

Ward: Radcliffe - East

Item 2

Applicant: Great Places Housing Group

Location: East Lancs Paper site, land between Cockclod Street/Cunliffe Street/Howard Street/Pollitt Street, Radcliffe Manchester, M26 9PG

Proposal: Residential development of 27 no. houses and apartments with car parking, landscaped areas and associated works

Application Ref: 67965/Full

Target Date: 20/04/2022

Recommendation: Approve with Conditions

Description

The application site extends to approximately 1.78 acres (0.72 ha) and was formerly part of the site of the former East Lancashire Paper Mill, which has now been demolished.

The site presently consists of connecting highways and an area of grassland, which is bounded by terraced residential properties which either back on to or front on to the area.

The site includes several distinct areas including areas with grass, trees and the remains of a car park accessed from Rectory Lane. The site is generally level.

The northern area of the site bound by 4 streets, Spring Lane, Cock Clod Street, Cunliffe Street & Pollitt Street. Palisade fencing bounds large portions of this area of the site and includes a Sub station. Vegetation has started to reclaim this area of site.

The site is located on the southern edge of the settlement of Radcliffe, with the main urban area being located to the north and west of the site. The town is mostly characterised by terraced and semi-detached houses.

Radcliffe is the nearest town centre and is easily accessible by walking, cycling, bus or car. The site is within a very short walk of Radcliffe Metrolink station providing connections to Manchester city centre, Bury and Altrincham which are all connected to the wider the Greater Manchester and National transport networks.

The site is identified as being within East Radcliffe on the Bury Proposals Map. Parts of the site lie within Flood Zone 2 and Flood Zone 3 as identified on the Environment Agency's mapping website. Part of the site is allocated as Protected Recreation Provision in the Urban Area.

The application seeks planning permission for 27 residential units. The development comprises two parts. A row of 7 terraced properties and an apartment block of 20 units. The terraced houses would contain -

- 5no. three bedroom houses,
- 2no. four bedroom houses with rooms in the roofspace

The apartment block would contain -

- 17no. one bedroom apartments
- 3no. two bedroom apartments.

Elevationally the dwellings would be contemporary in appearance with a post-industrial appearance comprising brick and tiled roof with keynote oriel type windows in the front elevation and roof lights. The rear having a more straightforward appearance. Long gardens

behind the units would be provided and each property providing two parking spaces (14 no in total).

The apartment block would similarly maintain an industrial appearance with its main access located on to Porritt Street. An area of open space would be provided to the north. Car parking for the apartment block would comprise a pair of parallel on-street spaces on Pollitt Street, 3 no parallel spaces on Cunliffe Street and a small car park of 9 spaces.

All of the properties would be affordable dwellings.

Relevant Planning History

55901 - Application to extend the time limit by 3 years for implementation of planning permission 45598 for hybrid outline application for mixed use development comprising Class B1, B2, B8, industry, residential development, water feature, open space and full application for secondary school and highway infrastructure. The extension of time requested relates solely to the outline element and condition no. 2 attached to the original permission - Approve with Conditions 04/07/2013

57237 - Temporary contractor's compound in association with permitted drainage works - Withdrawn - Invalid 10/03/2014

The site forms part of the overall Masterplan for the wider ELPM site. The planning history for the site includes:

Ref. 67423 - 2021 - Variation of condition 39 following approval of planning permission 62969 - relocate the vehicular access shown on the approved plan A090070-193-P002 Revision P03, two metres to the East as listed within Condition 39. Approved with conditions.

Ref. 67597 - 2021 - Variation to conditions 2 for consistency and to allow phasing; 3 removing indicative masterplan from list of approved plans; 8 and 42 for consistency; 9, 23, 33 and 39 to amend the trigger point for submitting information; 11 to allow site clearance.

Ref. 62969 - 2018 - O/L 400 dwellings. Approved with conditions.

Ref. 55901 - 2013 - Application to extend the time limit by 3 years for implementation of planning permission 45598 for hybrid outline application for mixed use development comprising Class B1, B2, B8, industry, residential development, water feature, open space. - Approved with conditions.

Ref. 45598 - 2007 - Hybrid Outline Application for mixed use development comprising class B1, B2, B8, industry, residential development, water feature, open space and Full Application for secondary school and highway infrastructure.

Publicity

106 addresses were notified by letter sent 26/1/22. Site notice placed 28/1/22 and a press notice published in the Bury Times on 3/2/22.

As a result of this publicity, 4 objections in total have been received, 3 objections received from residents and Cllr Birchmore.

Residents objections -

- Understand the land where the houses are being built was gifted to the residents by Bury Council, how can this have been sold? The green space is a nice sunny area that the residents and children use, why not put a park there instead and build on the old pub car park?

- Object to the entrance to the apartments or car park be from Pollitt Street or accessed via Howard Street.
- The road is full of potholes and getting out at the end of Howard Street is already difficult enough due to parked cars blocking visibility. For years we have enjoyed a quiet street with just 3 houses and the children play on the concreted area as some of the houses have no gardens. We are a 3 car household so there is already limited space.
- We also have a number of 1 bed flats that have just been built across the road by Bolton at Home. My understanding from the original plans that it was to be 3 houses. I will be looking to sell up happy to consider an offer from the developer
- Object on the basis there are enough houses and traffic around this area already
- The amount of parking allocated for the new developments is inappropriate compared to the number of properties and expected residents. With the lack of parking spaces for the new development and no consideration for existing residents there will be more cars on the side of the road and therefore the surrounding areas and roads. This will create a safety hazard especially for children. Parking must be addressed for new and existing residents prior to the development going ahead. I was informed the original plans from the developer had more appropriate parking so clearly even the developer recognised the issue. Safety of residents and children of the area should be a priority.

1 objection from Councillor Birchmore -

- Parking - Lack of designated parking - the majority of people are reliant on their cars
- Disabled parking provision - Good to see the ground floor flats designed with disability access in mind but there should be a minimum of 1 space per ground floor flat. More disabled parking would reduce availability for other flats.
- Lack of parking would lead to parking disputes - there should be designated spaces.
- EV charge points - The developer should provide a vehicle chargepoint for all spaces.
- Ensure existing houses are not subject to loss of light or privacy and consideration given to window placement to ensure privacy is not compromised - measures to mitigate by tree cover could be considered.
- The road layout and entrance/exit visibility should be carefully considered to ensure that a potentially dangerous road situation due to the increased traffic volumes entering and exiting Cockclod Street is avoided.

Respondents have been notified of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - No objections in principle subject to conditions which will be reported in the Supplementary Agenda.

Environmental Health - Contaminated Land - No objections subject to conditions

Waste Management - No objections

Borough Engineer - Drainage Section - No response

Environment Agency - No objections subject to conditions

Greater Manchester Ecology Unit - No significant ecological issues. Issues relating to bats, nesting birds, invasive species and impacts on the watercourse and landscaping can be resolved via condition.

United Utilities (Water and waste) - No objection subject to condition.

Greater Manchester Police - designforsecurity - No response received

The Coal Authority - Low risk - No objections

Environmental Health - Pollution Control - 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
H4/1	Affordable Housing
H5/1	Area Improvement
EC2/1	Employment Generating Areas
EN1/2	Townscape and Built Design
EN5/1	New Development and Flood Risk
EN6/3	Features of Ecological Value
EN7	Pollution Control
RT1/1	Protection of Recreation Provision in the Urban Area
RT2/2	Recreation Provision in New Housing Development
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
HT6/1	Pedestrian and Cyclist Movement
HT6/2	Pedestrian/Vehicular Conflict
SPD1	Open Space, Sport and Recreation Provision
SPD5	DC Policy Guidance Note 5: Affordable Housing
SPD6	Supplementary Planning Document 6: Alterations & Extensions

Issues and Analysis

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

Principle

The site is currently allocated within the UDP as protected recreational space within the urban area. Whilst the proposal would lead to the loss of some of the RT1/1 land (circa 0.24 ha.), the application proposes to upgrade a small part of the RT1/1 land and an adjacent vacant site through the creation of a more attractive, usable and accessible area of public space containing trees, planting and seating areas (circa 0.14 ha.). The application also proposes to create an area of new open space to the north of the site alongside Spring Lane (circa 0.03 ha.). This would mean that there would be a net loss of 0.07 ha. in the quantity of open space.

However, this application site forms part of the wider East Lancs Paper Mill site which has outline planning approval for 400 homes. Detailed designs for the wider site are ongoing but there will be a significant over provision of public open space provided as part of the wider site which will be delivered by Homes England. This will include formal play provision, open space and extensive tree planting.

On balance, therefore, it is considered that the loss of the existing recreation space will be offset by better recreation provision in terms of both quantity (on application site and wider site) and quality in accordance with paragraph 99(b) of the NPPF.

The site is also surrounded by residential development and there is pre-existing infrastructure which can be utilised and upgraded by the development. As such the use would assimilate into the immediate area and would therefore be no conflict in land use terms.

Policy RT2/2 - Recreation Provision in New Housing

Policy RT2/2 requires all proposals for new housing consisting of 10 units or more to make provision for the recreational needs of prospective residents.

SPD 1 provides advice in relation to developer contribution towards the provision, enhancement and maintenance of open spaces in Bury. The priority of SPD 1 is to secure off-site contributions although there may be some circumstances where on-site provision may be preferable in exceptional circumstances and were justified by the individual merits of the site.

As previously discussed, this application forms part of the wider East Lancs Paper Mill site. Within the wider site, there is the opportunity to provide a significant recreational resource for both existing communities and future prospective residents. As a stakeholder in the wider site, the Council can ensure delivery of these facilities and ensure they are accessible to the general public at all times.

On balance therefore, in this instance the Council would be prepared to accept provision of new recreational facilities within the wider site in lieu of a financial contribution.

If approved, the application should be conditioned to ensure the proper and permanent management of the proposed recreation provision and ensure the provision remains publicly accessible.

Affordable Housing - The proposed development provides fully affordable accommodation, with a mix of affordable rent and social rent proposed, to be managed long term by Great Places which would make a valuable contribution to the provision of local housing stock in the area. This would be secured by a planning condition.

Policy EC2/1/12 - Radcliffe East Employment Generating Area

A small part of the site is currently designated as an Employment Generating Area (EGA) in the adopted Bury UDP. However previous approvals on the East Lancashire Paper Mill site concluded there is no reasonable prospect of the site being used for its allocated employment use and residential development would be accepted in principle and would not conflict with Policy EC2/1.

Pre-application Consultation

The applicant submitted an AEW design document as part of a pre-application enquiry to Bury Council planning department with a view to encourage dialogue on the proposed scheme. Planning officers at Bury Council reviewed the proposals and a meeting was held between the design team, client, the Environment Agency and Bury Council planning department. A formal response from the council was provided on the proposed design in a letter dated 15th of April 2021.

Following the meeting and receipt of this letter the design team carefully considered the feedback and through design development revised the scheme. Subsequent meetings were held with the planners and wider consultees including the EA Consultation with the planners throughout the development of the scheme has been extensive.

Statement of Community Involvement

The applicant has consulted the local community on the proposals prior to the submission of the planning application. An information leaflet providing an explanation of the proposed development, and welcoming any questions / comments, was issued to all neighbouring properties on 27th October 2021. A total of 109 properties were consulted. A copy of the leaflet issued is provided at Appendix 1 of the application Statement.

A total of 6 residents submitted comments regarding the proposals. Of the comments received 3 residents were supportive of the proposals, stating that the development was a good use of space and would improve the area. 1 comment was neutral and asked questions focusing on the development of the wider Paper Mill site and the associated road improvements.

2 residents did not support the proposals citing concerns over parking provision, open space and the height of the proposed new homes. These items have been considered in detail as part of the design evolution of the scheme and are discussed in the Design and Access Statement.

Following the letter drop a face to face consultation session was held on Tuesday 7th December and which was attended by 5 households and a Ward Councillor. Queries raised at the event focused on parking provision, access during construction, timescales for the development and road improvement works. The project team was able to positively respond to the queries and explain the evolution in the design of the scheme. The majority of residents confirmed that they were supportive of the principle of the development.

Layout

The development has maintained appropriate aspects distances to reflect the terraced grain of the area and not appear over dominant in relation to parking. This type of approach is set out as reasonable within SPD6. The apartment parking would be broadly centrally located within the site and the housing parking provided towards the rear of the properties within curtilage.

The intervening apartment and visitor spaces would be landscaped and use differential materials to separate out the parking areas from the highways.

Generous rear gardens would be provided for the dwellings driven mainly by a water mains infrastructure pipe through parts of the gardens.

An area of amenity space would be provided to the north of the apartment block and beyond would be an area of open space.

Overall the development would not exceed the density and grain of the area and would provide a respectful infill development as part of the first phase of the ELPM redevelopment site. As such the development is considered to comply with EN1/2, H2/1 and H2/2 of the UDP and design guidance of Chapter 12 of the NPPF.

Design and Appearance

The proposed overall design features of the scheme have been influenced by the industrial heritage of the former paper mill and the proposed scheme would create a link in terms of external appearance and design which is centred upon a modern interpretation of industrial architecture.

The apartments would be 3 storey in height with strong pitched roof lines and vertical fenestration patterns. The proposed terraces would also be 3 storey in height to incorporate room in the roofspace. Design references have been taken from the previous mill buildings and the surrounding housing stock and facades and window rhythms would be regular and design features within the apartments and residential units. There would be some contemporary elements within the dwellings but overall, the facades would be appropriate for the new development.

Both the apartments and terraced houses would incorporate red brick facades and grey roof tiles to maintain consistency throughout the development and design features include projected feature brick detailing, 'dummy' brick chimney features and pressed metal parapet capping.

Within the context of the area and with references to the historical elements of the site it is considered the proposed design and appearance would be acceptable and would comply with EN1/2, H2/1 and H2/2 of the UDP and design guidance of Chapter 12 of the NPPF.

Impact on residential amenity - SPD6 provided guidance on separation distances between residential developments and generally 20m between habitable room windows and 13m between blank walls and a habitable room window are considered acceptable. Differences in levels and additional storeys tend to require an additional 3m separation.

In terms of the relationship of the proposed row of terraced houses, separation to the houses opposite on Baybutt Street would be slightly below general standards. However, with the intervening road, front gardens and within the patterns of existing urban form, this relationship would not be unusual and has been accepted for other similar development types. This would be similarly so for the apartment block which would face the blank gable walls of the terraces which are side-on to Cunliffe Street and as such privacy to occupiers of these houses would not be significantly affected.

The proposed apartment block would only face one primary elevation, No 6 Pollitt Street, at which point the apartment block windows opposite are 14.9m away. The 3 windows immediately opposite 6 Pollitt Street could be obscure glazed to minimise any overlooking impact, if that was considered beneficial. That said, the general outlook from No 6 would be bettered by the overall improvements and landscaping which form part of the development proposals.

In consideration of the above, the proposed development would reflect the urban grain and density patterns which characterise the surrounding area and as such, it is considered that on balance, with the benefit of improvements to open spaces, the proposed development would not have a significantly detrimental impact on the privacy or outlook of the adjacent houses.

The proposed development is therefore considered to comply with policies H2/1, H2/2, EN1/2 and SPD6.

Ecology

Summary

The developer's ecological consultant identified no significant ecological issues. Issues relating to bats, nesting birds, invasive species and impacts on the watercourse can be resolved via condition. GMEU also recommend a condition be applied to ensure appropriate biodiversity net gain is provided for the development.

Bats

The buildings and trees on the site were visually surveyed for bats and two trees subject to two further emergence surveys. No evidence of roosting bats was found with no activity identified until well after dusk. GMEU are satisfied that it is very unlikely that the conservation status of bats will be impacted upon by the development. The building which had negligible potential is also being retained. Reasonable avoidance measures have been recommended for the felling of the two trees with moderate bat roosting potential. GMEU recommend a condition that the removal of trees be carried out in accordance with the details contained section 5.4.9 and 5.4.10 of the ecological assessment as already submitted with the planning application.

Nesting Birds

Trees, shrubs, scrub and ivy will be lost as a result of the current proposal 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 removal of trees and vegetation.

Invasive species

Japanese knotweed and wall cotoneaster were recorded on the site. Both 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. The Japanese knotweed was recorded as already undergoing treatment. Wall cotoneaster is relatively easy to control being primarily an issue on calcareous land and would not be regarded as growing in the wild at this location. GMEU recommend however a condition for the submission of a method statement or eradication /control of invasive species.

Culverted Watercourse

A stream is culverted under the site. There are risks of negative impacts on the water quality and flow rates of the Brook during and post construction if there are any surface water connections directly in to the Brook.

GMEU recommend that any such drainage is identified prior to any earthworks and capped and that any new surface water drainage directly in to the Brook subject to measures to ensure no increase in flow to the Brook, with suitable interceptors to prevent increased levels of sediment and pollution entering the watercourse. The details can be conditioned.

Contributing to and Enhancing the Natural Environment

Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment.

GMEU have commented that the development would result in the loss of around 0.1ha of mixed scrub of a moderate ecological value in what appears to be poor condition, just over 0.2ha of amenity grassland of a low ecological value habitat automatically regarded as poor condition, a number of mature trees and associated bird nesting and bat roosting opportunities.

The applicant has submitted an Assessment of Biodiversity Net Gain Report and Biodiversity Metric. A landscaping scheme has been submitted which includes tree and vegetation planting, native hedge planting, formation and pathways and seating areas.

GMEU comment that the biodiversity net gain report demonstrates that it is technically feasible to achieve a very small net gain on site. The margins are however tight and rely on all habitats created to achieve moderate ecological value, which for such small areas is not guaranteed. It should also be noted though not an objection that it would not comply with the developing net gain legislation as it achieves only a 0.41% net gain.

No detail has also as yet been agreed in terms of the planting schedule to support the net gain assessment, ie suitable species to achieve the conditions that are forecast. Similarly the net gain notes the provision of bird and bat boxes as additional mitigation that should be taken in to account, which GMEU agree under current guideline is acceptable but have however not as yet seen the bat and bird box proposals.

The site presents opportunities to provide areas of open spaces which would be integral to the overall development proposals. It is therefore envisaged that 3 areas of the site would become quality and usable public areas for amenity purposes, which would comprise forming a landscaped gateway to the site between CockClod Street and Pollitt Street, a

small parcel of land fronting Howard Street and a larger undevelopable piece of land to the south which would not only create visual interest and improve public accessibility but would link to the wider ELPM site in the future.

The proposed landscaping plan shows that open amenity areas would also provide permeable links through the site and deliver a betterment in terms of quality of amenity for local residents and future occupiers of the development.

However, given the above assessment by GMEU, they advise a condition be applied to ensure that -

- the final planting schedules are in line with the habitats proposed in the net gain assessment;
- that a landscape and environmental management plan is provided to demonstrate how the conditions forecast will be achieved and maintained and;
- bat and bird box proposals provided.

It is therefore considered that with the inclusion of an appropriately worded condition, the proposed development would be acceptable and comply with the principles of the NPPF and policies H2/2, EN1/2 and EN1/3.

Highways

Parking provision

For the proposed terrace properties, the scheme would provide 14 spaces in total, two parking spaces for each of the dwellings (16 is the policy maximum), which given the location and SPD would be at the upper policy level and therefore considered appropriate and acceptable for the scale of development.

The apartment scheme would provide 14 spaces. Policy maximum provision would be 21 spaces.

The location of the site is highly sustainable and is within very close proximity to both bus, Metrolink and the town centre. Given these factors, it is considered that it would not be appropriate to seek higher levels of parking than shown and as such the provision is considered acceptable.

The proposed site plan also indicates there would be scope for 2 EV chargepoints which.

It is therefore considered that given the scale of development, its proximity to sustainable methods of transport and the town centre and given the development would provide 100% affordable accommodation, the proposed development is considered to provide adequate levels of parking and would comply with UDP policies and the principles of the NPPF.

Flood Risk

The site is within Flood risk Zones 2 and 3 as identified in the Environment Agency (EA) mapping system.

The EA originally objected to the application as the submitted Flood Risk assessment failed to comply with the requirements for site specific flood risk assessments as set out in paras 30-32 NPPG.

Information has since been provided by the applicant which has addressed the concerns of the EA who have now withdrawn their objection and recommended a condition that residential related structures (such as sheds) be prohibited in the rear gardens of plots 1-7. A condition is also recommended for measures to deal with the management of invasive species which has also been identified in the response by GMEU above.

It is therefore considered that with appropriate conditions, the proposed development would be acceptable and comply with the principles of the NPPF and NPPG.

The applicant would also be advised to contact the EA with regard to any requirements for permits to be obtained for any activities will take place.

Air quality - Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. Due to this requirement, this Section recommends a condition to be placed on any grant of permission for the provision of 1 electric vehicle (EV) chargepoint for each dwelling with dedicated parking and a minimum 20% EV chargepoints for unallocated parking.

Response to objections

The land was not the Council's to 'gift' to the residents of Bury and the Council does not 'gift' land in this way.

The applicant has responded directly to the comments raised about parking provision and its designation.

- car parking to apartments - consideration given amount of provision balanced with prevention of a dominance of hardstanding, maintaining pedestrian routes and creating appealing vistas for existing residents. The layout would ensure that the public footpath would be maintained to allow safe pedestrian access.
- Disabled parking - The ground floor apartments have some accessible facilities but would not be wholly compliant but have been designed as 'age friendly'. More disabled parking could be provided but on balance with the total parking, is considered acceptable.
- Designated parking - Great Places' policy is not to designate parking spaces in parking courts as this allows both residents and visitors to park freely. It prevents any wasted spaces being created by those apartments which do not have cars, and instead maximises usage. There is also the intention to upgrade nearby streets to provide residential parking permit areas.
- Proposals include for the future provision of electric car charging points for all the houses and two of the apartment parking spaces. Due to the capital cost of electric cars it is highly unlikely that any residents of the affordable homes will have electric cars in the foreseeable future, however should more than two apartments require charging points then additional will be added by Great Places.
- Impact on existing residents - In terms of separation, the proposed apartment block only faces one primary elevation, that of 6 Pollitt Street, at which point the apartment block windows opposite are 14.9m away. The 3 windows immediately opposite 6 Pollitt Street could also be obscure glazed to minimise any overlooking impact, if that was the preference. All other windows would overlook the side of existing houses.
- Access onto Spring Lane has been considered, including a widening of Cock Clod Street and an improved junction with Spring Lane, which have already been submitted to Planners for consideration as part of the proposals for the development of the adjacent site. It is expected that Cock Clod Street will be brought up to adoptable standards, although this work is outside of the scope of this application.
- All other issues have been covered in the above report.

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental

conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than 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 -
12216-AEW-XX-XX-DR-A-0511 P02 - Location plan
12216-AEW-XX-XX-DR-A-0512 P02 - Existing site plan
12216-AEW-XX-XX-DR-A-0513 P07 - Proposed site plan;
12216-AEW-XX-XX-DR-A-0514 P04 - Proposed site plan including constraints;
12216-AEW-XX-XX-DR-A-0515 P03 - Proposed street elevations
12216-AEW-XX-XX-DR-A-0516 P03 - Proposed site plan - boundary treatments
12216-AEW-XX-XX-DR-A-0517 P02 - Proposed site plan - Waste management
12216-AEW-XX-XX-DR-A-0518 P02 - Proposed site plan - amenity provision
12216-AEW-XX-XX-DR-A-0519 P02 - Proposed ground diagram
12216-AEW-XX-XX-DR-A-0520 P3 - House type 1 - proposed floor plans and elevations
12216-AEW-XX-XX-DR-A-0521 P3 - House type 2 - proposed plans and elevations
12216-AEW-XX-XX-DR-A-0523 P03 - Proposed ground and first floor plans - Apartments
12216-AEW-XX-XX-DR-A-0524 P03 - Proposed second floor and roof plans - Apartments
12216-AEW-XX-XX-DR-A-0525 P03 - Proposed apartment elevations
12216-AEW-XX-XX-DR-A-0530 P01 - Proposed site section

Foul & Surface Water Drainage Design Drawing 21-B-12866-200 Rev A - Dated 10/11/21; Proposed Levels and External Works Drawing reference: 21-B-12866-101 Rev C dated 21/12/21;

Visibility plan - 3606-F01

Phase 1 and 2 Geoenvironmental Desk Study and ground stability risk assessment Project No NX418

Tree survey Report December 2021 by tba

Bat activity surveys December 2021 by ERAP

Bat survey report TEP ref 8746.001

Arboricultural Impact Assessment and method statement December 2021 by tba

Landscape proposal and planting plan 6674.03

Tree survey and root protection area 6674.04

Tree protection plan 6674.05

Ecological survey and assessment by ERAP

Assessment of biodiversity net gain April 2022 by ERAP

ERAP Biodiversity Metric 3

FRA (20-B-12866/ELPM/revA dated March 2022 and appendices

Affordable Housing Statement November 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. 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 3 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 electric vehicle (EV) chargepoint (minimum 7kW*) for each dwelling with dedicated parking and a minimum 20% EV chargepoints (minimum 7kW*) for unallocated parking.

*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. This is to secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to the National Planning Policy Framework.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any order revoking and re-enacting that order with or without modification, no structure shall be erected within the rear gardens of plots 1-7 Baybutt Street as delineated in appendix J of the FRA (20-B-12866/ELPM/revA dated March 2022).

Reason. To ensure the erection of structures within the flood zone do not affect flood storage / flow routes and increase flood risk elsewhere, pursuant to Bury Unitary Development Plan Policies EN5/1 - New Development and Flood Risk and Chapter 14 - Meeting the challenge of climate change, flooding and coastal change.

7. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 21-B-12866-200 Rev A - Dated 10/11/21 and Proposed Levels and External Works Drawing reference: 21-B-12866-101 Rev C dated 21/12/21 which was prepared by Carley Daines and Partners Limited. For the avoidance of doubt surface water must drain at the restricted rate of 5 l/s. No surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.
Reason. To promote sustainable development, to ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding 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.
8. No construction shall commence until details of the means of ensuring the water mains laid within the site boundary are protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water mains from construction activities and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.
Reason. In the interest of public health and to ensure protection of the public water supply. To promote sustainable development 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. Details/Samples of the materials to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved 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 EN1/2 - Townscape and Built Design and H2/1 - The Form of New Residential Development.
10. The removal of trees called T1 & T4 have the potential to cause harm to bats as identified in the Ecological Survey and Assessment ERAP ref. 2021-283b and the development hereby approved shall be carried out in accordance with the details contained in section 5.4.9 and 5.4.10 of the Ecological Survey and Assessment.
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 Section 11 of the National Planning Policy Framework.
11. 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.

12. Prior to any earthworks a method statement detailing eradication and/or control and/or avoidance measures for Japanese knotweed and wall cotoneaster should be supplied to and agreed in writing to the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the Local Planning Authority.

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

13. No development, site clearance, earth moving shall take place or material or machinery brought on site until a survey of existing surface water drainage has occurred and if any direct connectivity to the culverted brook identified a method statement to protect the Brook from contamination shall also be supplied to and agreed by the Local Planning Authority. All measure will be implemented and maintained for the duration of the construction period in accordance with the approved details.

Reason. To ensure the safe and satisfactory development of the site pursuant to the principles of chapter 15 - Conserving and enhancing the natural environment of the NPPF.

14. No development shall take place until it can be demonstrated that there will be no negative impacts on the ecological potential of the culverted Brook resulting from the disposal of foul water and surface water post-development submitted to and approved in writing by the Local Planning Authority. The details, as approved, shall be implemented in full in accordance with a timetable which has first been agreed in writing by the Local Planning Authority.

Reason. To ensure the safe and satisfactory development of the site pursuant to the principles of chapter 15 - Conserving and enhancing the natural environment of the NPPF and UDP Policy EN6/3 - Features of Ecological Value.

15. Further to the submitted landscaping scheme, details shall also be provided to ensure that -

- the final planting schedules are in line with the habitats proposed in the net gain assessment;
- that a landscape and environmental management plan is provided to demonstrate how the conditions forecast will be achieved and maintained and;
- bat and bird box proposals provided.

The approved details and the approved landscaping 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 only be developed by or on behalf of the applicant as units to be sold as shared ownership units or as general needs rent affordable housing. The affordable housing provision shall be provided in accordance with the approved Affordable Housing Statement, dated November 2021.

Reason. The proposed development has been granted given the particular circumstances of the applicant following a funding package which provides an opportunity to promote increased affordable housing and to ensure that the development would contribute to satisfying the need for affordable housing provision pursuant to Bury Unitary Development Plan Policy H4/1 - Affordable Housing and the associated Development Control Policy Guidance Note 5 - Affordable Housing Provision In New Residential Developments.

17. 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:

- Reconstruction of all affected footways/provision of 2.0m (minimum) new footways abutting the site on Cross Lane, Church Street East, Rectory Lane, Pollitt Street and Howard Street to a scope and specification to be agreed, incorporating the removal of the affected boundary fencing and landscaping features at the junction of Cock Clod Street with Cross Lane, demarcation of the limits of the existing/future adopted highway with flush (at all pedestrian/vehicular access points)/50mm upstand edgings (adjacent to all landscaped amenity areas) and all associated highway and highway drainage remedial works required as a result of the development;
- Provision of adoptable parallel parking lay-by arrangements on Pollitt Street to dimensions, and with entry/exit kerblines, to be agreed and all associated highway and highway drainage remedial works required as a result of the development;
- Revised arrangements at the junction of the un-named back street with Rectory Lane to form a 90 degree junction adjacent to the rear of Plot 7, and all associated highway and highway drainage remedial works required as a result of the development;
- Revised arrangements at the junction of the apartment car park access onto Howard Street with tracked kerb radii, measures to prevent vehicle encroachment from the adjacent disabled parking spaces, measures to prevent the discharge of surface water onto the adopted highway, demarcation of the limits of the adopted highway and all associated highway and highway drainage remedial works required as a result of the development;
- Provision of level pedestrian accesses at the interface with the existing adopted highway, including at either end of the unadopted pedestrian link between Cross Lane and Pollitt Street;
- If deemed redundant by United Utilities as part of the potential Public Open Space proposals at Rectory Lane/Church Street East, reinstatement of the existing access onto the adopted highway;
- Provision of a street lighting assessment of all adopted and unadopted highway used to serve the site and, if required, subsequent scheme of improvements to existing street lighting on the adopted/unadopted highways, incorporating the replacement of all affected street lighting columns as a result of the assessment and proposed access arrangements, in positions to be

agreed.

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

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 H2/1 - The Form of New residential development, H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, H2/4 - Car Parking and New Development, HT6/2 - Pedestrian/Vehicular Conflict. and HT4 - New Development

18. 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 boundaries and as a result of statutory undertakers connections to the site;
- Access route for all vehicles to the site from the Key Route Network;
- Access point(s) for construction traffic from the adopted/unadopted highway and all temporary works required to facilitate access for ground works/construction vehicles;
- If proposed, details of site hoarding/inward opening gate positions;
- The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted/unadopted highway;
- A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access(es);
- Confirmation of hours of operation and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;
- Parking on site or on land within the applicant's control of operatives' and construction vehicles together with storage on site of construction materials;
- 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.

20. The visibility splays indicated on approved plan reference 3606-F01 shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use 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 H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.
21. No development shall commence unless and until details of the proposed arrangements for future management and maintenance of the proposed estate road and street lighting within the development have been submitted to and approved by the local planning authority. The estate road shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.
Reason. To ensure that the unadopted estate road serving the development is maintained to an acceptable standard in the interests of residential/highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, H2/4 - Car Parking and New Development, HT6/2 - Pedestrian/Vehicular Conflict. and HT4 - New Development
22. The vehicular/pedestrian access/bin collection arrangements and turning facilities within the curtilage of the site, including improvements to the unadopted sections of Cunliffe Street, Baybutt Street and un-named back street to the rear of No.'s 3 - 13 Rectory Lane, 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. In the interests of residential/highway safety and 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 H2/1 - The Form of New residential development, H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, H2/4 - Car Parking and New Development, HT6/2 - Pedestrian/Vehicular Conflict. and HT4 - New Development.
23. The car parking indicated on the approved plans, incorporating minimum in-curtilage parking hardstanding lengths of 5.0m and measures to prevent the discharge of surface water onto the adjacent highways, shall be surfaced, demarcated (as appropriate) and made available for use 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 Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, H2/4 - Car Parking and New Development, HT6/2 - Pedestrian/Vehicular Conflict.
23. Bin storage and refuse collection arrangements shall be provided within the curtilage of each dwelling/the site in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.
Reason. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and

Built Design.

For further information on the application please contact **Dave Marno** on **0161 253 5291**