1 and 2 and in relation

to the site itself and complement the character of the existing barn and character of the site itself. The proposed development would reflect the design principles of the previously approved scheme and the approach to the form, scale and design of barn 2 would essentially replicate the approach approved for the conversion scheme.

Therefore, the proposed development is considered to be acceptable and would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

### **Impact upon residential amenity**

SPD6 provides guidance on aspect standards between residential properties and as such, would be relevant in this case.

There would be a distance of 23m between barn 1 and the front elevation of No 260 Hollins lane and aspect standards would be comfortably satisfied.

To the existing house, Hollins House Farm, there would be a distance of 15m from the 2 storey elevation of barn. There would be no direct interface between habitable room windows and most views from the front of Hollins House would overlook the existing courtyard and parking. As such, aspect standards would be satisfied.

To the west of barn 1 and part of the elevation of barn 2 is the public house. There are windows on the 1st floor of the side and rear of the pub, which could be habitable room windows. Given the angle of the barn buildings, there would be no direct interface between the elevations and habitable room windows. In addition, the proposed barn 2 would be sited on the footprint of the original barn and as such the relationship between the site and the public house would be no worse than had previously existed. The remaining part of barn 2 would face the car park.

To the south west of the site is No 18 Prospect Place. The original footprint of barn 2 extended more or less level to the corner edge of the garden of No 18. This application seeks to replicate the footprint of the original barn and replicate the footprint of the previously approved application reference 65632.

The application site is approximately 1m higher than No 18 Prospect Place and as such, 16m between a blank gable wall and habitable room windows would be required. There would be a distance of 19m between the proposed barn 2 and the rear corner elevation of No 18. The proposed barn 2 would not extend any further along the boundary with No 18 than previously existed or was previously approved and there would be no direct interface from elevations or windows between the proposed barn and the rear elevation of No 18.

Given the orientation of the footprint of barn 2, the view from the windows on the south elevation would face the length of the existing garden in the site and as such there would be no overlooking or impacts on privacy to properties to the west on Prospect Place.

The previously approved scheme was assessed and considered acceptable and policy compliant and this application would be no different, and therefore no sustainable reason to not support the application.

Given the above, it is considered the proposed development would not have a significant or adverse impact upon the amenity of neighbouring properties and as such considered acceptable and compliant with Policies H2/1, H2/2, EN1/2 and SPD6.

### **Heritage**

The barns are Non-Designated Heritage Assets. Barn 2 has already been demolished. As such there is no objection on heritage grounds to its proposed replacement and for the conversion of the existing barn. It is considered the proposal would not cause harm to the significance of the barn by way of any adverse impact on its setting as its principal setting are views from Hollins Lane and there would be minimal change to the Hollins Lane elevation.

As such, there is no objection to the proposed development.

### **Ecology**

A bat survey was submitted as part of the application. The two buildings on site were surveyed and there was no evidence to suggest that bats were utilising the buildings. Therefore, the risk to bats would be low.

The proposed ground floor/site plan includes details of landscaping and the proposed elevation plans show that bird boxes would be located in the eaves of 3 elevations. GM Ecology Unit previously accepted the landscaping proposals and provision for loss of bird nesting and bat roosting habitat.

Therefore, a condition would be included for the development to be carried out in accordance with the submitted plan would be in compliance with Policy EN6 and EN6/3 of the Bury Unitary Development Plan and the NPPF.

### **Highways issues**

Currently the site is accessed via a track which is at a 45 degree angle to Hollins Lane and the visibility from this access is restricted by the existing barn building.

It is proposed to utilise the existing unadopted access track adjacent to No. 245 Hollins Lane which would be widened to 4.6 metres and provide a 1 metre wide footpath for a length of 8 metres into the site. This would allow for a car to enter and leave at the junction of Hollins Lane and the existing access with acceptable levels of visibility, and also improve pedestrian access to the site.

There is a public footpath which passes along the unadopted access road and continues to the south. The proposed works also involve the provision of a 1 metre wide footpath adjacent to No. 245 Hollins Lane, which would improve conditions for users of the Public Right Of Way.

Within the development site, a large courtyard area would provide turning facilities for all three properties (2 proposed dwellings and 1 existing dwelling). An area of hardstanding would be provided for bins to be stored on collection days for the proposed residents.

The Traffic Section have raised no objections, subject to the inclusion of conditions relating to access, construction traffic management plan, turning facilities, car parking and bin storage.

Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies EN1/2, H2/1, H2/2 and HT6/2 of the Bury Unitary Development Plan.

### **Parking**

SPD11 states that the maximum parking standards is 3 spaces per dwelling, which would equate to 9 spaces.

The proposed development would provide 3 spaces for barn 1 and 3 spaces for the existing dwelling. Barn 2 would have 2 parking spaces and a garage providing 2 parking spaces. There would be space within the large courtyard to park vehicles to accommodate any visitors. As such, the level of parking provision would be acceptable and the proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

### **Response to objectors**

- In terms of impacts on residential amenity and loss of privacy in dwellings and gardens, this issue has been covered in the above report. However, to clarify the proposed development would be located on the same footprint as the original barn building and the previously approved scheme which was assessed and concluded as policy compliant by Planning Control Committee in 2020.
- Disruption or noise/activity due to the build out of development is not a material planning



consideration and there are controls under the Environmental Protection Act.

- Landscaping and provision for loss of bird/bat habitat has been submitted and this would be included as a condition.

### **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 -  
Site block plan 17/492 SLP; Site location plan 17/492 SBP; Revised proposed ground floor/site plan 17/492.05G; Revised proposed first floor/site plan 17/492.6F; Revised proposed elevations 17/492.13D; New site entrance overlaid on existing level survey 17.49219  
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. 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.
4. 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.

5. 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.

6. No works to trees or shrubs shall occur or ivy be removed 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.

7. The development hereby approved shall be carried out in accordance with the landscaping details submitted on ground floor/site plan 17/492.05G and provision for bird/bat boxes shown on proposed elevations plan 17/492.13 (D). 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.

8. No development shall commence unless and until surface water drainage proposals have been submitted to and approved in writing by the Local Planning Authority. The scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided. The approved scheme only shall be implemented prior to first occupation and thereafter maintained.

Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. 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.

9. 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:

- Dilapidation survey, to a scope to be agreed, of the footways and carriageways abutting the site in the event that subsequent remedial works are required following construction of the development, works to the site access and boundary and as a result of statutory undertakers connections to the site;
- Access point and route for demolition and construction traffic from the adopted highway;
- 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 of operatives' and construction vehicles together with storage on site of demolition and construction materials, including any requisite phasing of the development to accommodate this;
- If proposed, site hoardings/gate positions clear of the existing shared access/Public Footpath No. 91, Bury, including the provision, where necessary, of temporary pedestrian facilities/protection measures;
- Measures to ensure that all mud and other loose materials are not 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 and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of the both periods.

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 to the written satisfaction of the Local Planning Authority prior to the development hereby approved being occupied.

Reason. Information not submitted at application stage. To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, ensure adequate off street car parking provision and materials storage arrangements for the duration of the demolition and construction periods and ensure that the adopted highways are kept free of deposited material from the demolition/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.

10. 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:
  - Alteration of the existing vehicular and pedestrian site access arrangements and widening of the existing unadopted access/Public Footpath No. 91, Bury, onto Hollins Lane to a scope and specification to be agreed, incorporating the provision of the new section of footway as shown, pedestrian connection to the site and associated works at the existing gate/steps to enable access to the proposed bin storage area, new kerb radii, dropped pedestrian crossing point, demarcation of the revised limits of the adopted highway, relocation/replacement of the affected public right of way pole and direction sign 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, increased hardstanding areas and widened access onto the adjacent adopted highway.



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 first 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 Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development, HT6/2 - Pedestrian/Vehicular Conflict and EN5/1 - New Development and Flood Risk.

11. The turning facilities indicated on the approved plans 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 Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development and HT6/2 - Pedestrian/Vehicular Conflict.
12. The car parking 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.
13. The bin storage arrangements and hardstanding area to be used for the storage of bins on collection day indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being 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 Policy H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design.
14. The development hereby approved shall use the materials (external facing materials/roofing slates) reclaimed from the demolished barn and any other external facing materials/roofing tiles shall match.  
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 EN1/2 - Visual Amenity and H2/1 - The Form of New Residential Development.
15. 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**

