

Ward: Radcliffe - North and Ainsworth

Item 05

Applicant: PEL Electrical Ltd

Location: Ainsworth Nursing Home, Knowsley Road, Ainsworth, Bolton, BL2 5PT

Proposal: Erection of a dwelling and associated access, parking and landscaping, provision of landscape buffer, and change of use and refurbishment of Gate House within the curtilage of the former Ainsworth Nursing Home.

Application Ref: 68661/Full

Target Date: 05/09/2022

Recommendation: Approve with Conditions

Description

The site relates to a plot and building which forms part of the former Ainsworth Nursing Home. It is accessed via a private lane which is formed from the top of Ainsworth Road. The whole site is located in the Green Belt, Special Landscape Area and West Pennine Moors and is on the Council's Draft local list as a Non-Designated Heritage Asset. The site is covered by a blanket TPO.

The site is located to the north of Ainsworth Village and is self-contained and remote from the rest of the village, nearby farm settlements and residential dwellings, having formally being an isolation hospital for infectious diseases. It was later used as a nursing home for the elderly up until the time it closed down.

The nursing home site is rectangular in shape and the existing built development is generally focused centrally within the site, with the main internal access running north through the site which branches to the east to serve the main building and other buildings to the north. The remaining land is grassed, treed or vegetated. Surrounding the site is open land and fields.

By way of background, the site has now been sold off as separate plots and three plots have planning permission for the conversion to residential dwellings with alterations and extensions.

This application relates to a plot of land to the southwest of the former Ainsworth nursing home site. The site contains a small brick building, which was in use as a gatehouse. The remainder of the site is open and there are trees on the perimeter.

The proposed development involves the erection of a single dwelling and the conversion of the gatehouse into living accommodation. The proposed dwelling would be two storeys at the front and single storey with dormers at the rear. The dwelling would be constructed from brick with a slate roof and would be accessed via the existing access.

Relevant Planning History

67342 - Erection of two dwellings and associated access, parking and landscaping, provision of landscape buffer; Change of use and refurbishment of Gate House within the curtilage of the former Ainsworth Nursing Home - Withdrawn by Applicant 11/07/2022

Adjacent site

65412 - Conversion of wash house to 1 no. dwelling with single storey extensions and dormer to rear at Ainsworth nursing home, Knowsley Road, Ainsworth. Approved with conditions - 22 June 2020.

65626 - Conversion of property to 1 no. residential building; increase to the roof height, two storey extension and associated parking and landscaping, change of use of land to residential garden at The Bungalow, Ainsworth Nursing Home, Knowsley Road, Ainsworth. Received - 7 July 2020

66142 - Change of use from nursing home to private dwelling including alterations and garage extension at Knowsley House, Knowsley Road, Ainsworth. Approved with conditions - 21 January 2021

66398 - Non-material amendment following grant of planning permission 65412 - Removal of two windows on the west elevation and replace with timber French doors at Ainsworth Nursing Home, Knowsley Road, Ainsworth. Approved with conditions - 5 February 2021.

66467 - Variation of conditions following approval of 65626- Amendment to approved plans with the addition of a porch at The Bungalow, Ainsworth Nursing Home, Knowsley Road, Ainsworth. Approved with conditions - 29 March 2021

66763 - Demolition of existing nursing home and construction of two storey detached dwelling with associated garages at Ainsworth Nursing Home, Knowsley Road, Ainsworth. Refused - 8 December 2021

66836 - Demolition of the building known as 'The Haven', and the erection of a replacement building for use as a private dwellinghouse, with associated garden curtilage and parking at The Haven, part of Ainsworth Nursing Home, Knowsley Road, Ainsworth. Approved with conditions - 22 July 2021.

67368 - Demolition of existing building to be replaced with 2 no. dwellings at the Coach House, former Ainsworth Nursing Home, Knowsley Road, Ainsworth. Refused - 30 November 2021.

68665 - Demolition and conversion of the building known as 'The Haven' to 1 no. private residential dwelling, with associated garden curtilage and parking at 5 Knowsley View, The Haven, Knowsley Road, Ainsworth. Received - 18 August 2022.

Publicity

The neighbouring properties were notified by means of a letter on 22 August and a press notice was published in the Bury Times on 25 August 2022. Site notices were posted on 31 August 2022.

1 letter of support has been received, which has raised the following issues:

- I am in favour of the proposed scheme, it keeps the gatehouse and puts it to good use.
- This site is now looking dilapidated and run down in parts, the buildings that have been renovated and made into private dwellings look great and are a huge improvement.
- I don't understand the objections of the nearby properties because at the moment the plot is overgrown and unsightly, it was obvious when all the plots were sold off one by one and are owned by other individuals that many similar applications will be submitted in due course.
- As far as I'm concerned this scheme will greatly enhance the site.

5 letters have been received, which have raised the following issues:

- We are happy to support the conversion/development of the original gate house, but cannot support the further development of this part of the site with a completely new building on Green Belt land. Normally planning would only be countenanced in building over an existing footprint.
- The placement of the proposed development will block out all my views/open aspects onto the green belt land to the front of the house.
- The proposed development would block sunlight as the property is on such a large scale within a green belt area.

- If the property is placed alongside my property, as my property is a dormer bungalow and considerably lower in height, the new build would be directly looking into my skylight widows two of which are bathroom and not frosted and the other a child's bedroom. This would infringe on privacy and block out all natural light coming into my home and again block open aspects of the green belt land.
- If the planned house was central, ensuring not blocking my views or overlooking my house, I would have no objections
- No existing drainage is available on this site for foul sewage. The application states otherwise which is incorrect. Surely this must be addressed prior to any kind of approval being granted. Also, the boundary fencing must be of stockproof construction
- I have serious misgivings. The plot is nearly an acre in size and yet the proposal is to squeeze the new house tight to the northern boundary of the site right up against mine.
- As my house is south facing, and we would be at right angles to the new property there are serious implications with regards to light being blocked into my kitchen and living rooms, especially if the house were to be moved forward from its current location (which I understand to be the case). The site is surrounded by tree's and light is already an issue.
- Also the proposal is for a 2 storey house which would tower over mine, I was told this was not an option at my planning stage, given that nearly all of the buildings on site are single storey.
- Were the proposal a single storey dormer bungalow type (like mine) more central and not as high, I would not object. I think there is ample space to achieve the same size dwelling in this format.

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

Statutory/Non-Statutory Consultations

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

Drainage Section - No response.

Waste Management - No response.

Conservation Officer -

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

United Utilities - No objections, subject to the inclusion of conditions relating to drainage.

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

Environment Agency - No response.

Pre-start Conditions - Awaiting confirmation from the agent that pre-commencement conditions are acceptable.

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
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN2	Conservation and Listed Buildings
EN5/1	New Development and Flood Risk
EN1	Built Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/1	Atmospheric Pollution
EN7/2	Noise Pollution
EN7/5	Waste Water Management

EN8	Woodland and Trees
OL1/2	New Buildings in the Green Belt
OL1/3	Infilling in Existing Villages in the Green Belt
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 (Green Belt) - The application site is located within the Green Belt.

Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in Very Special Circumstances (VSC).

In Paragraph 144, LPA's should ensure that substantial weight is given to any harm in the Green Belt. VSC will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 145 considers the construction of new buildings as inappropriate development in the Green Belt. Exceptions to this are:

- a. buildings for agriculture and forestry;
- b. provision of appropriate facilities for outdoor sport, recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green belt and do not conflict with the purpose of including land;
- c. the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building;
- d. the replacement of a building provided the new building is in the same use and not materially larger than the one it replaces;
- e. limited infilling in villages;
- f. limited affordable housing for local community needs; and
- g. limited infilling or partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development: or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting identified affordable housing need within the area of the Local Planning Authority.

Paragraph 146 states that other certain forms of development are also not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. These are

- engineering operations;
- local transport infrastructure, which can demonstrate a requirement for a Green Belt location;
- the re-use of buildings provided that the buildings are of permanent and substantial construction;
- material changes in the use of land (such as changes for outdoor sport or recreation, or for cemeteries and burial grounds); and

- development brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Policy OL1/2 states that the construction of new buildings in the Green Belt is inappropriate development unless -

- for agriculture and forestry,
- essential facilities for outdoor sports and recreation,
- limited extension, alteration or replacement dwelling provided it would not result in disproportionate additions over and above the size of the original dwelling or not materially larger than the one it is to replace;
- limited infilling in existing villages as set out under Policy OL1/3.

Policy OL1/3 states in all named villages which lie within the Green Belt, limited infill development may be permitted, provided it is in scale with the village and would not adversely affect the character of surroundings.

Policy OL1/4 states that the conversion and re-use of buildings in the Green Belt is not inappropriate development and will be permitted providing that:

- it would not have a materially greater impact than the present use on openness;
- any extensions of re-used buildings and any associated uses of land surrounding the building do not conflict with the openness of the green belt;
- the buildings would be capable of conversion without major or complete reconstruction;
- form, bulk and design would be in keeping with the surroundings;
- suitable access and traffic can be accommodated;
- necessary services can be provided;
- no damage to habitats or protected species.

New dwelling - The proposed development would be located between two existing buildings - the gatehouse and the wash house. As such, the proposed development would be an infill plot. Therefore, the principle of the proposed development would be acceptable and would comply with exception e) of paragraph 145 of the NPPF and Policies OL1/2 and OL1/3 of the Bury Unitary Development Plan.

Conversion - The proposed development involves the conversion of the existing gatehouse into additional living accommodation. The proposed development would not involve any extensions or changes to the existing openings. As such, the proposed form, bulk and design would be as it is presently and in keeping with the surroundings. The existing building would be capable of conversion. Therefore, the principle of the proposed development would be acceptable and would be in accordance with third exception in paragraph 146 of the NPPF and Policy OL1/4 of the Bury Unitary Development Plan.

Principle (Residential) - The National Planning Policy Framework (NPPF) should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. The Framework maintains the emphasis on identifying a rolling five year supply of deliverable housing land.

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up of sites that have an extant planning permission and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the five year supply calculations as many sites will take longer than five years to come forward and be fully developed (e.g. some large sites could take up to ten years to be completed). As such, latest monitoring indicates that the Council is unable to demonstrate a five year supply of deliverable housing land and this needs to be treated as a material factor when determining applications for residential developments.

The National Planning Policy Framework also sets out the Housing Delivery Test, which is

an assessment of net additional dwellings provided over the previous three years against the homes required. Where the test indicates that the delivery of housing was substantially below (less than 75%) of the housing requirement over the previous years, this needs to be taken into account in the decision-taking process. The latest results published by the Government show that Bury has a housing delivery test result of less than 75%, and therefore, this needs to be treated as a material factor when determining applications for residential development.

Therefore, in relation to the proposed dwelling, paragraph 11d) of the National Planning Policy Framework states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

- i. The application of policies in the Framework that protect areas, or assets of particular importance, provides a clear reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework, taken as a whole.

Therefore, in this case the 'titled balance' applies and planning permission should be granted unless the above points Para 11(d) i or ii apply.

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 in a rural area but forms part of the former nursing home and would be previously developed land. There would be existing infrastructure in place to facilitate the development. The principle of residential development on the site would be acceptable if the development can comply with the relevant Green Belt policies and would comply with Policy H1/2 of the Bury Unitary Development plan and the NPPF.

Design, layout and impact on heritage - The proposed dwellinghouse would be sited within the curtilage of the former hospital site. The former hospital buildings are considered to be a Non-Designated Heritage Assets (NDHAs). The site is not within a conservation area.

Paragraph 203 of the NPPF requires that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The above premises have been identified as non-designated heritage assets in accordance with Annex 2 of the NPPF and are considered to be buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing). The 'Good Practice Advice Note 2: Managing Significance in Decision-Taking' published by Historic England (2015) clarifies non-designated assets as those "...that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application."

The proposal would not impact directly on the significance of the NDHAs but would be within their setting, which if impacted negatively could cause harm to the significance of the NDHAs.

The proposed dwelling would be constructed from red brick and natural slate and as such would incorporate architectural reference to the existing buildings without challenging their architectural integrity. The siting of the dwelling would provide spatial mitigation with regard

the sites' layout and form creating a visual separation. The proposal, whilst two storey would have its first floor within the roof space ensuring its height is below that of the existing buildings and therefore, would not dominate visually in terms of its height.

The alterations to the Gate House are very minor and would not represent a negative impact within the site.

The Submitted heritage assessment concludes as follows:

"With respect to the level of harm in relation to this proposed development the heritage assessment (HA) considers the buildings to be NDHA's and low/medium significance. The significance is modulated between building to building due to their degree of originality and alteration. The impact of the proposed development is generally upon the spatial layout of the site and given the new development is adding to the layout with a similar form of development and retaining and reusing the former gatehouse, the overall level of harm of the works proposed are positive".

And

"The HA concludes that the crucial test contained within the NPPF is whether there is any harm to a heritage asset that is outweighed by the public interest and benefits of a proposal. It is concluded that the proposed works would result in a positive impact in that new development, which is spatially correct and if constructed in similar materials to existing forms, would enhance the site in addition to retaining the existing gatehouse. It will put the building to a viable use without harming its modest aesthetic".

The Conservation Officer agrees with the heritage assessment and has no objections to the proposed development. In conclusion, the proposed development, by virtue of its siting, size, scale, mass and materials, would not cause harm to the setting of the former hospital buildings and as such, would not cause any loss to their significance. Therefore, the proposed development would be in accordance with Policy EN2 of the Bury Unitary Development Plan and the NPPF.

Impact upon residential amenity - SPD6 provides guidance on aspect standards between residential properties and would be relevant in this case.

There would be 19.2 metres from the utility room for the proposed dwelling to the conservatory associated with Knowsley House, which would be in excess of the 13 metres required.

There would be 12.2 metres from the blank gable of the proposed dwelling to the front elevation of the Wash House. The bulk of the proposed dwelling would be set behind the building line for the Wash House and as such, would not have an adverse impact upon the amenity of the occupiers of the Wash House.

There would be between 12 and 20 metres from the rear elevation of the proposed dwelling to the boundary with the site, which would be in excess of the 7 metres required.

The existing gatehouse would be converted into guest accommodation linked to the proposed dwelling. The proposed gatehouse would utilise all the existing windows and would be single storey in height. There would be 12.1 metres between the proposed gatehouse and the Bungalow. Whilst this would be below the 13 metres required, there is a 2 metre high timber fence, which would prevent any overlooking or loss of privacy.

Therefore, the proposed development would not have an adverse impact upon the residential amenity of the neighbouring properties.

Ecology - An ecological survey was submitted as part of the application and identified no significant issues.

Bats - Bat surveys for the existing gatehouse were submitted. No bats were seen emerging

from the building and therefore, the proposed development would not have a negative impact upon the bats. GM Ecology Unit agrees with the findings of the report and has no objections, subject to the inclusion of conditions relating to bats.

Trees - The trees were also assessed as having bat roosting potential and the tree report is recommending removal of two trees on arboricultural reasons. In addition, some trees and shrubs would be removed as part of the proposed development. GM Ecology Unit has no objections to the removal of the trees, subject to the inclusion of conditions relating to trees and nesting birds.

Protected species - The report discounted the presence of all other protected species and GM Ecology Unit has no objections, subject to the inclusion of an informative relating to badgers.

Invasive species - Species, such as rhododendron are classed as invasive species in the Wildlife and Countryside Act 1981. Rhododendron has been identified on site, but may be the ornamental variety. GM Ecology Unit has no objections, subject to the inclusion of an informative relating to invasive species.

Landscaping - Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The proposed soft landscaping proposals would be adequate to mitigate for the loss of low to moderate grassland and scrub. GM Ecology Unit has no objections, subject to the inclusion of a condition relating to landscaping.

Therefore, the proposed development would not have an adverse impact upon protected species and would be in accordance with Policies EN6 and EN6/3 of the Bury Unitary Development Plan and the NPPF.

Trees - An arboricultural survey has been submitted with the application and confirms that two existing trees to the west of the access road would be retained and all the trees on the perimeter of the site would be retained. 5 trees would have to be removed and these are located to the west of the access road. The trees to be removed are category C, which is poor quality. Given the retention of the two existing trees and those on the perimeter and the planting of 5 additional trees, the proposed development would not harm the character of the area. Therefore, the proposed development would be in accordance with Policy EN8/2 of the Bury Unitary Development Plan.

Highways issues - The existing access to the site is from the head of Ainsworth Road. It is an unadopted single wide road, but a well-maintained and surfaced lane. This is the only access into the site and would be utilised by not just this plot but by other plots which may come forward for development in the future.

For a development of a single plot, the standard of the access is considered to be acceptable for the amount of traffic which would be generated, and that given the number of plots which could come forward in the future, which is likely to be no more than 6 or 7, the existing access would be of a standard to suitably serve the whole of the site. (If a future development were to be larger scale, the access may need to be considered).

As the site is in a remote location and given there is only one access to the site, GMF&RS have been consulted on the application.

The Fire Service are of the opinion that given the proposed site layout would create a cul-de-sac in excess of 250 metres in length with the single point of entry to the proposed development would being unsatisfactory as any obstruction along the single access road could prevent emergency vehicles from entering the estate and restrict access to the dwelling, increasing attendance time and posing a risk to public life.

A site layout which is considered unacceptable on the grounds of accessibility for fire

appliances may become acceptable if the buildings are equipped with sprinkler systems which are strongly recommended for buildings that are more than 250 meters from an access road. Residential sprinkler systems are therefore recommended by GMFRS for this development as they allow for a longer response time to emergency situations and may be deemed suitable to overcome the site deficiencies of the proposal.

In addition, GMF&RS advise the proposal should meet the recognised Approved Document requirements for Fire Service access:

- Vehicular access for a fire appliance to within 45m of all points within the dwellings
- The access road should be a minimum width of 4.5m and capable of carrying 12.5 tonnes
- If the access road is more than 20m long a turning circle, hammerhead, or other turning point for fire appliances will be required
- There should be a suitable fire hydrant within 165m of the furthest dwelling.

The Traffic Section has no objections, subject to the inclusion of conditions relating to construction traffic management plan, car parking, turning facilities and sprinklers. Therefore, the proposed development 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 for a 5 bedroom dwelling is 3 spaces per dwelling.

The proposed development would provide 4 parking spaces - 3 by the proposed dwelling and 1 space next to the proposed converted gatehouse for use by guests/visitors. As such, the proposed development would provide the required number of spaces and would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Response to objectors

- The issues relating to development within the Green Belt, loss of privacy, loss of light, design and layout have been addressed in the report above.
- The loss of a view is not a material planning consideration and cannot be taken into consideration.
- No existing drainage is available on this site for foul sewage. The application states otherwise which is incorrect. Surely this must be addressed prior to any kind of approval being granted. Also, the boundary fencing must be of stockproof construction

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 pre-application discussions 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 numbered 21/1242/100, TRI-3419-01, TRI-3419-02, TRI-3419-03, TRI-3419-04, 21/1242/101A, 21/1242/200E, 21/1242/202A, 21/1242/203A, 21/1242/204, 21/1242/205A, 21/1242/206A, 879A-10A and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. Details/Samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.
4. No development shall commence unless and until:-
- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.
- Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
5. Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
6. If the works to the Gatehouse do not commence before 30th April 2023, the building must be reassessed for bat roosting potential and the associated survey submitted to and approved in writing by the Local Planning Authority before any demolition works are carried out. The demolition shall be carried out in accordance with the approved details.
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.
7. The removal of the tree called Tree 1 has the potential to cause harm to bats as identified in the Ecological Survey and Assessment - ERAP Ltd ref. 2021-117. If removal is required, the works must be carried out in accordance with Method

Statement outline in Section 5.5.5 of the Ecological Survey and Assessment - ERAP Ltd ref. 2021-117

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.

8. 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.
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.
9. The landscaping scheme hereby approved shall be implemented to the written satisfaction of the Local Planning Authority not later than 12 months from the date the building(s) is first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
10. All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
11. 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 should be in accordance with the submitted Surface Water Sustainable Drainage Assessment and 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.
12. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:
 - Photographic dilapidation survey of the unadopted section of Knowsley Road classified as Public Footpath No.42, Christ Church, Radcliffe that serves the

site in the event that subsequent remedial works are required following construction of the development;

- Proposed site hoardings and gates positions (if proposed);
- Hours of operation, confirmation of delivery & construction vehicle sizes that can be accommodated on the residential estate roads and Public Right of Way leading to the site and number of vehicle movements;
- Parking on site of operatives' vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent Public Right of Way and adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the demolition/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials.

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

13. Prior to first occupation of the development hereby approved, a sprinkler/misting system to meet the requirements of BS 9251:2014 or other subsequent standard that meets the requirements of Greater Manchester Fire and Rescue Service and deemed suitable to overcome the site's emergency access deficiencies, shall be installed in the dwelling hereby approved and shall thereafter be maintained at all times.

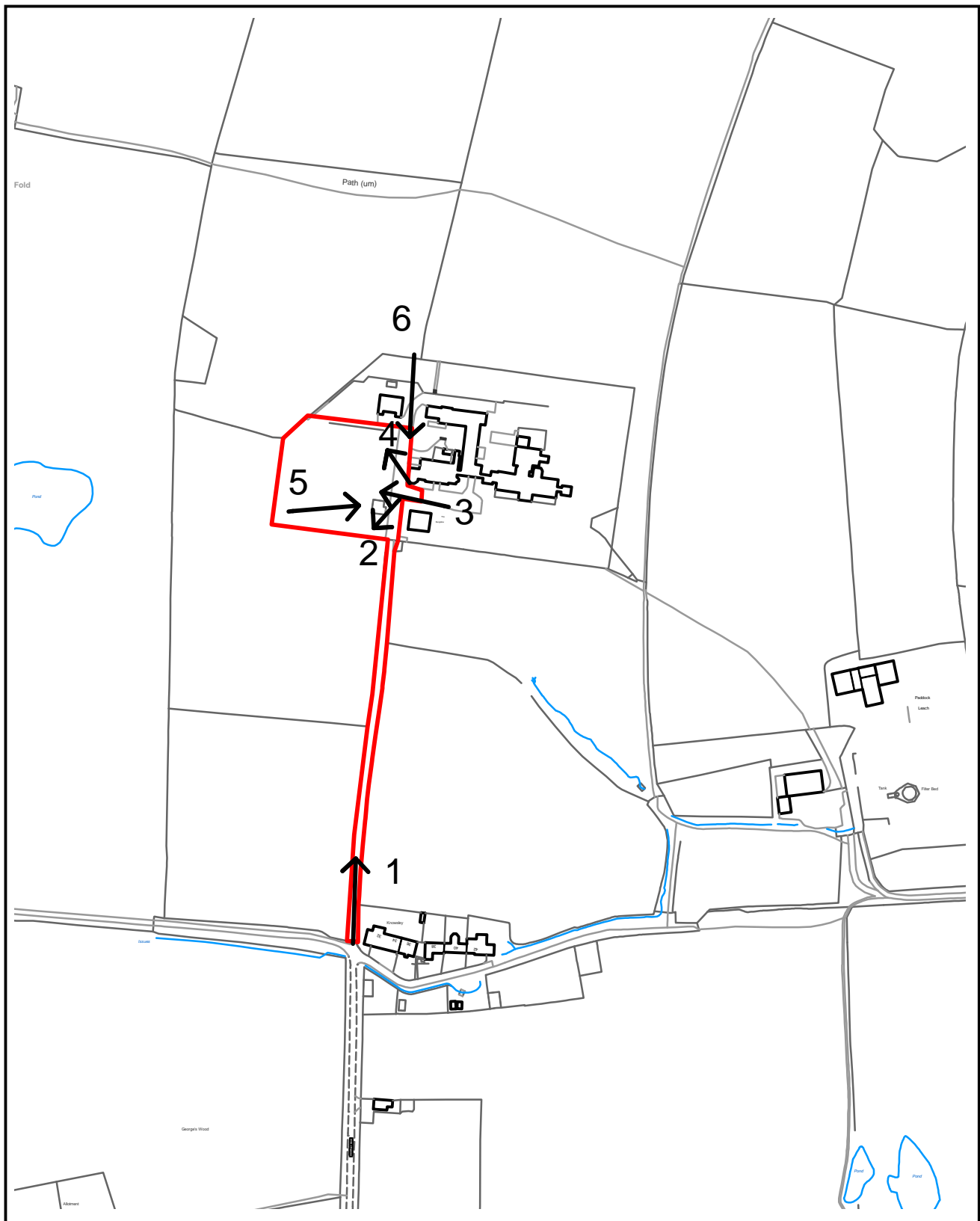
Reason. In the interests of fire safety and to ensure the safe and satisfactory development of the site and for its future occupiers pursuant to Bury Unitary Development Plan Policies H1/2 - Further Housing Development, H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design.

14. The car parking and turning facilities indicated on the approved plans shall be surfaced and made available for use prior to first occupation of the dwelling hereby approved and thereafter maintained available for use 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.

For further information on the application please contact **Helen Leach** on **0161 253 5322**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 68661

**ADDRESS: Ainsworth Nursing Home,
Knowsley Road**

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

68661

Photo 1



Photo 2



68661

Photo 3



Photo 4



68661

Photo 5



Photo 6



ERECTION OF SINGLE DWELLING AND ASSOCIATED ACCESS, PARKING AND LANDSCAPING, PROVISION OF A LANDSCAPE BUFFER, AND REFURBISHMENT OF THE GATE HOUSE WITHIN THE CURTLAGE OF THE FORMER AINSWORTH NURSING HOME~



KEY TO EXISTING & PROPOSED LEVELS:

+70.420 Existing levels from topographical survey.

+70.460 Proposed design level.

TTCO Levels relate to national datum (OSGB35(15) using ONSD data.

ELEV. 158.517m

KEY TO EXTERNAL BOUNDARIES & EQUIPMENT

Rear garden to dwelling to have an area of amenity grass, and a patio. Perimeter paths & patios to dwelling to be resin bound gravel (goldenbuff colour). Refer to landscaping design for hard & soft landscaping details.

Dwelling to have three parking spaces. Drives and parking areas to be surfaced with permeable resin bound gravel.

Bin storage area enclosed within close boarded timber screen fence - 1.0metres high (separate containers for general waste, plastic bottles, glass & paper, & garden waste).

Dwelling to be provided with a single Mode 3 compliant Electric Vehicle Charging Point (EVCP) to be installed to the external wall of dwelling directly adjacent to the parking spaces. The specification for the EVCP's are to be, Rodek Wallpod EV Type 2 Mode 3 charging socket.

Electric Vehicle Charging Point

Dwelling to be provided with a cycle store (capable of accommodating two cycles). To be metal storage unit for 2 bikes (colour - grey) by Asgard or similar & approved, galvanneal steel, 3-point bolting system, unit is security bolted to the ground. Width 90cm, depth 190cm, height: 120cm.

Cycle Store

EXTERNAL LIGHTING SPECIFICATION

To minimise indirect impacts from lighting it is proposed that artificial lighting is only directed where necessary for safe use of amenity areas. None of the external lighting installed will be greater than 1,800 lumens (15 Watts) and only LED lights will be installed they do not emit on the UV spectrum, are more easily controlled in terms of directionality and can be turned on and off instantly. Lighting to be fitted as low as practicable to external walls, and fixed in a steep downward angle with the lighting housing further helking to direct light below the horizontal plane.

W.M.D.L. - Wall Mounted Down Light
Use Sainsbury Contemporary 7W - wall down lights or similar (830 lumens).

W.M.B.L. - Wall Mounted Bulbhead Light
Use Porchester Hood 15W - LED Bulbhead or similar (1,782 lumens).

E.L.B. - External Lighting Bollard
Use Westminster 10W - LED bollard or similar (1,320 lumens).

TREE WORKS/LANDSCAPING

Refer to tree survey and arboricultural method statement for details of existing trees to be retained, trees to be felled (category U trees only).

Refer to landscaping design for details of compensatory tree planting, and soft landscape planning.

Category U tree - felled

Within tree Root Protection Areas drives to be formed with Catweb TRP cellular confinement system (cross hatched areas) with aggregate fill and resin bound gravel wearing course.

Line of canopy to tree group (refer to tree survey).

Category A & B trees - retained

Root Protection Area (RPA) to tree group (refer to tree survey).

New landscape planting (refer to landscaping design).

Plot boundary formed with 1.2m high timber post and rail fence.

fence PRR 1.2m

A 31.08.21 JPE External lighting details added to plan, and section lines added to plot 1.

B 15.02.22 JPE Proposal re-designed to show a single dwelling.

C 21.03.22 JPE Proposed single dwelling re-sited 4metres to the north, and 2metres to the east.

D 20.04.22 JPE Tree Root Protection Areas to T1 and T6 updated following confirmation received from Arboriculturist.

E 21.06.22 JPE Tree Root Protection Areas updated following additional site visit and survey data provided by Arboriculturist (site visit June 2022).

Amendments

Title

ERECTION OF ONE DWELLING AND ASSOCIATED ACCESS, PARKING AND LANDSCAPING, PROVISION OF LANDSCAPE BUFFER, AND REFURBISHMENT OF THE GATE HOUSE WITHIN THE CURTLAGE OF THE FORMER AINSWORTH NURSING HOME, KNOWSLEY ROAD, AINSWORTH, BURY~

Client

PEL ELECTRICAL LTD

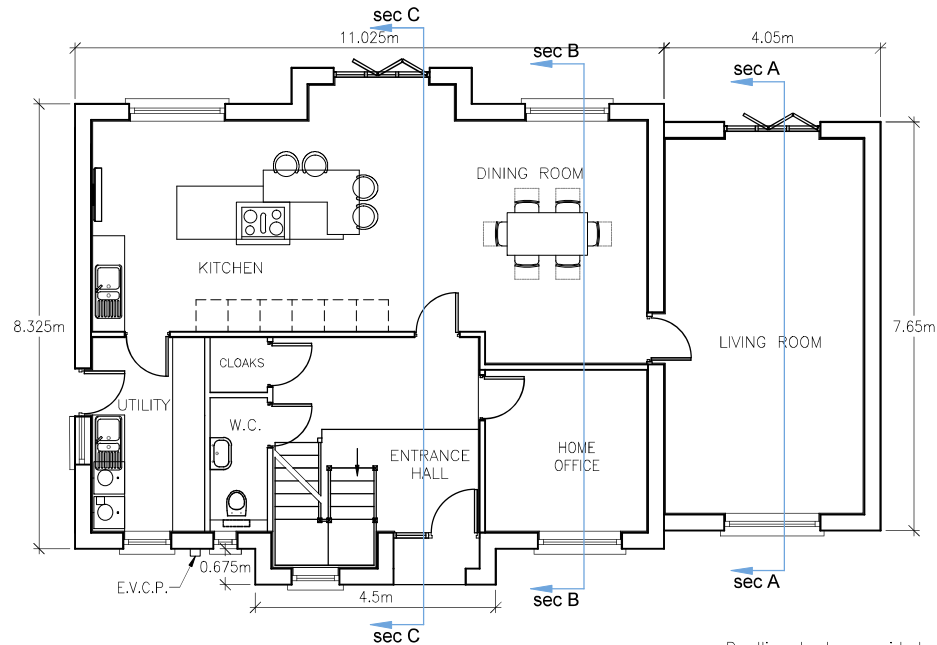
Dwg. No.

21/1242/200E - PROPOSED SITE LAYOUT

Date	Plot Scale	Drawn by	Status
07.06.2021	A1@1:200	JPE	ISSUE

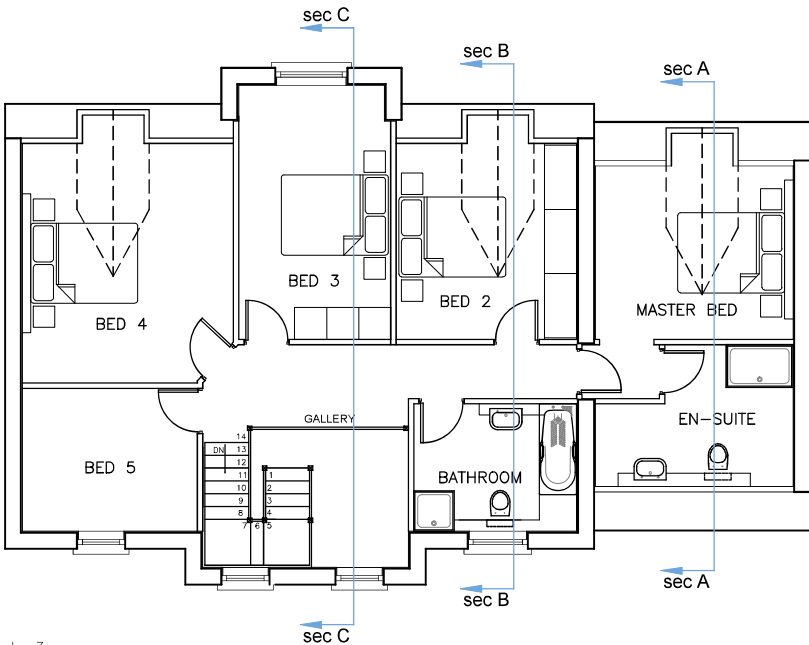
JPE CONSULTANCY LIMITED
ARCHITECTURAL DESIGN & PLANNING
8 Woodard Drive, Stalybridge, Cheshire, SK15 2ZF
Telephone 07875 477 988 jpe@jpeconsultancy.co.uk

Dwelling to have a sprinkler system installed (designed to BS9251), and will meet the requirements of Approved Document B of the Building Regulations for provision of access for the Fire Service.



PROPOSED GROUND FLOOR PLAN (1:100)

Dwelling to be provided with a single Mode 3 compliant Electric Vehicle Charging Point (EVCP) to be installed to the external wall of the dwelling directly adjacent to the parking spaces. The specification for the EVCP's are to be; Rolek Wallpod:EV Type 2 Mode 3 charging socket.

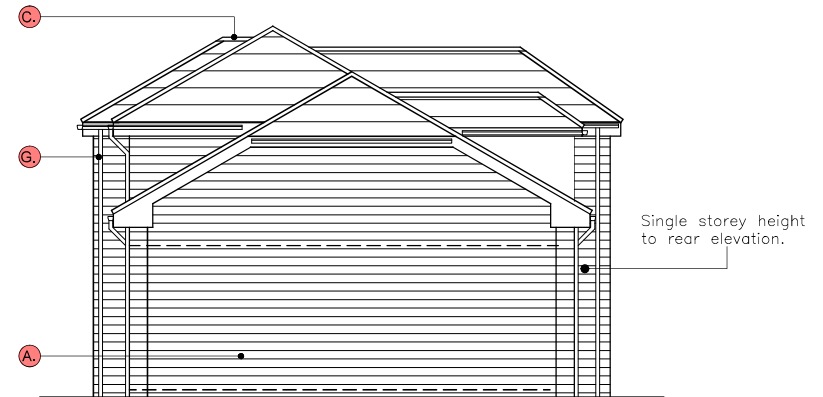


PROPOSED FIRST FLOOR PLAN (1:100)

Notes	Notes	Amendments	Project								
		A 01.07.22 JPE HOUSE DESIGN 'HANDED' TO AMENDED SITING OF SINGLE DWELLING.	Title ERECTION OF A DWELLING AND ASSOCIATED ACCESS, PARKING AND LANDSCAPING, PROVISION OF LANDSCAPE BUFFER, AND REFURBISHMENT OF THE GATE HOUSE WITHIN THE CURTILAGE OF THE FORMER AINSWORTH NURSING HOME, KNOWSLEY ROAD, AINSWORTH, BURY~ Client PEL ELECTRICAL LTD Dwg. No. 21/1242/202A – PROPOSED FLOOR PLANS <table><tr><th>Date</th><th>Plot Scale</th><th>Drawn by</th><th>Status</th></tr><tr><td>07.06.2021</td><td>A3@1:100</td><td>JPE</td><td>PLANNING</td></tr></table> JPE CONSULTANCY LIMITED ARCHITECTURAL DESIGN & PLANNING 9 Woodend Drive, Stalybridge, Cheshire. SK15 2SF Telephone 07875 627 988 jim@jpeconsultancy.co.uk	Date	Plot Scale	Drawn by	Status	07.06.2021	A3@1:100	JPE	PLANNING
Date	Plot Scale	Drawn by	Status								
07.06.2021	A3@1:100	JPE	PLANNING								



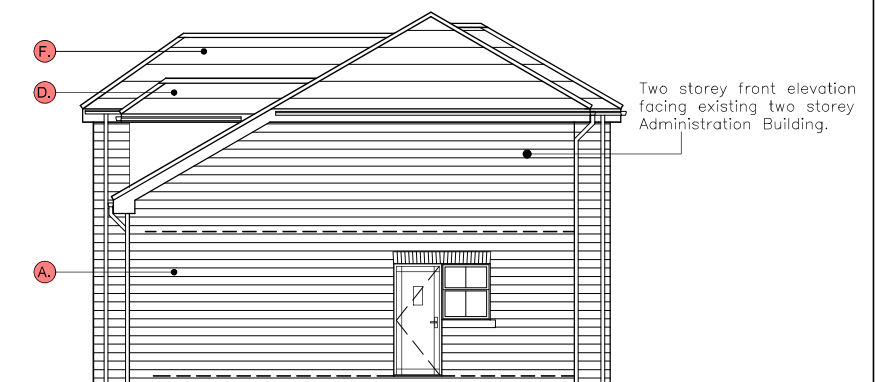
PROPOSED FRONT ELEVATION (1:100)



PROPOSED SIDE ELEVATION (1:100)



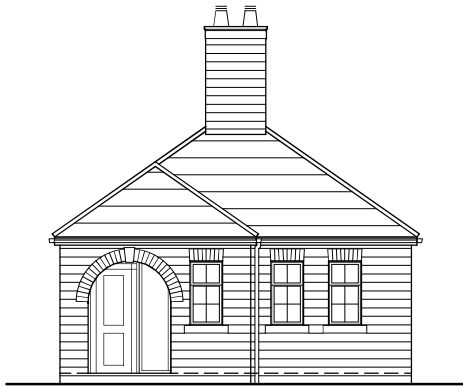
PROPOSED REAR ELEVATION (1:100)



PROPOSED SIDE ELEVATION (1:100)

Notes	Notes	Amendments	Project								
<p>KEY DESIGN PRINCIPLES;</p> <p>Key design principles identified for inclusion in the final design include:</p> <ul style="list-style-type: none"> - New dwelling sited close to existing access and grouping of buildings; - Existing mature trees and dense vegetation retained to south and west boundaries; - Landscape buffer incorporated to south and west boundaries; - Small building footprint in relation to plot area; - Existing mature trees retained to frontage of new dwelling. Supplementary landscape planting to be provided; - Materials to match those to existing buildings; - Building form to match existing structures with pitched roofs reducing down to single storey height at rear; - Varying height of roofs similar to form of existing buildings. 	<p>DESIGN/MATERIALS REFERENCE:</p> <ul style="list-style-type: none"> A. red brick facings to elevations B. detailing to elevations at heads & sills C. variation to height and scale of roofs D. hipped roofs with feature dormers E. vertical emphasis to windows F. slate roof G. aluminium rainwater goods (black) H. arched door surround (Gate House & Administration Block) 	<p>A 01.07.22 JPE HOUSE DESIGN 'HANDED' TO AMENDED SITING OF SINGLE DWELLING.</p>	<p>Title ERECTION OF A DWELLING AND ASSOCIATED ACCESS, PARKING AND LANDSCAPING, PROVISION OF LANDSCAPE BUFFER, AND REFURBISHMENT OF THE GATE HOUSE WITHIN THE CURTILAGE OF THE FORMER AINSWORTH NURSING HOME, KNOWSLEY ROAD, AINSWORTH, BURY~</p> <p>Client PEL ELECTRICAL LTD</p> <p>Dwg. No. 21/1242/203A – PROPOSED ELEVATIONS</p> <table border="1"> <tr> <th>Date</th><th>Plot Scale</th><th>Drawn by</th><th>Status</th></tr> <tr> <td>07.06.2021</td><td>A3@1:100</td><td>JPE</td><td>PLANNING</td></tr> </table> <p>JPE CONSULTANCY LIMITED ARCHITECTURAL DESIGN & PLANNING 9 Woodend Drive, Stalybridge, Cheshire. SK15 2SF Telephone 07875 627 988 jim@jpeconsultancy.co.uk</p>	Date	Plot Scale	Drawn by	Status	07.06.2021	A3@1:100	JPE	PLANNING
Date	Plot Scale	Drawn by	Status								
07.06.2021	A3@1:100	JPE	PLANNING								

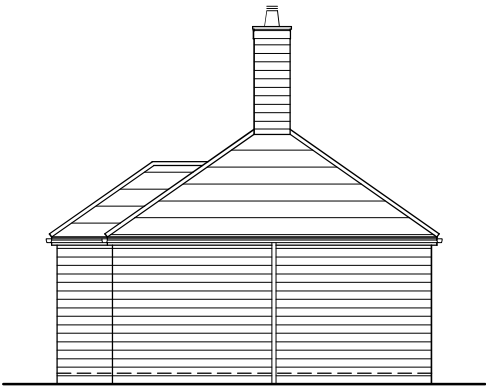
CHANGE OF USE AND REFURBISHMENT OF GATE HOUSE TO GUEST ACCOMMODATION ANCILLARY TO PLOT 1~



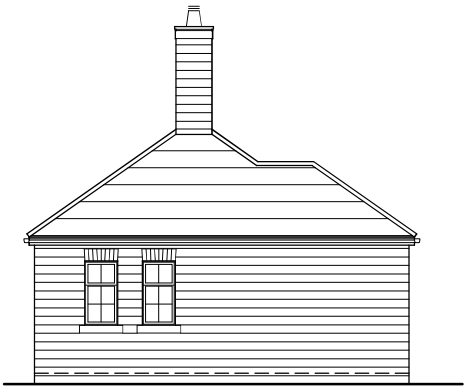
PROPOSED FRONT ELEVATION (1:100)



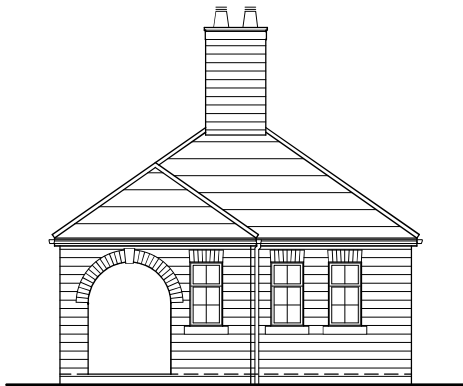
PROPOSED REAR ELEVATION (1:100)



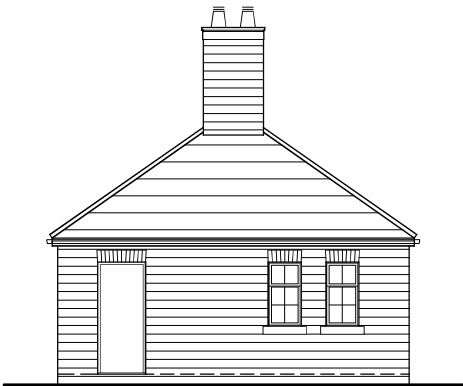
PROPOSED SIDE ELEVATION (1:100)



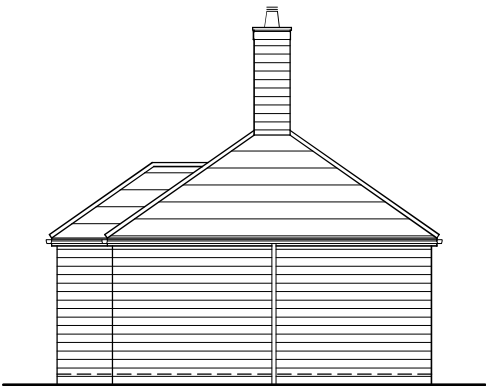
PROPOSED SIDE ELEVATION (1:100)



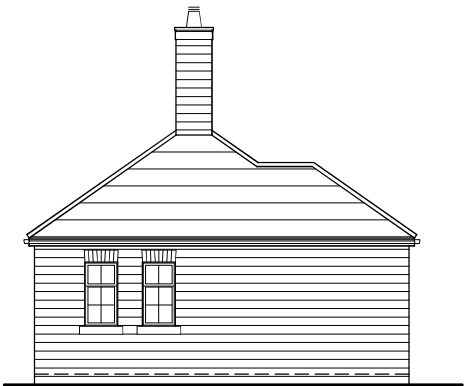
EXISTING FRONT ELEVATION (1:100)



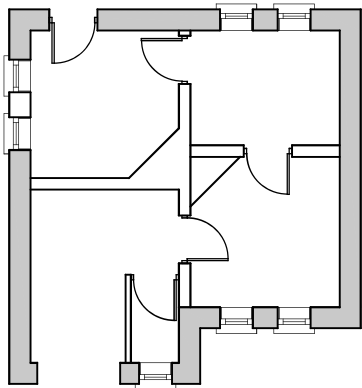
EXISTING REAR ELEVATION (1:100)



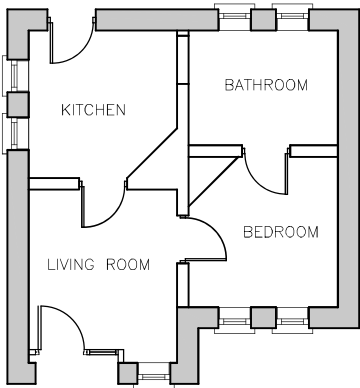
EXISTING SIDE ELEVATION (1:100)



EXISTING SIDE ELEVATION (1:100)



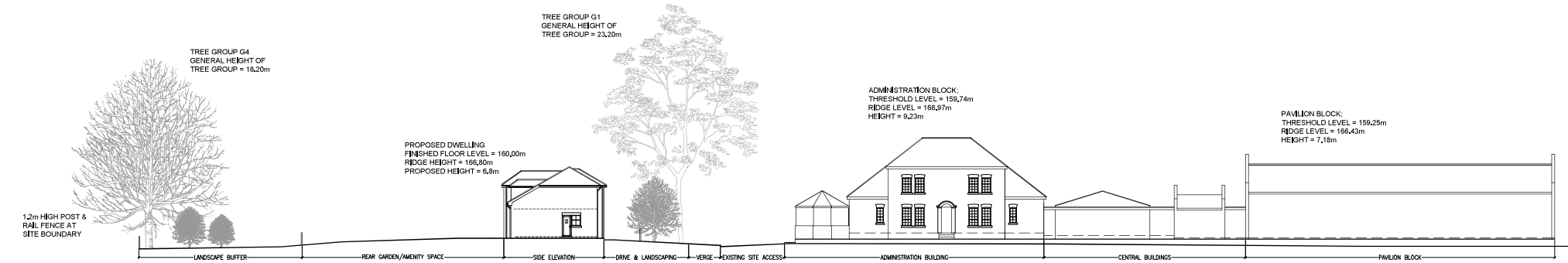
GATE HOUSE
EXISTING LAYOUT PLAN (1:100)



GATE HOUSE
PROPOSED LAYOUT PLAN (1:100)

Amendments				Project			
				Title ERECTION OF TWO DWELLINGS AND ASSOCIATED ACCESS, PARKING AND LANDSCAPING, PROVISION OF LANDSCAPE BUFFER, AND REFURBISHMENT OF THE GATE HOUSE WITHIN THE CURTILAGE OF THE FORMER AINSWORTH NURSING HOME, KNOWSLEY ROAD, AINSWORTH, BURY~			
				Client PEL ELECTRICAL LTD			
				Dwg. No. 21/1242/204 – GATE HOUSE – PLANS AND ELEVATIONS			
				Date 07.06.2021	Plot Scale A3@1:100	Drawn by JPE	Status PLANNING
				JPE CONSULTANCY LIMITED ARCHITECTURAL DESIGN & PLANNING 9 Woodend Drive, Stalybridge, Cheshire. SK15 2SF Telephone 07875 627 988 jim@jpeconsultancy.co.uk			

ERECTION OF A DWELLING AND ASSOCIATED ACCESS, PARKING AND LANDSCAPING, PROVISION OF A LANDSCAPE BUFFER, AND REFURBISHMENT OF THE GATE HOUSE WITHIN THE CURTILAGE OF THE FORMER AINSWORTH NURSING HOME-



STREET SCENE THROUGH PROPOSED DEVELOPMENT (1:200)

		Notes	Notes	Amendments	Project
				A/01.07.22 JPE	Title ERECTION OF A DWELLING AND ASSOCIATED ACCESS, PARKING AND LANDSCAPING, PROVISION OF LANDSCAPE BUFFER, AND REFURBISHMENT OF THE GATE HOUSE WITHIN THE CURTILAGE OF THE FORMER AINSWORTH NURSING HOME, KNOWSLEY ROAD, AINSWORTH, BURY--
					Client PEL ELECTRICAL LTD
					Dwg. No. 21/1242/205A - STREET SCENE
Date 07.06.2021	Plot Scale A1@1:200	Drawn by JPE	Status PLANNING		
JPE CONSULTANCY LIMITED ARCHITECTURAL DESIGN & PLANNING 9 Woodend Drive, Stoneyridge, Chester. SK15 2SF Telephone: 07875 627 888 jpe@jpeconsultancy.co.uk					



Access	Botanical Name	Common Name	BH/Ch. on	Height	Root Zone	Specification
Alm	<i>Arbutus unedo</i>	Jambul	2-14	30-300	HS	HS 145 clear with 175-200cm 1/2
Alm (M)	<i>Arbutus arancifolia</i>	Jambul		30-300	HS	HS 145 clear with 175-200cm 1/2
C	<i>Carpinus betulus</i>	Common Hornbeam	2-14	50-125	HS	HS 145 clear with 175-200cm 1/2
C	<i>Cornus kousa chinensis</i>	Chinese Dogwood		20-300	HS	HS 145 clear with 175-200cm 1/2
C (P)	<i>Crataegus laevigata</i> 'Paul's Scarlet'	Crataegus laevigata 'Paul's Scarlet'	2-14	50-125	HS	HS 145 clear with 175-200cm 1/2
C (N)	<i>Crataegus monogyna</i>	Common Hawthorn	2-14	30-125	HS	HS 145 clear with 175-200cm 1/2
M T	<i>Crataegus baccata</i>	Crab Apple 'Teresina'	2-14	30-125	HS	HS 145 clear with 175-200cm 1/2
S (N) C	<i>Sorbus aucuparia</i> 'Cardinal Royal'	Royal Cardinal Royal	2-14	30-125	HS	HS 145 clear with 175-200cm 1/2

[illegible][illegible]

Grasses						
Abbrev.	Botanical Name	Common Name	dirt/Dis.cm	height.cm	Root Zone	Specification
C e E	<i>Carex oshimensis</i> 'Evergold'	Japanese Sedge 'Evergold'			3L	Full pot
H n	<i>Hakonechloa maora</i>	Hakone Grass			3L	Full pot

Hedging						
Abbrev.	Botanical Name	Common Name	Birth/Die, cm	Height, cm	Root Zone	Specification
C b	Carpinus betulus	Common Hornbeam		160-125	B	1+2; Transplant - seed raised

Native mixed hedge							
Abbrev.	Botanical Name	Common Name	Gr/Pl Dis.	Height	Root Zone	Specification	%/m
C m	<i>Crataegus monogyna</i>	Common Hawthorn	ES-80	B		1+1; Transplant - seed raised	40
C a	<i>Conyza australis</i>	Common Ragwort	ES-80	B		1+2; Transplant - seed raised, branched; 3 bins	28
I a	<i>Hebea acutifolia</i>	Common Holly	ES-80	SL		Leader with laterals	28
L v	<i>Ligustrum vulgare</i>	Wild Flower	ES-80	SL		Branched; 7 bins	28

[illegible]

Grass Mixes		
Shade Tolerant Lawn Mix (2lb per m ²) 60/20 Emergent Seeds		
% mix	Botanical name	Common Name
8%	<i>Agrostis capillaris</i>	Highland Bent
40%	<i>Festuca rubra</i>	Slender creeping Red fescue
32%	<i>Festuca rubra</i> ssp. <i>Commestata</i>	Chewing's Fescue
8%	<i>Poa nemoralis</i>	Smooth stalked grass
8%	<i>Poa trivialis</i>	Rough-stalked Meadow grass

Scale 1:200

0m 2 4 6 8 10m 20m



- | KEY: | |
|------|---|
| | Site boundary |
| | Proposed shade tolerant lawn mix (Emongate EG23) |
| | Proposed woodland wildflower mix (Emongate ED11) and native bulb planting (Bluebells, snowdrops and Wild Garlic) |
| | Proposed habitat log pile (using trees felled on site) |
| | Proposed shade tolerant areas (shade tolerant mix of shrubs, perennials and grasses) See planting schedule for details |
| | Proposed tree planting (see planting schedule and plan annotation for key tree details) |
| | Proposed native evergreen shade tolerant understorey planting (50% Holly and 50% Yew), positions shown are indicative only - final position to depend on space available from existing vegetation |
| | Existing tree (see tree survey for details) |
| | Existing trees/ groups to be removed (see tree survey for details) |
| | Existing tree - root protection area (RPA) |
| | Proposed hedge planting (see planting schedule and plan annotation for details) |
| | Proposed resin-bound areas (golden/ buff colour) |
| | Driveway - Cellular TPF cellular (or similar) conform system with aggregate fill and golden/ buff colour bound gravel wearing course |
| | Proposed oak gateposts to mark property entrance |
| | Proposed 1.2m high timber post and rail fence |

Landscape Buffer/ Wildlife Corridor:
The buffer will include the following:

- Manage woodland to enhance wildlife value and visual screening
- Access gates to be provided to the woodland buffer to allow maintenance
- Native mixed hedgerow (Hawthorn, Hazel, Holly and Privet)
- Plant native evergreen shade tolerant native species;
holly (late equifolius) and ivy (Taxus baccata) 25L (or equivalent root-balled) specimens to provide screening
- Sow mix of woodland wild flowers and grasses which are suitable for shade and that will bloom in spring and early summer
- Native bulb planting (Bluebells, Snowdrops and Wild Garlic)
- Creation of dead wood habitat piles for colonisation by invertebrates, fungi and small mammals including hedgehogs

- Inclusion of native species, and species known to be of value for the attraction of wildlife
- Inclusion of trees which support blossom and fruit which will attract insects
- Shade tolerant understorey and ground cover planting to optimise the attraction of invertebrates including bumblebees and butterflies
- Inclusion of flowering species to maximise the opportunities for feeding invertebrates and for the attraction of foraging bats and birds

existing site trees