

**Ward:** Ramsbottom and Tottington -  
Ramsbottom

Item 02

**Applicant:** Mr Bernard Booth

**Location:** Saw Mills, off Spring Street, Ramsbottom, Bury, BL0 9JQ

**Proposal:** Demolition of existing sawmill and associated outbuilding and construction of 5 no. dwellings

**Application Ref:** 68578/Full

**Target Date:** 16/08/2022

**Recommendation:** Approve with Conditions

### **Description**

The site consists of a two storey stone building and a timber outbuilding, which were formerly used as a saw mill. The two storey building is located along the boundary with Back Spring Street and access to the site is taken from Caltha Street, which is an unadopted street. There are a number of trees along the northeastern boundary.

There are residential properties to the north, southeast and southwest of the site. Immediately to the west of the site are residential gardens, which are connected to the residential dwellings on Spring Street. The Major pub and a vehicle repair garage are located to the south of the site (at the junction of Caltha Street and Spring Street).

Planning consent was granted in December 2011 for the demolition of the existing buildings on site and the erection of 5 dwellings. The proposed dwellings would be two storeys with additional living accommodation in the roofspace and would be constructed from stone and slate. The site was accessed from Caltha Street with parking provided. This permission lapsed in 2014.

The proposed development involves the demolition of the existing buildings on site and the erection of 5 dwellings. The proposed dwellings would be two storeys with additional living accommodation in the roof space and would be constructed from stone and slate.

Four of the dwellings would be located in the north western part of the site with a small rear yard and large gardens to the front. The detached dwelling would be located in the north eastern part of the site with gardens on either side of the dwelling. The site would be accessed from Caltha Street and 10 parking spaces would be provided.

### **Relevant Planning History**

54544 - Demolition of existing sawmill and associated out-building, and construction of 5 no. three bed dwellings at Spring Street Saw Mills, Spring Street, Ramsbottom. Approved with conditions - 21 December 2011.

63957 - Outline application for 5 no. dwellings with details of access (all other matters reserved) at land to rear of Spring Street, Ramsbottom. Withdrawn - 16 May 2019.

### **Publicity**

The neighbouring properties were notified by means of a letter on 19 July 2022 and a press notice was published in the Bury Times on 28 July 2022. Site notices were posted on 8 August 2022.

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

- As the development appears to be no different to the previous application my objections

are still the same in terms of head light intrusion into my property at night, overloading of the sewage system and increase in traffic by approximate 10 vehicles exiting Caltha street.

- Potential damage to the sewage network under Caltha Street by heavy demolition vehicles and plant.
- There is at least 1 person working inside the saw mill, so the application form is incorrect.
- The conservation officer should be involved due to the historical importance of the saw mill.
- There are no proposed levels shown around the buildings, gardens or parking areas. It is difficult to assess the height of retaining walls.
- Further information on the finish to the paths, structural integrity of the building, details of the retaining wall to Caltha Street
- The application form states stone would be used but the yellow colour on the drawings indicates artificial stone would be used. Natural stone should be used to preserve the character of the conservation area.
- The form states that site is not at risk of flooding but the government website states there is a high risk of surface water flooding. Not convinced by the intention to discharge the surface water to a watercourse, which may cause flooding at the head of a culvert.
- The sides of the houses would block my view of the trees
- Further details are required about the retaining walls and the structural integrity/design of the proposal to ensure compliance with building regulations.
- There are regular house fires in Bury and it is imperative that new dwellings comply with Section B5 of the Building Regulations as amended in 2000 and 2002.
- Paragraphs 189 to 197 of the NPPF are relevant to the proposal and relate to heritage.
- The building is constructed from heavy stone cills and stone lintels, which are typical of an industrial building with a slate roof. In 1881 the saw mills was in use by William Booth and has remained in the same family for over 150 years.
- I believe the Ramsbottom Conservation Area should be amended to include this building
- Concerned about the removal of tree numbered T1 in the arboricultural report.
- No site appraisal or character assessment has been submitted as part of the design and access statement.
- What is the BREEAM rating for the proposed dwellings?
- Has provision been made for at least 10% of the energy required to be secured from on site renewable source?
- The access road has a substandard footway and the overall width would be below the recommended width from the Health and Safety Executive. The proposal cannot be granted planning permission as the access cannot comply.
- Two businesses operate from the site and the application should be assessed against Policy EC2/2 and SPD14.
- The proposed dwellings do not enhance the townscape of the area.
- There are no semi-detached properties or dormers in the immediate vicinity
- I am deeply suspicious about the home office space - is this a fourth bedroom?
- Lean-to porches detract from the design and should be removed.
- Does Bury Council have a minimum requirement for gardens and rooms sizes?
- I like most other residents each own six foot of Caltha street and have attached land registry detail to confirm this.

The 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, pedestrian alterations, turning facilities and car parking.

**Drainage Section** - No response received.

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

**Conservation Officer** - No objections.

**United Utilities** - No objections, subject to the inclusion of condition relating to location of a

water main and submission of a drainage scheme.

**Waste Management** - No response.

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

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

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

EC2/2	Employment Land and Premises
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
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8	Woodland and Trees
EN8/2	Woodland and Tree Planting
HT2/4	Car Parking and New Development
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

### **Issues and Analysis**

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

**Principle** - The National Planning Policy Framework 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. There is a particular emphasis, as in previous national planning guidance, to identify 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 with 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.

Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity,

the nature of the local environment and the surrounding land uses.

The site is located within the urban boundary and there are residential properties to all boundaries. The proposed development would not conflict with the surrounding land uses and would be located in a sustainable location with regard to public transport and services. Therefore, the proposed development would be in accordance with Policy H1/2 of the Bury Unitary Development Plan.

**Design, layout and impact upon Conservation Area** - As the site is partly located within the Ramsbottom Conservation Area, it is necessary to consider the proposal in terms of the Town and Country Planning Listed Building and Conservation Act. In this regard proposals should either preserve or enhance the Conservation Area and in terms of policy consideration National Planning Policy Framework paragraphs 189-202 and Policies EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control of the Unitary Development Plan.

The north eastern corner of the site is located within the Conservation Area and the remainder of the site is outside it. The existing building was constructed in the mid nineteenth century. The building was considered at the time of the extension to the Conservation Area in 2007 and while it was of some interest, it was not considered to be of sufficient quality to warrant its protection. In the past 15 years, the building has deteriorated and has a negative impact upon the Conservation Area. As such, the demolition of the building would be acceptable and would enhance the character of the Conservation Area.

Four of the proposed dwellings would be located in a terrace in the northwestern part of the site, which is some 2.8 metres lower than Back Spring Street and one dwelling would be located in the north eastern part of the site. The proposed dwelling in the north east corner would be two storeys in height with additional living accommodation in the roof space and would be constructed from stone and slate. The proposed dwellings in the north western part, would be located at a lower level (2.8 metres lower) than the adjacent access road and the relationship between the proposed and existing dwellings would equate to one and a half storeys. Therefore, the proposed dwellings would not dominate the surrounding buildings and would be appropriate in terms of height and scale.

The proposed dwellings would be constructed from stone and slate, which would match the existing buildings and would complement the nearby conservation area. Three of the proposed dwellings would include dormers and porches. There are a variety of styles of dwellings in the locality and these proposed dwellings would be located outside of the conservation area. The proposed dwelling in the north eastern corner of the site would be located in the Conservation Area and has been designed to reflect the surrounding terraced properties. The use of dormers, porches, headers and cills would add visual interest to the elevations of the proposed dwellings. Therefore, the proposed development would not be a prominent feature in the streetscene and would preserve the character of the Conservation Area.

Therefore, the proposed development would be in accordance with Policies EN1/1, EN1/2, EN2/1, EN2/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

#### **Impact upon surrounding area**

The level of amenity space for each dwelling would be acceptable with rear yards and front and side gardens being provided. Space has been allocated within the rear yards and side gardens for the storage of bins and a collection point would be provided near the entrance gates.

Parking for 10 cars would be provided within the site, 8 would be located behind the row of 4 properties and a further 2 at the side of the detached property with an area for vehicles to manoeuvre within the site which would be an acceptable arrangement.

Access would continue to be taken off Spring Street and Caltha Street as currently exists and given the scale of development for 5 no. dwellings it is considered the traffic generation

would not be to a significant level to impact on the highway network of the surrounding area.

In terms of a drainage solution for the site, a condition would be included to provide a drainage scheme which will need to be carried out in accordance with the hierarchy for drainage and will also require details for the protection of the watercourse. United utilities have raised no objection in principle subject to conditions.

Therefore, it is considered that the proposed development would not have an adverse impact upon the surrounding area, subject to conditional control. Therefore, the proposed development would be in accordance with Policies H2/1, H2/2, EN1/2, EN2/1, EN2/2 and EN5/1 of the adopted Unitary Development Plan.

**Impact upon residential amenity** - SPD6 provides guidance on aspect standards between residential properties and is relevant in this case. The SPD states that there should be 13 metres between a habitable room window and a two storey blank gable and 6.5 metres between a habitable room window and a single storey blank gable.

There would be 9.2 metres from the rear elevation of No. 18 Spring Street to the gable elevation of the proposed dwellings. The proposed dwellings would be set 2.8 metres lower than the access track and 1 and a half storeys of the dwellings would be visible. As such, the distance of 9.2 metres would be between the two aspect standards and would be acceptable. As such, the proposed dwellings would not have an adverse impact upon the amenity of the neighbouring properties.

There would be 21.5 metres between the proposed dwellings, which would provide good levels of privacy to the future occupiers.

There would be 14 metres from the rear elevation of No. 146 Bolton Road to the blank rear elevation of the proposed dwelling, which would be in excess of the aspect standard of 13 metres.

Therefore, the proposed development would not have a significant adverse impact upon the residential amenity of the adjacent properties and would be in accordance with Policy EN1/2 of the Bury Unitary Development Plan.

## **Ecology**

A bat survey has been submitted with the application, which concludes that the smaller building is of low risk and no further survey work is required. The larger building is of moderate risk and an emergence survey is required.

Other ecological issues relating to nesting birds, proximity to a watercourse and ecological enhancement measures can be dealt with via condition.

### Bats

Further bat surveys have been carried out as recommended in the preliminary survey report. No evidence of bats roosting was detected but high levels of bat activity recorded, including behaviour indicative of bats investigating bat roost opportunities around the building and concludes that reasonable avoidance measures should be applied to any permission as detailed in the report. GMEU accept these findings and recommend a condition that reasonable avoidance measures and enhancement of the site for bats.

### Nesting Birds

The bat and bird assessment identified probable nesting birds on the buildings to be demolished. There is also potential bird nesting habitat on the wider site. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. GMEU therefore recommend a condition to restrict the timings of any tree/vegetation removal.

### Invasive Species

The development is adjacent to a watercourse a high-risk habitat for Japanese knotweed

and Himalayan balsam. No information has been provided as part of this application. The risks are however low as the development proposals are restricted primarily to hardstanding with no direct impact to the Brook channel. GMEU are therefore satisfied that an informative is all that is required for this particular development proposal to advise the applicant of their responsibilities under the Wildlife and Countryside act 1981(as amended) and if any such species would be disturbed as a result of this development a suitably experienced consultant should be employed to advise on how to avoid an offence.

#### Protection of Watercourse

There is a moderate to high risk during and post development of negative impacts from debris, dust, sediment and pollutants entering the watercourse. GMEU therefore recommend a method statement is put in place to protect the Brook during demolition and construction e.g. temporary fencing, silt traps etc. This can be conditioned. Further information on surface water drainage post development should also be provided. This can also 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. There appears to be limited loss of vegetated habitats, restricted to one tree. Species impacts include loss of bird nesting and bat roosting opportunities. Mitigation should be provided for loss of the tree and bird and bat roosting opportunities which can include integrated bat boxes, soffit/ridge accesses and externally fitted boxes, as advised in the Bat Dusk Survey Results.

GM Ecology Unit have no objections to the proposed development, subject to the inclusion of conditions relating to bats, nesting birds, protection of the watercourse and informatives relating to invasive species.

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

**Trees** - A tree survey has been submitted as part of the application and identifies two trees to be removed. Tree T1 has been identified as a tree of poor quality and as such, there would be no objection to the removal of the tree. One tree within Group G1 would be removed as a result of the proposal. All the remaining trees along the northwestern boundary would be retained and the loss of a single tree would not impact upon the visual amenity of the area. As such, the proposed development would not have an adverse impact upon the streetscene or the character of the Conservation Area.

**Highways issues** - The proposed development would maintain access to the existing properties that front onto Bolton Street. The visibility splays at the junction with Caltha Street would be acceptable. The Traffic Section has no objections, subject to the inclusion of conditions relating to the implementation of turning facilities and car parking. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies H2/2 and HT2/4 of the adopted Unitary Development Plan.

**Parking** - SPD11 states that the maximum parking spaces should be 2 spaces per 3 bedroom dwellings, which equates to 10 spaces. The proposed development would provide 10 parking spaces and as such, would comply with the maximum parking standards. Therefore, the proposed development would be in accordance with Policy HT2/4 of the adopted Unitary Development Plan and SPD11.

#### **Response to objectors**

- The issues relating to heritage, design, drainage, trees and materials have been addressed in the main report.
- The Conservation Officer has been consulted and provided comments on the proposal.
- The existing buildings were considered at the time of the extension to the Conservation Area in 2007 and while they were of some interest, they were not considered to be of

- sufficient quality to warrant their protection.
- The loss of a view and issues relating to construction are not material planning considerations.
  - The issues relating to compliance with the Building Regulations and the width of the road for construction are not relevant to planning and would be addressed through the respective organisations - Building Inspectors or the Health and Safety Executive.
  - There is no policy in place that requires 10% of the energy to be provided from renewable sources.
  - Home working has become more prevalent since the pandemic and it is common to see home offices. In any case, should this room be used as a bedroom, the proposed development would comply with the aspect standards.
  - Currently, there are no minimum standards for rooms and gardens adopted by the Council.
  - United Utilities have no objections to the proposals, which include the surface water run off system.
  - The applicant has served notice on the objector who owns 6 feet of Caltha Street.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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 bb2-00, bb2-01, bb2-02, bb2-03, bb2-04, bb2-05, bb2-06, bb2-07, bb2-08 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. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site, and; The approved contamination testing shall then be carried out and validatory evidence (soil descriptions, laboratory certificates, photographs etc) 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.

7. Where during any works on site, unforeseen contamination is suspected or found, or contamination is caused, works on the site shall cease and the Local Planning Authority shall be notified immediately. The developer shall then produce a risk assessment and submit remediation proposals, if required, for approval to the Local Planning Authority. On approval of the remediation strategy, the development shall then be carried out in accordance with the approved details and process including any required timescales.

Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

8. Prior to the removal of the tree(s) permitted by this approval, a survey shall be conducted, and the survey results established as to whether the affected trees are utilised by bats or owls. A programme of mitigation shall be submitted to and approved in writing by the Local Planning Authority and all mitigation measures shall be fully implemented prior to the commencement of the works and to remain in situ on the site for an agreed period of time.

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.



9. 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 to the Local Planning Authority that no active bird nests are present. 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. A landscaping scheme for hard and soft landscaping shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include native tree and shrub planting and include the Reasonable Avoidance Measures for bats in accordance with Section 6.1 to 6.4 of the submitted Dusk Survey Results Report dated July 2023 by Tyrer Ecological Consultants Ltd for the provision of bat boxes and/or soffit/ridge access in the roofs within the new development. . The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season. 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.
10. No development, demolition, site clearance, earth moving shall take place or material or machinery brought on site until a method statement to protect the unnamed watercourse from accidental spillages, dust and debris has been supplied to and approved in writing by the Local Planning Authority. All the approved measures must be implemented before construction commences and maintained for the duration of the construction period. Details of the protection of the watercourse from surface water drainage post development shall also be submitted for approval. Reason. No details have been provided at application stage. To ensure a safe and satisfactory development of the site and ensure the protection of the watercourse from any pollutants and construction disturbance which may cause risk, pursuant to chapter 15 - Conserving and enhancing the natural environment of the NPPF.
12. 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.

13. No construction shall commence until details of the means of ensuring the water main that is laid within the site boundary is 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 main 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 pursuant to the principles of chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

14. 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 the site on Spring Street and abutting the site (the unadopted Caltha Street) in the event that subsequent remedial works are required following demolition works, construction of the development/boundary treatment and as a result of any statutory undertakers connections to the new dwellings;
- Access point for demolition/construction traffic from the adopted highway/unadopted Caltha Street;
- Site hoardings (if proposed) clear of the approved turning facility and any access to the adjacent residential properties;
- Hours of operation and number of vehicle movements;
- A scheme of appropriate warning/construction traffic signage in the vicinity of the site and its access from Spring Street;
- Parking on site (or on land under the applicant's control) of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this;
- Delivery management arrangements to ensure that such vehicles do not obstruct the adopted highway or access to the adjacent residential properties;
- 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 demolition and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of the both periods. The areas identified shall not be used for any other purposes other than the parking of vehicles and storage of demolition/construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being occupied.

Reason. Information not submitted at application stage. To 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.

15. The development hereby approved shall not be first occupied unless and until the pedestrian and vehicular access alterations, gate set back from Caltha Street and bin storage arrangements indicated on approved plan reference bb2-03 have been

implemented to the satisfaction of the Local Planning Authority and thereafter maintained.

Reason. To ensure good highway design and secure satisfactory pedestrian and vehicular access to the development, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN2/2 - The Layout of New Residential Development and HT6/2 - Pedestrian/Vehicular Conflict.

16. The turning facilities on Caltha Street indicated on approved plan reference bb2-03 shall be provided before the development, other than the demolition of the existing buildings, is commenced and shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety Bury Unitary Development Plan Policies EN2/2 - The Layout of New Residential Development and HT6/2 - Pedestrian/Vehicular Conflict.

17. The car parking indicated on indicated on approved plan reference bb2-03 shall be surfaced, demarcated and made available for use prior to the development hereby approved being occupied and thereafter maintained at all times.

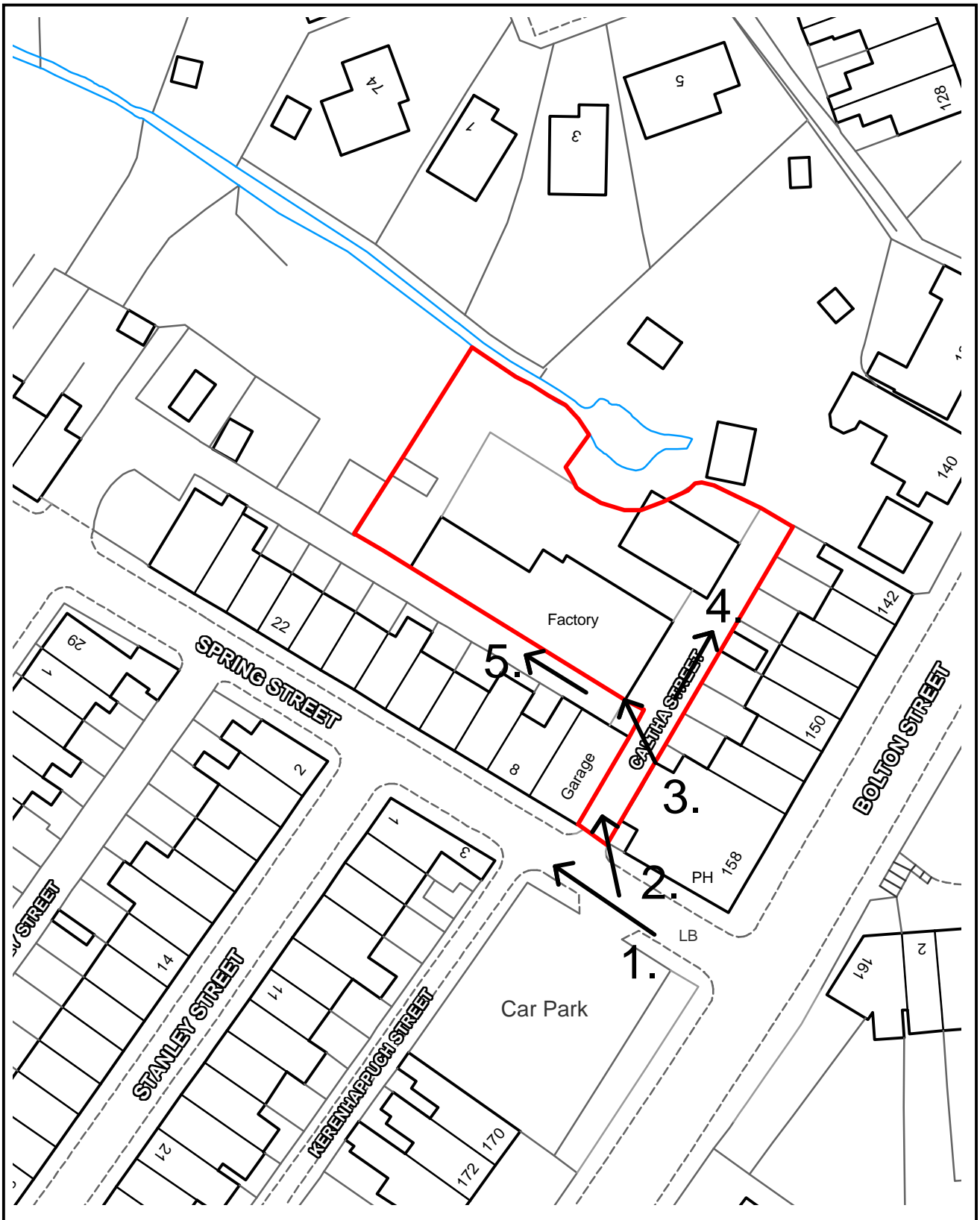
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

18. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.

Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

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

# Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 68578

ADDRESS: Saw Mills, off Spring Street, Ramsbottom



**Bury**  
COUNCIL

Planning, Environmental and Regulatory Services

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



68578

Photo 1



Photo 2





68578

Photo 3



Photo 4





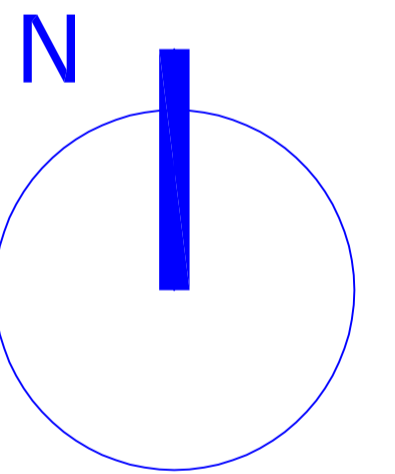
68578

Photo 5





Survey by Chris Partington Land Surveyors  
and reproduced with their permission.



This drawing and design concept is the property of PPY design. It should not be reproduced without written permission



Spring Street Sawmills scale 1:250@A1  
Spring Street August 2011  
Ramsbottom BL0 9JQ

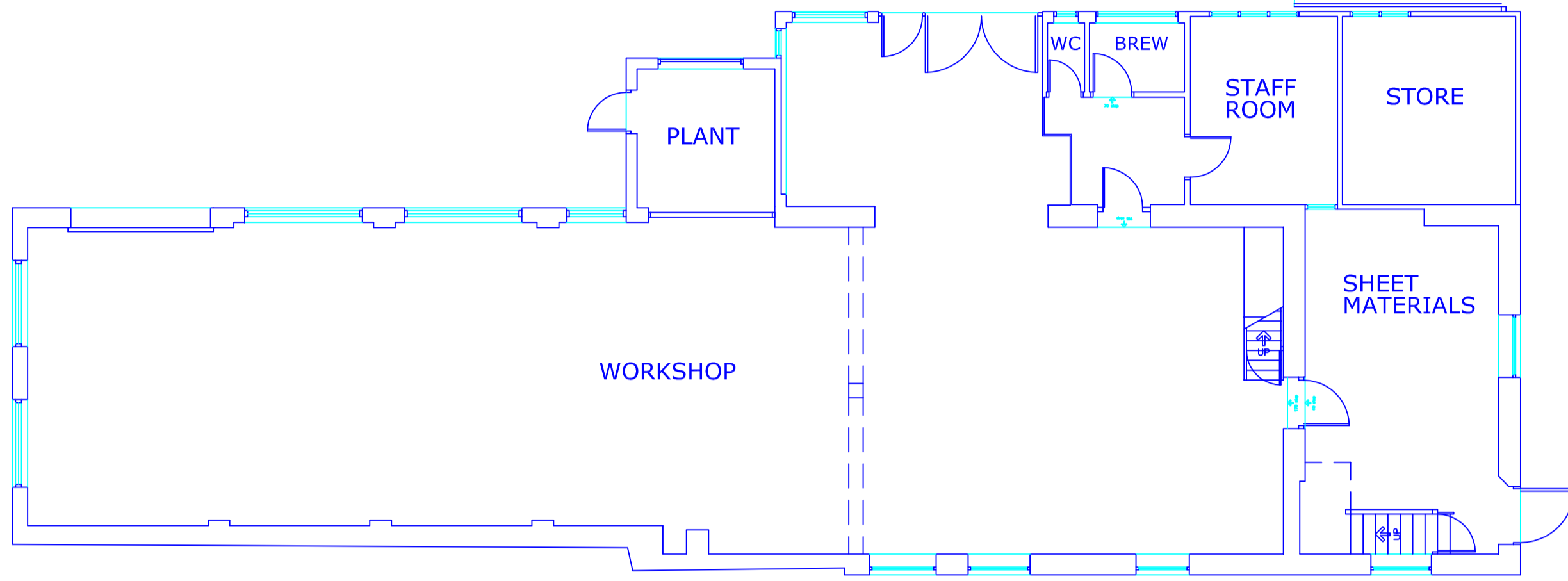
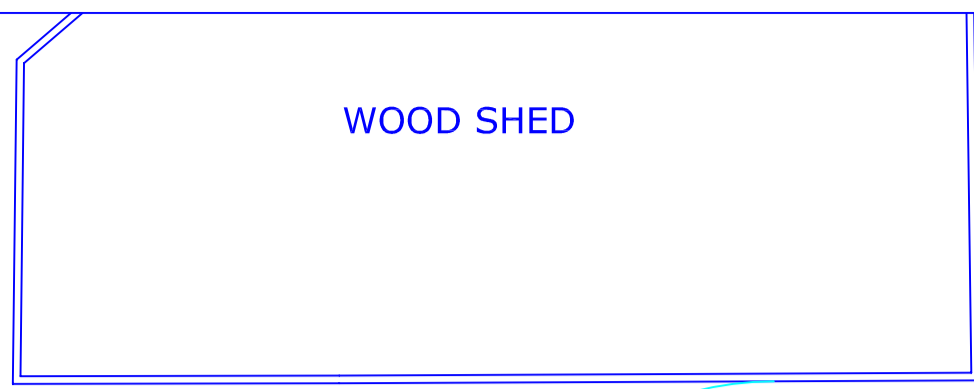
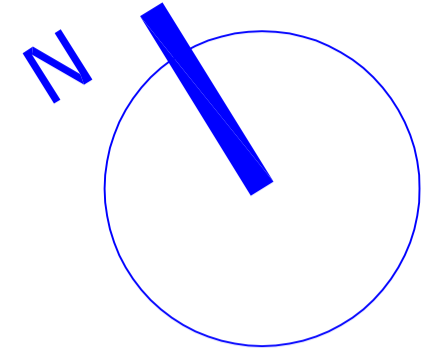
bb2-01 Existing Site Plan

**PPY design Ltd**

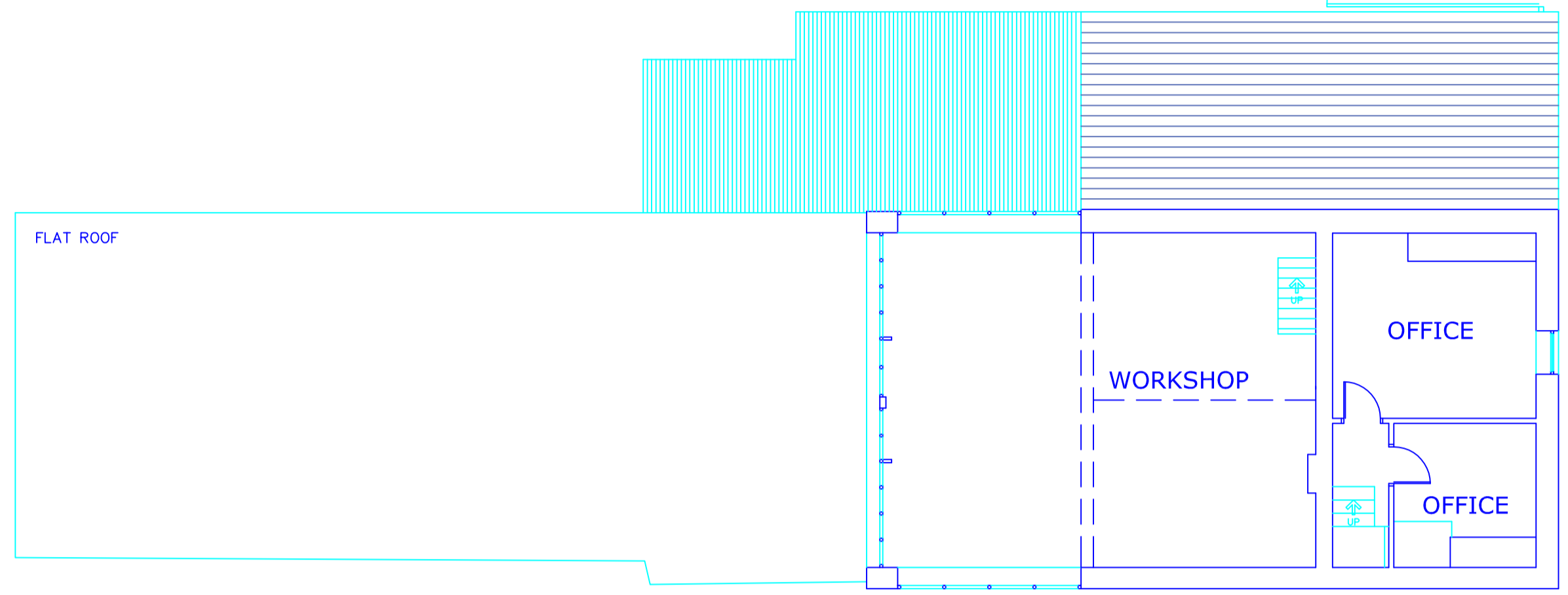
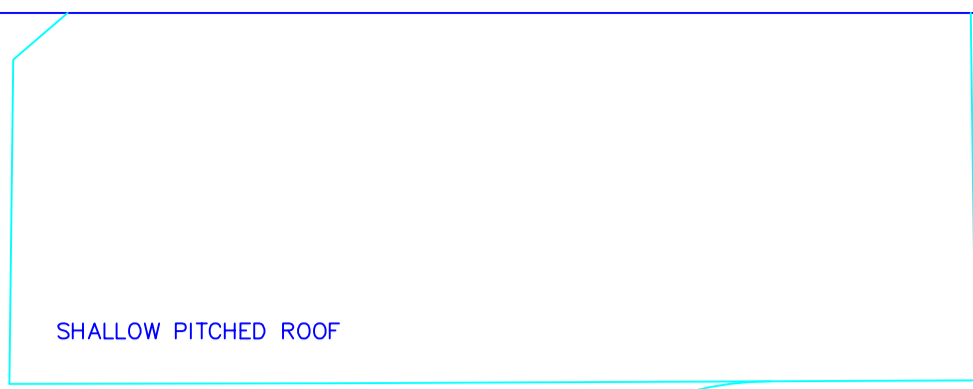
2 Helmshore Road, Holcombe Village  
Ramsbottom, Lancashire BL8 4PA

Gary Dearden BAC(hons) DipArch RIBA  
gary@ppy-design.co.uk www.ppy-design.co.uk  
tel/ fax 01706 822731 mobile 07712 669482

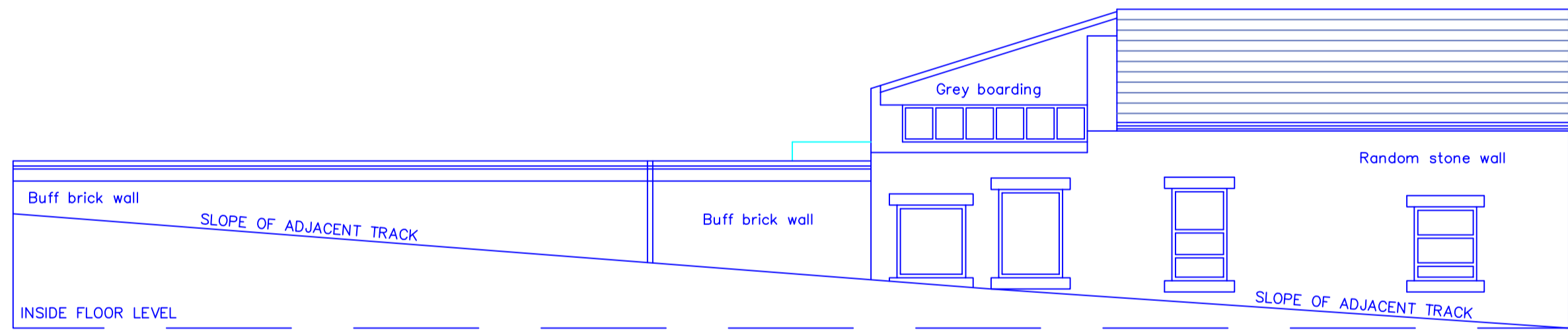




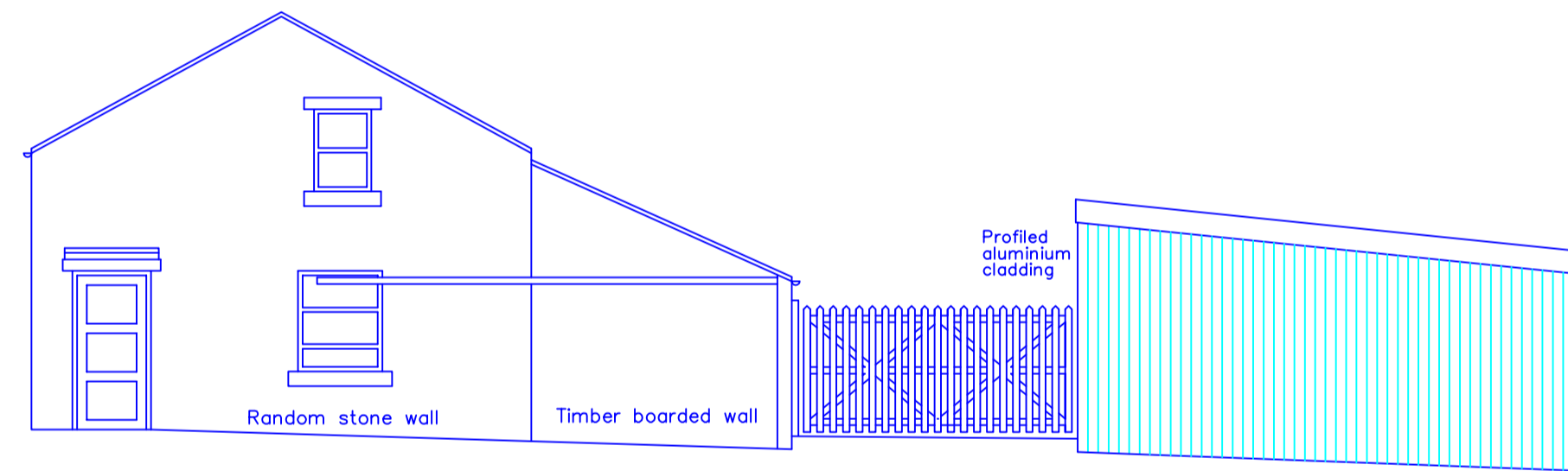
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

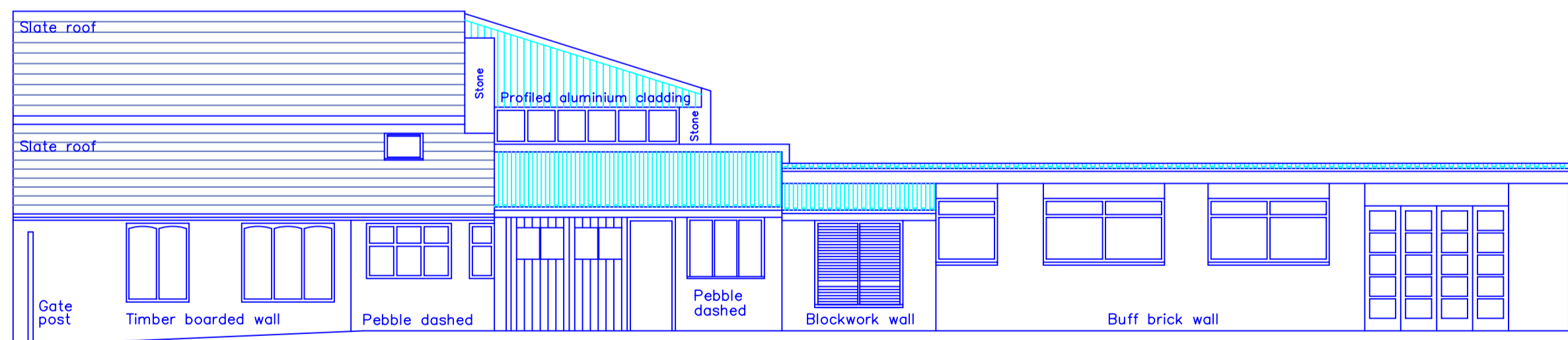


EXISTING SOUTH WEST ELEVATION  
along back Spring Street

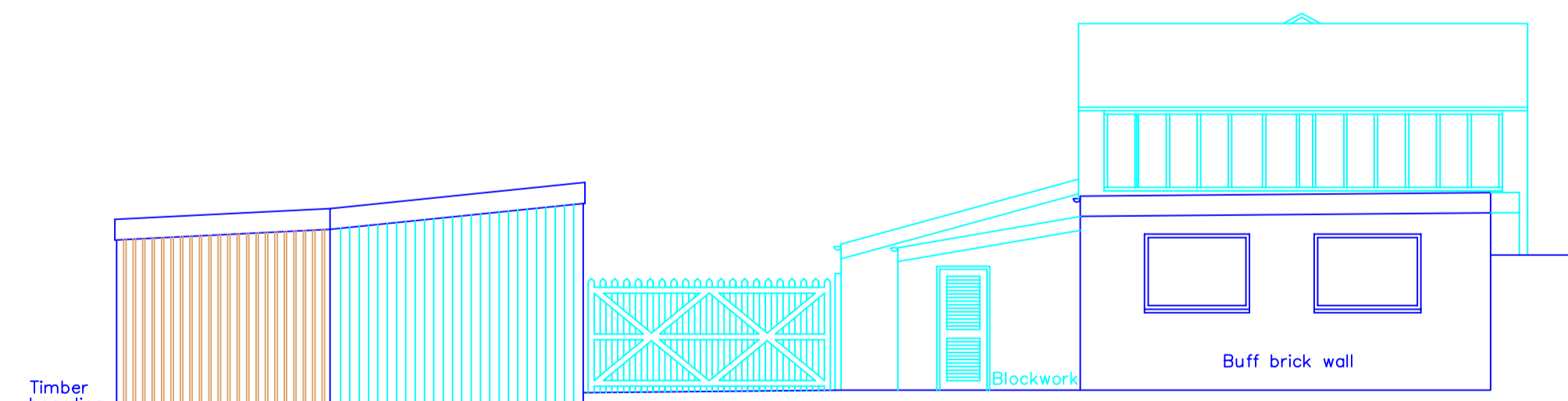


EXISTING SOUTH EAST ELEVATION  
along Caltha Street

WOOD SHED

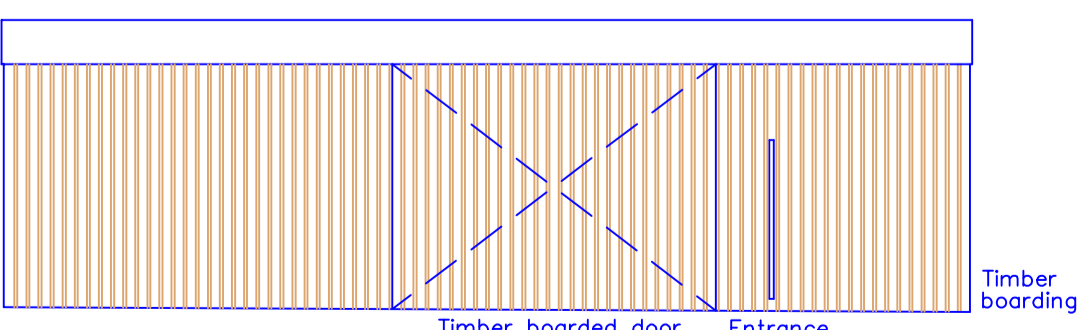


EXISTING NORTH EAST ELEVATION

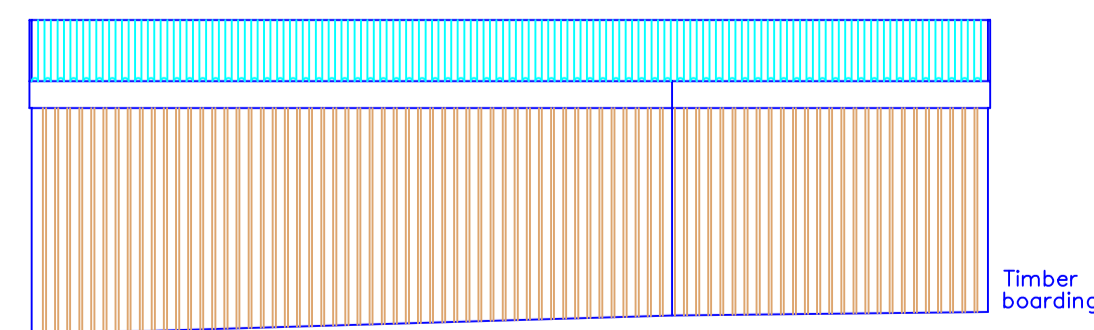


WOOD SHED

EXISTING NORTH WEST ELEVATION



EXISTING ELEVATION FRONT WOOD SHED



EXISTING ELEVATION REAR WOOD SHED

This drawing and design concept is the property of PPY design. It should not be reproduced without written permission

0 1 2 3 4 5 6 M

Spring Street Sawmills  
Spring Street  
Ramsbottom  
BL0 9JQ

scale 1:100@A1  
September 2011

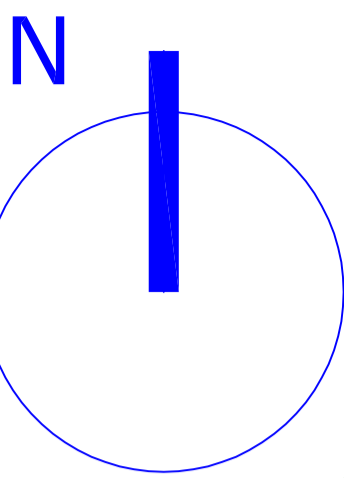
bb2-02 Existing Floor plans and Elevations

PPY design Ltd

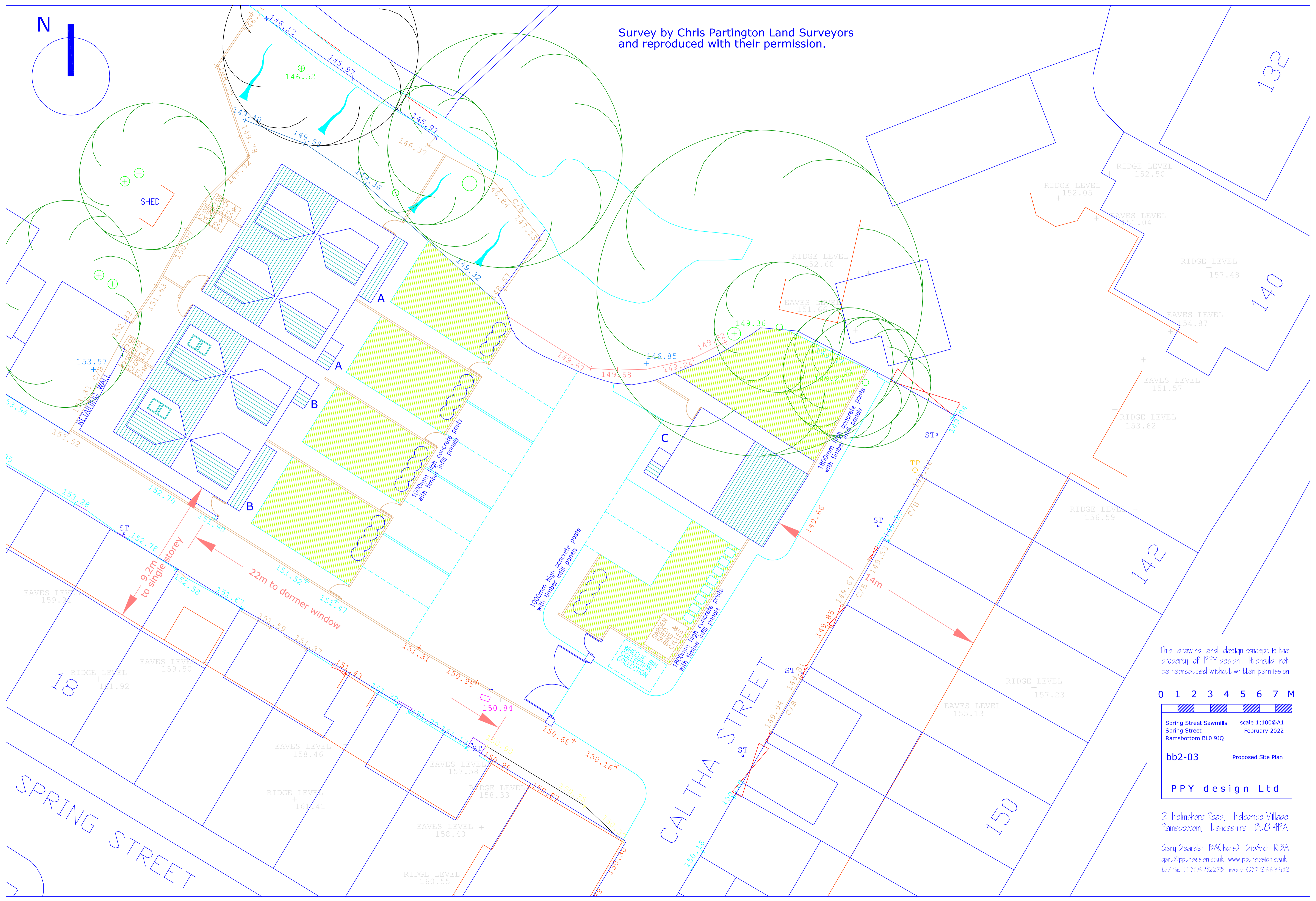
2 Helmshore Road, Holcombe Village  
Ramsbottom, Lancashire BLB 4PA

Gary Dearden BArch (hons) DipArch RIBA  
gary@ppy-design.co.uk www.ppy-design.co.uk  
tel/ fax 01706 822731 mobile 07712 669482





Survey by Chris Partington Land Surveyors and reproduced with their permission.



This drawing and design concept is the property of PPY design. It should not be reproduced without written permission

0 1 2 3 4 5 6 7 M

Spring Street Sawmills scale 1:100@A1  
 Spring Street February 2022  
 Ramsbottom BL0 9JQ

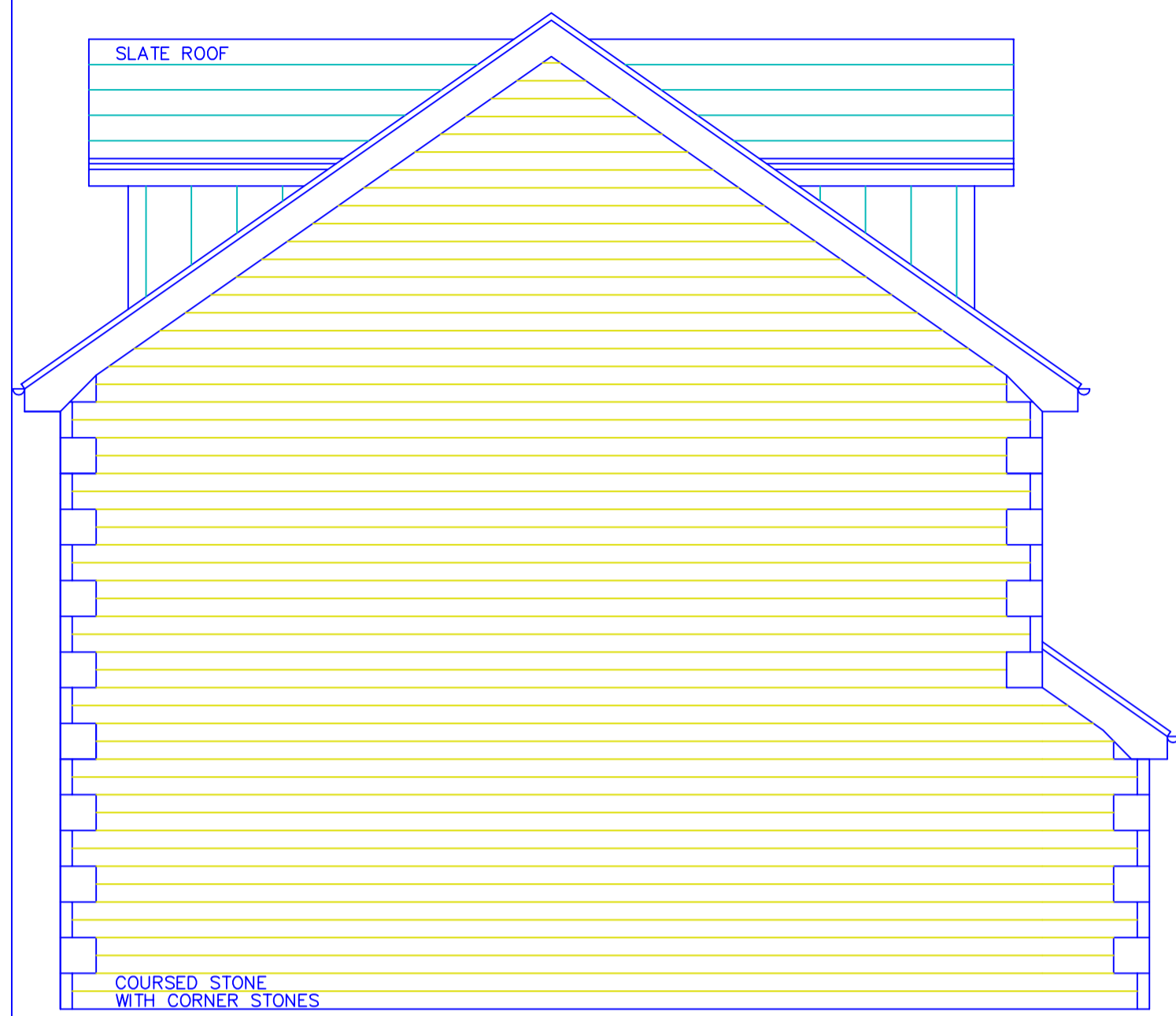
bb2-03 Proposed Site Plan

PPY design Ltd

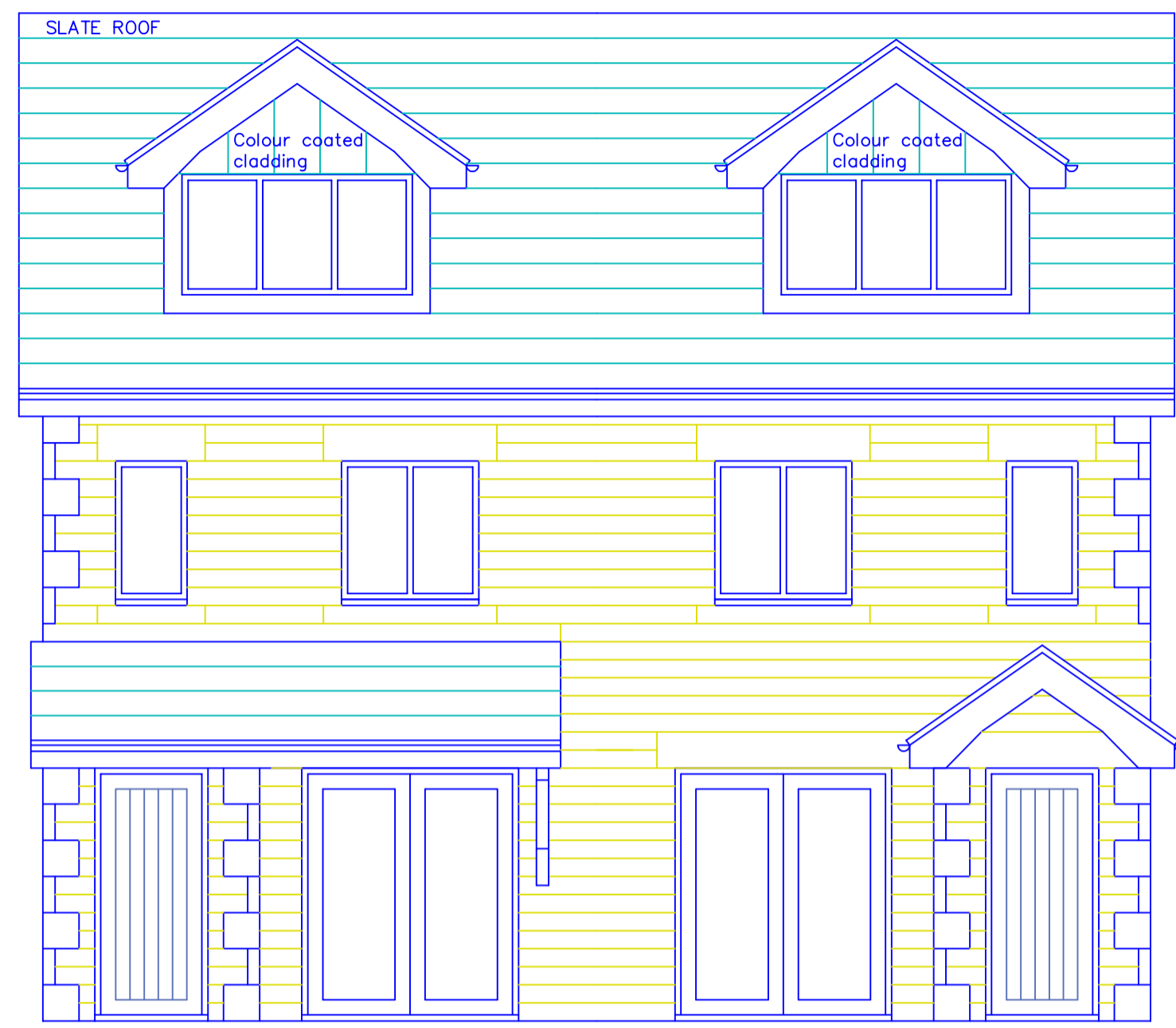
2 Helmshore Road, Holcombe Village  
Ramsbottom, Lancashire BL8 4PA

Gary Dearden (BA(hons) DipArch RIBA  
gary@ppy-design.co.uk www.ppy-design.co.uk  
tel/fax 01706 822731 mobile 07712 669482

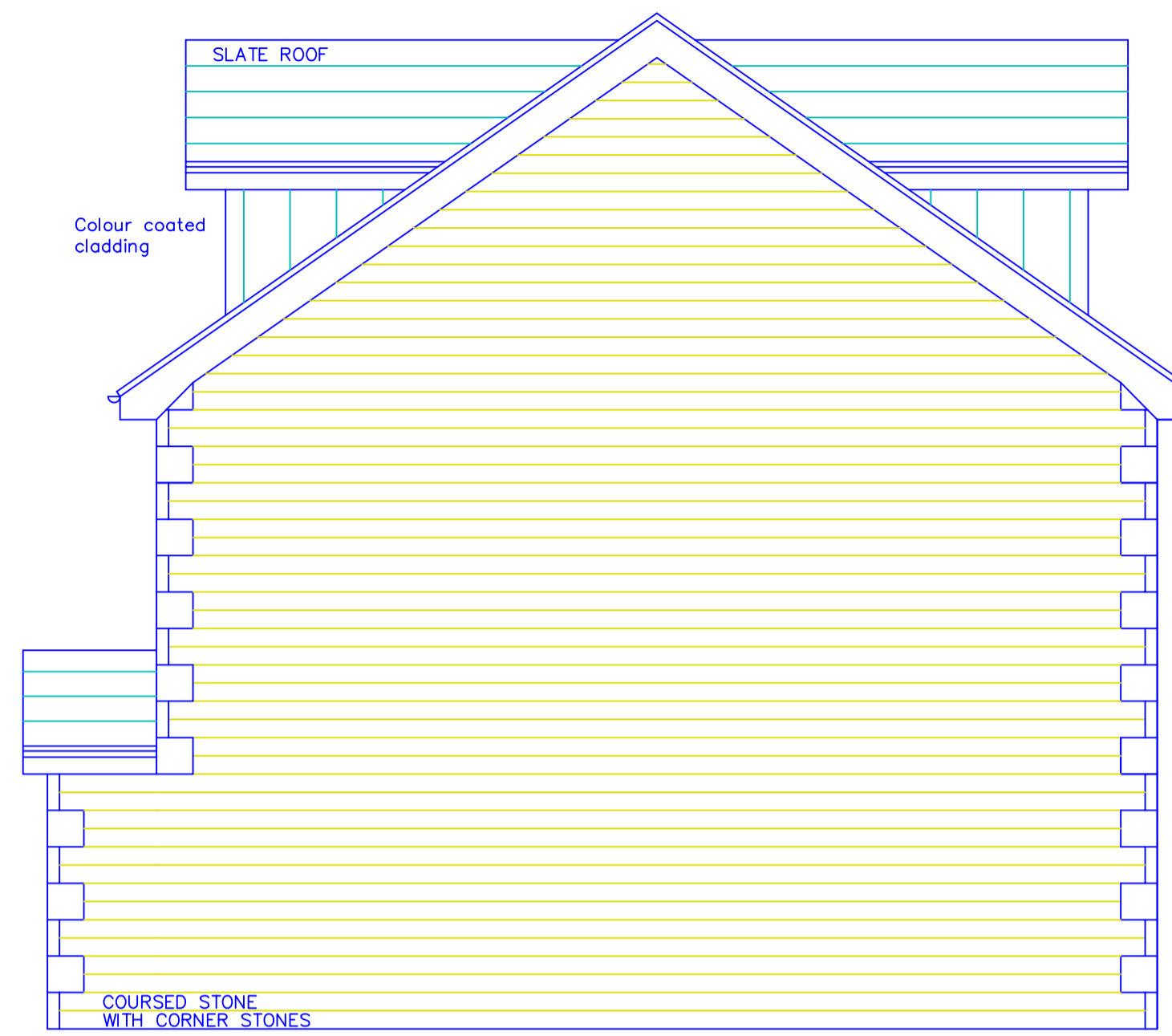




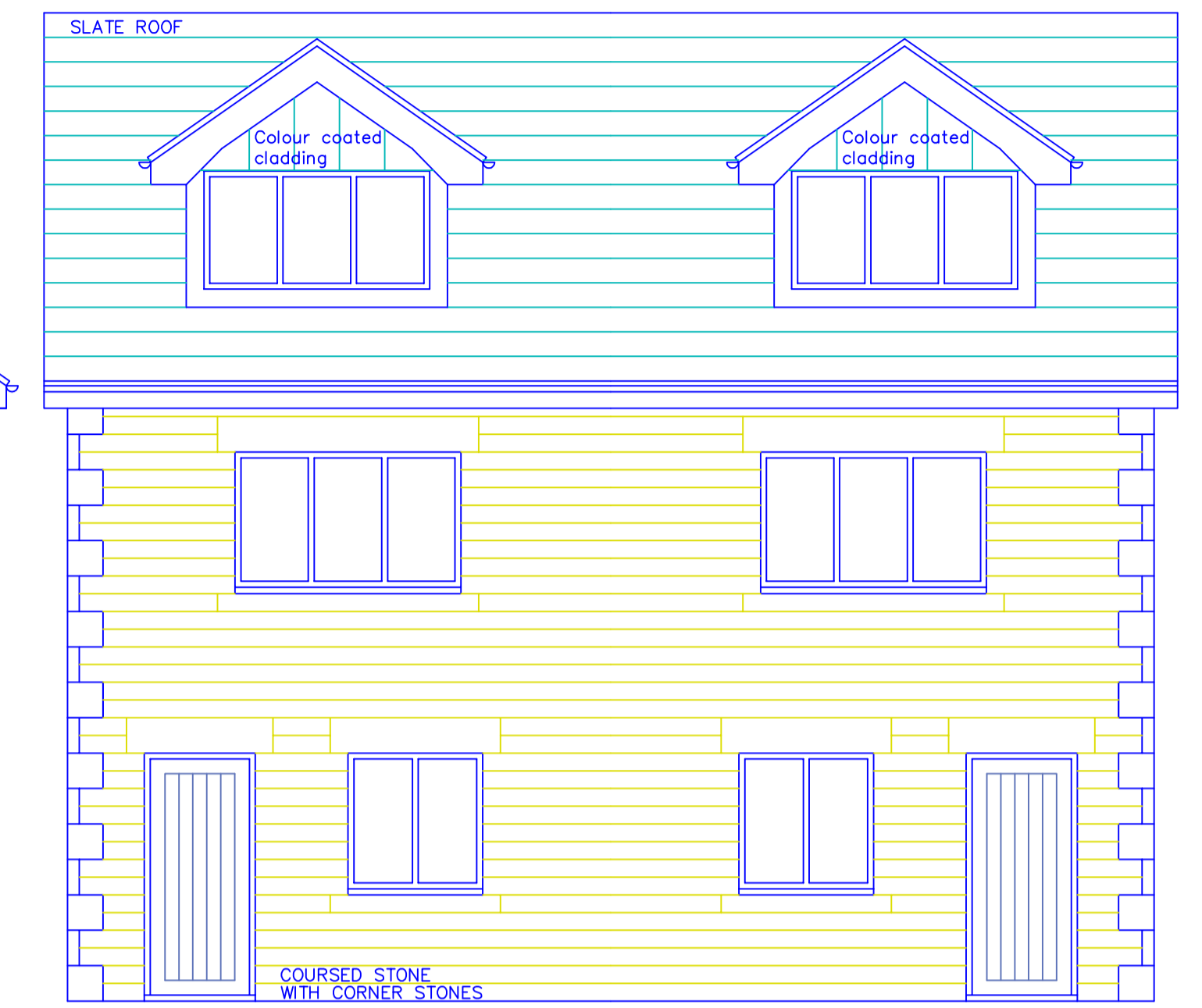
PROPOSED SIDE ELEVATION



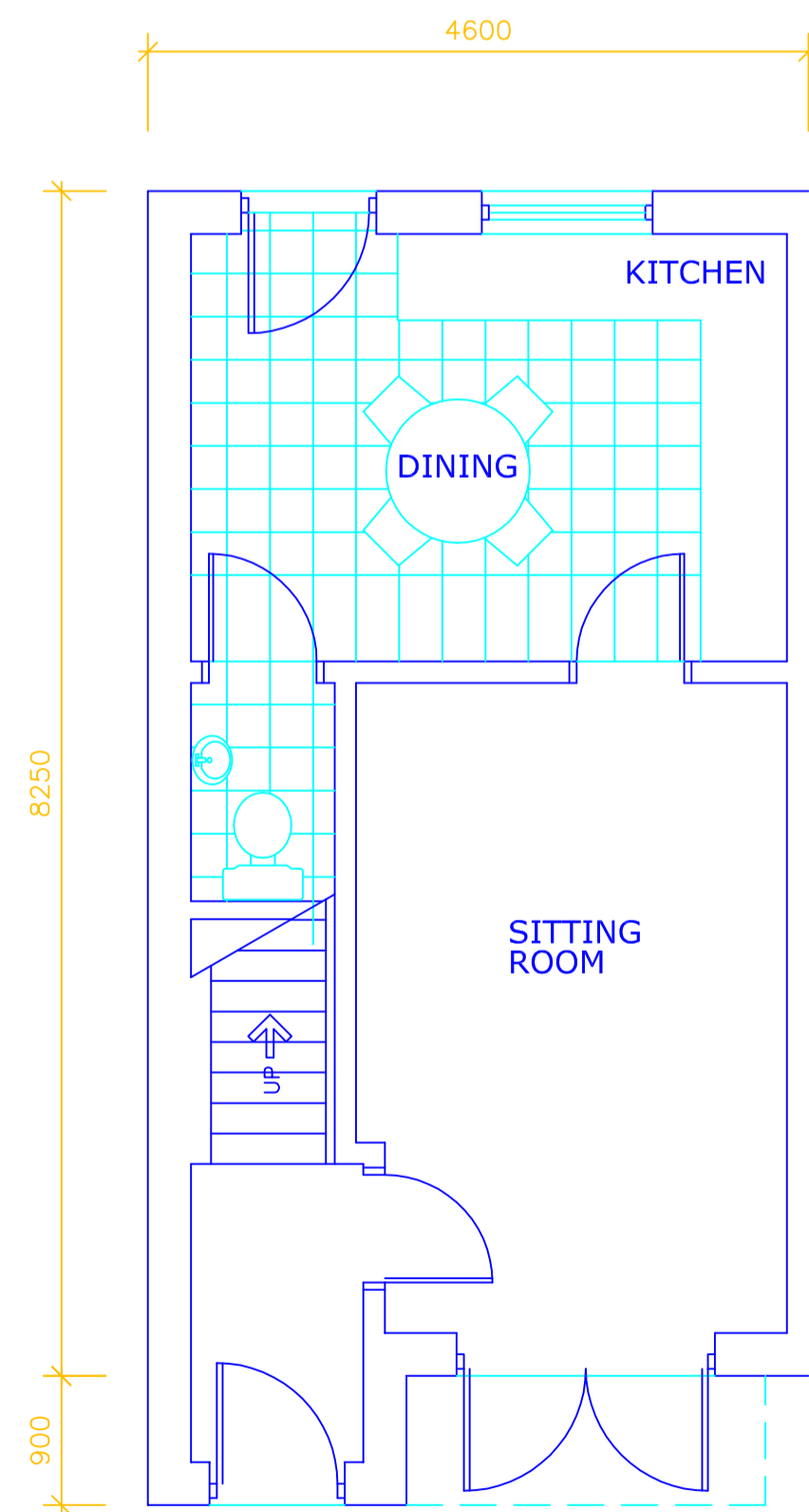
PROPOSED FRONT ELEVATION



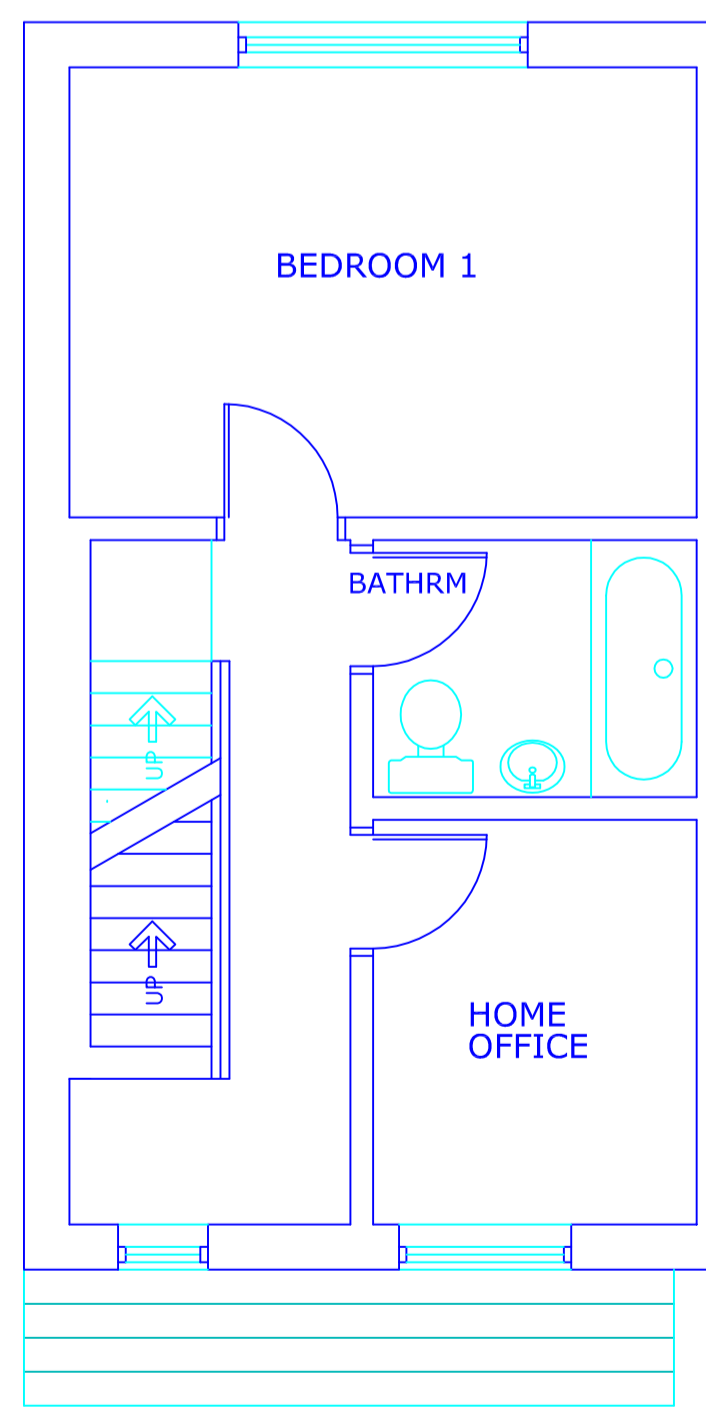
PROPOSED SIDE ELEVATION



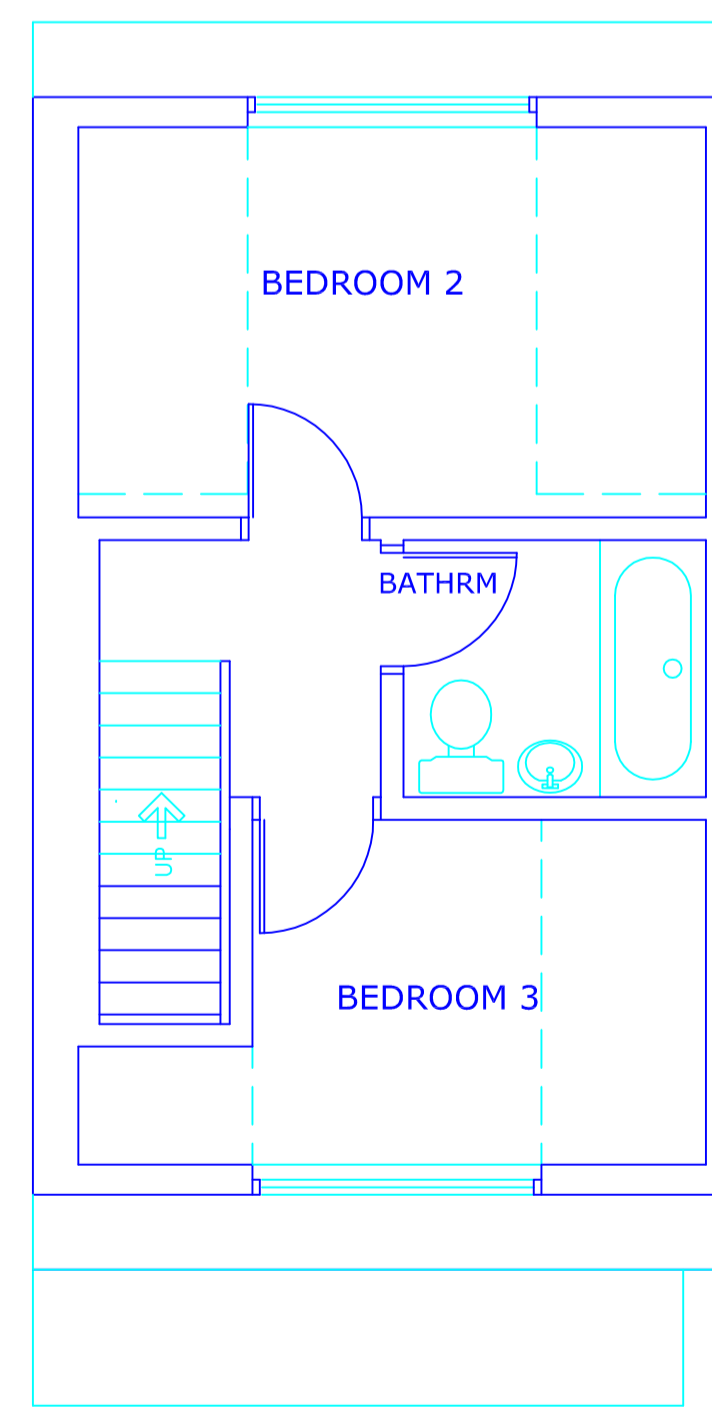
PROPOSED REAR ELEVATION



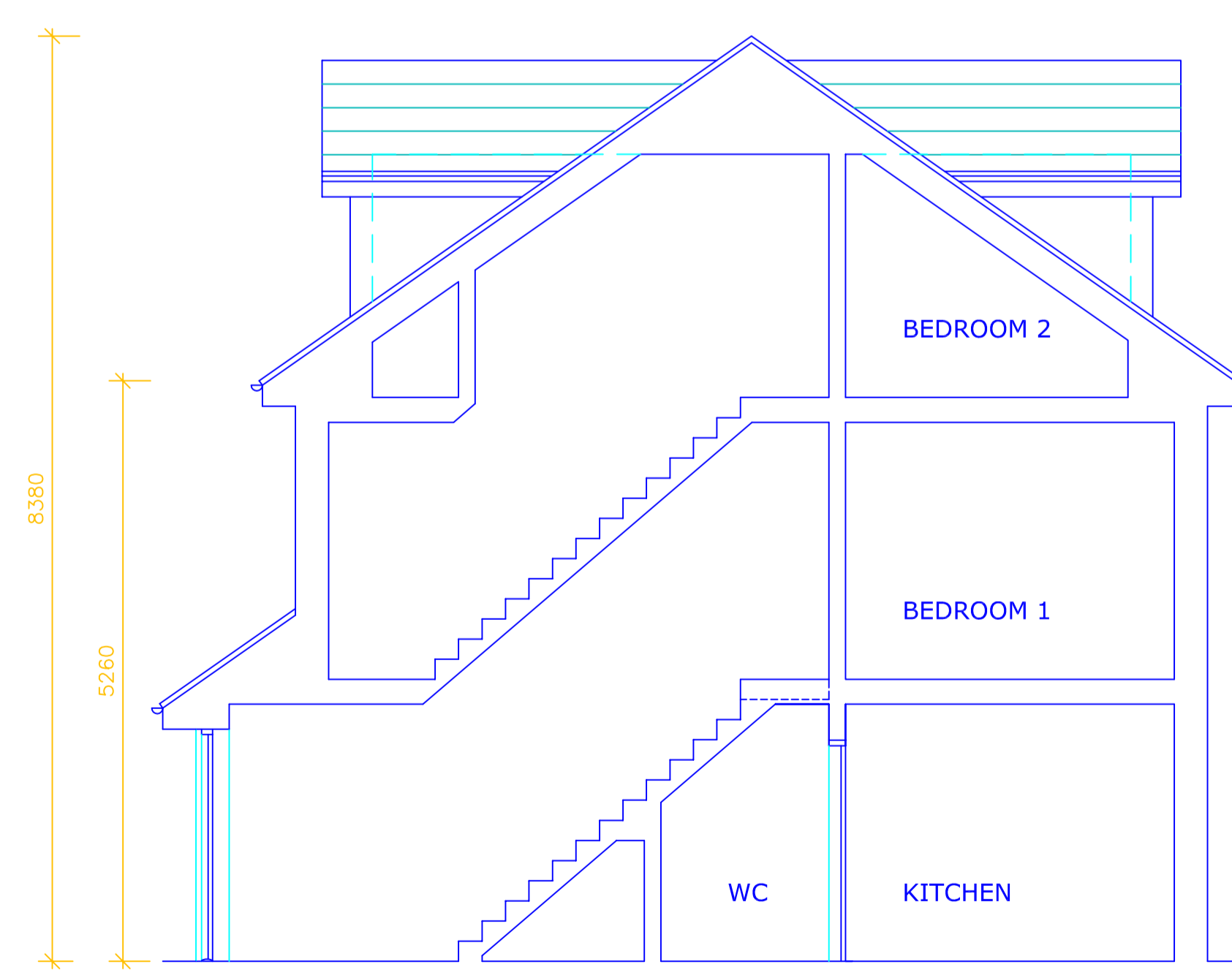
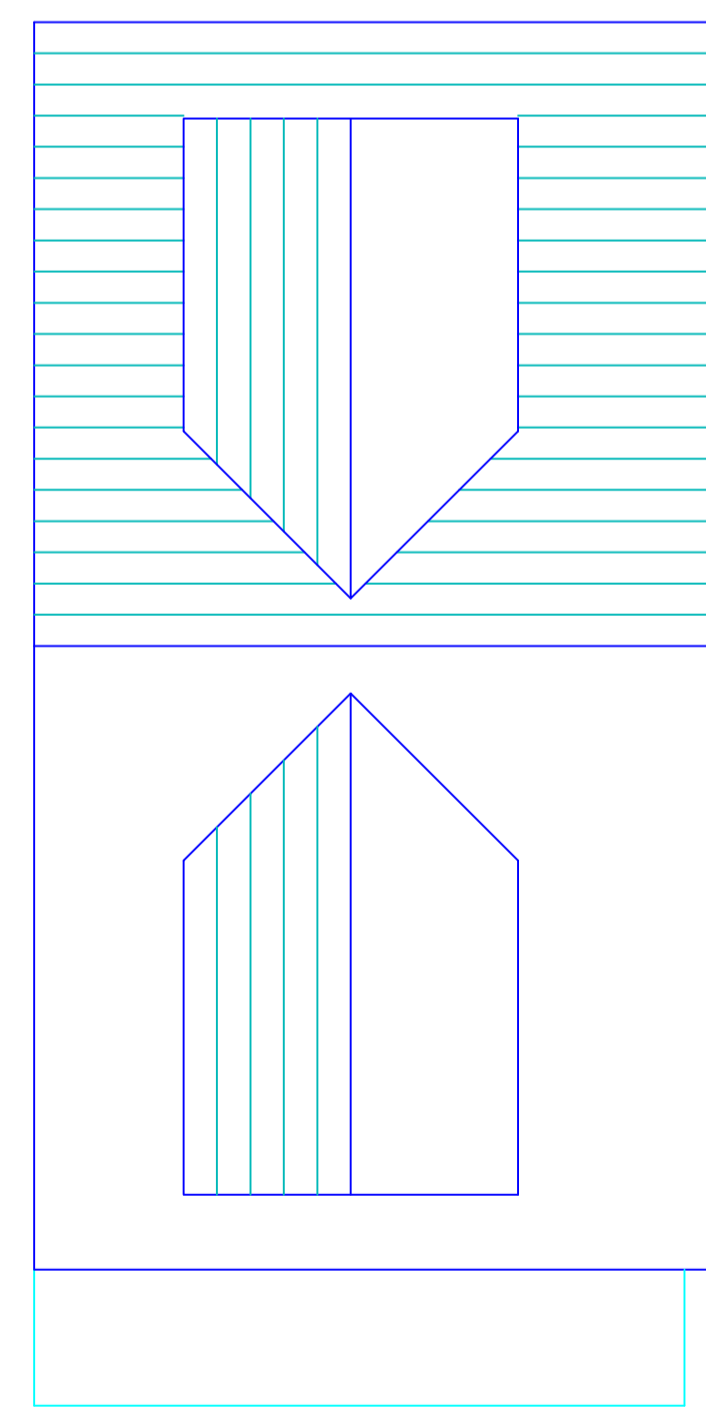
PROPOSED PLAN GROUND FLOOR



PROPOSED PLAN FIRST FLOOR



PROPOSED PLAN SECOND FLOOR



PROPOSED SECTION

A Dormers lowered 120mm 03.09.2022

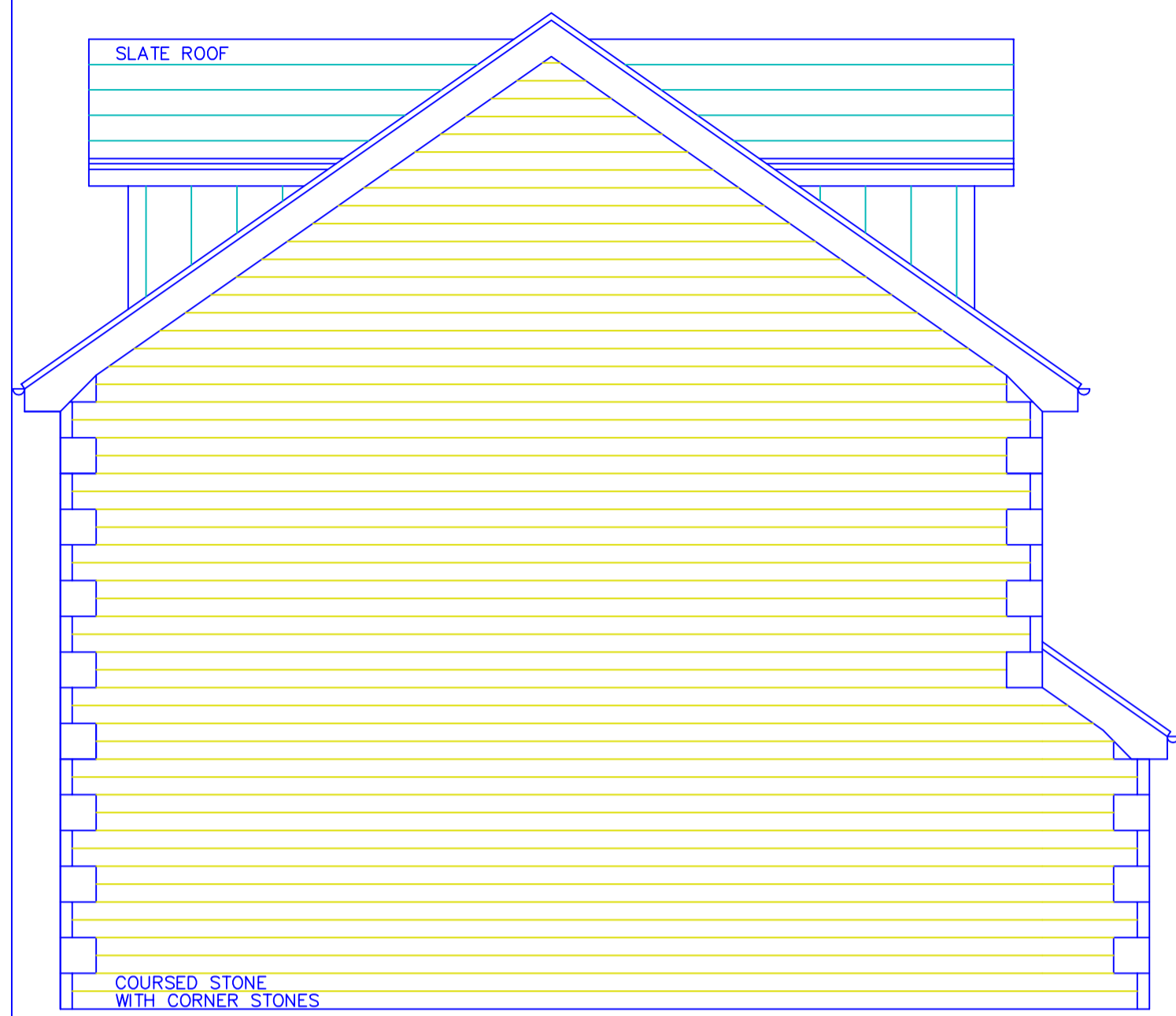
This drawing and design concept is the property of PPY design. It should not be reproduced without written permission

0 1 2 3 M

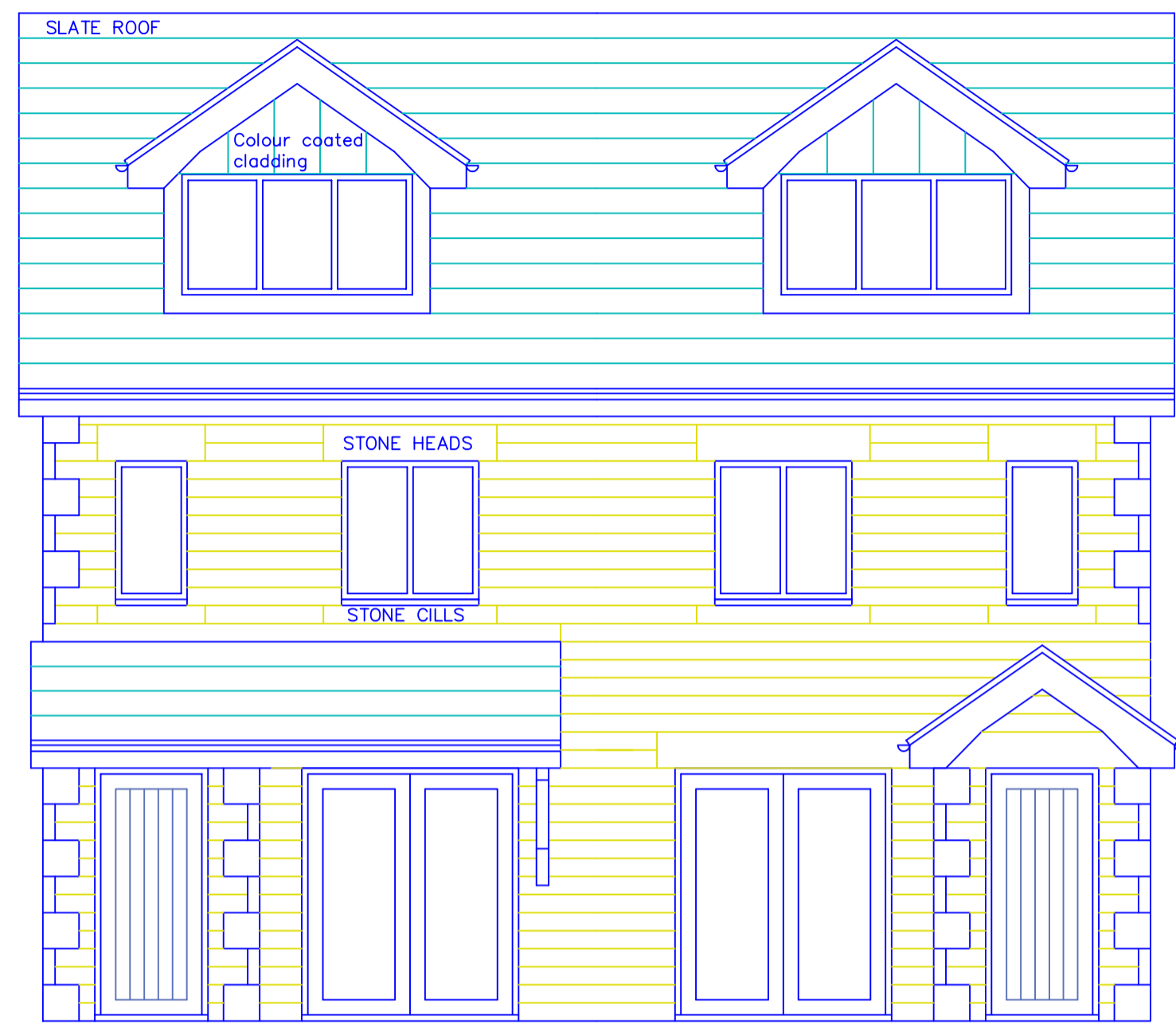
Spring Street Sawmills Spring Street Ramsbottom BL0 9JQ	scale 1:50@A1 September 2011
<b>bb2-04A</b>	House Type A
<b>PPY design Ltd</b>	

2 Helmshore Road, Holcombe Village  
Ramsbottom, Lancashire BL8 4PA

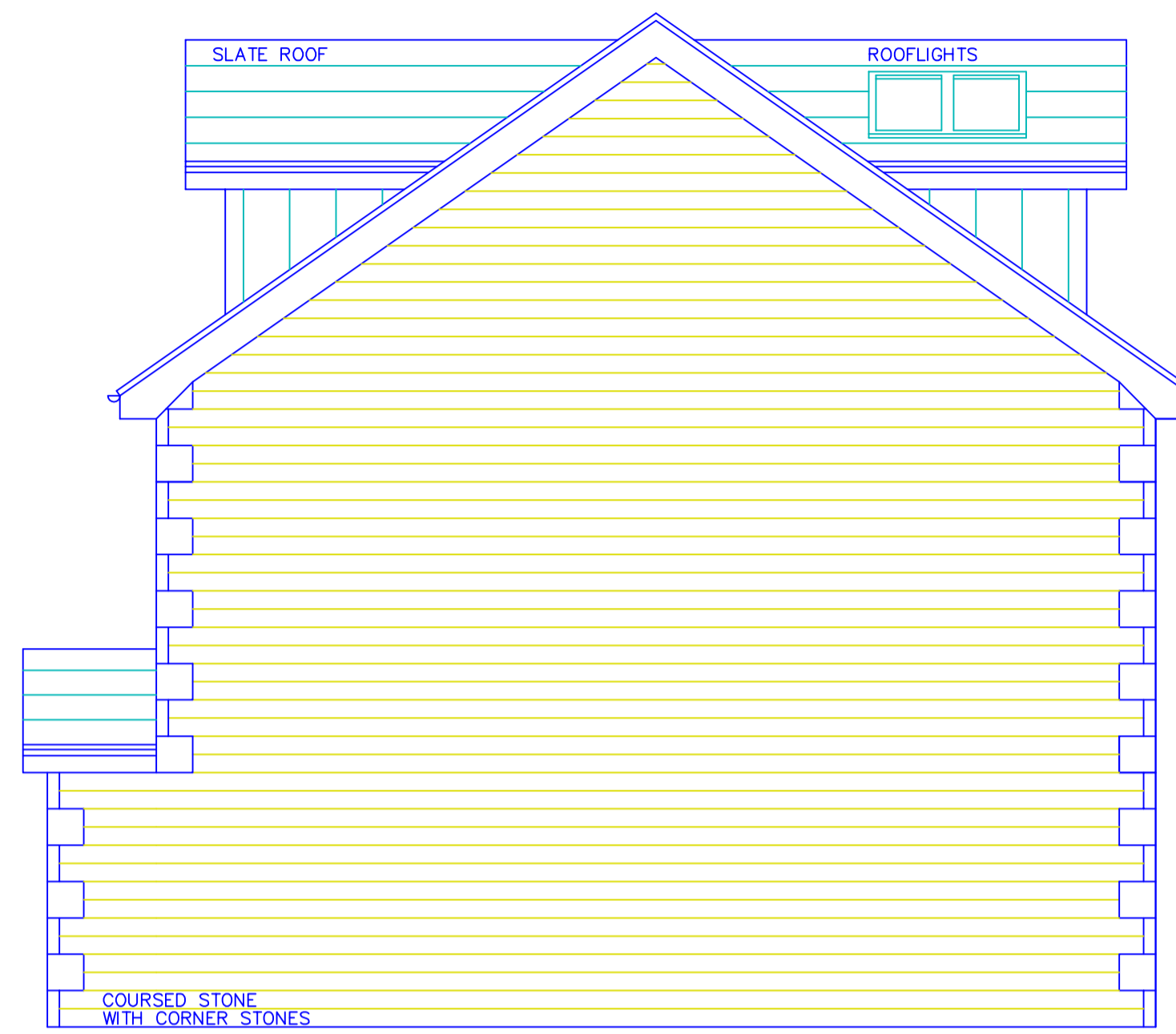
Gary Dearden BAC(hons) DipArch RIBA  
gary@ppy-design.co.uk www.ppy-design.co.uk  
t. 01706 822751 m. 07712 669482



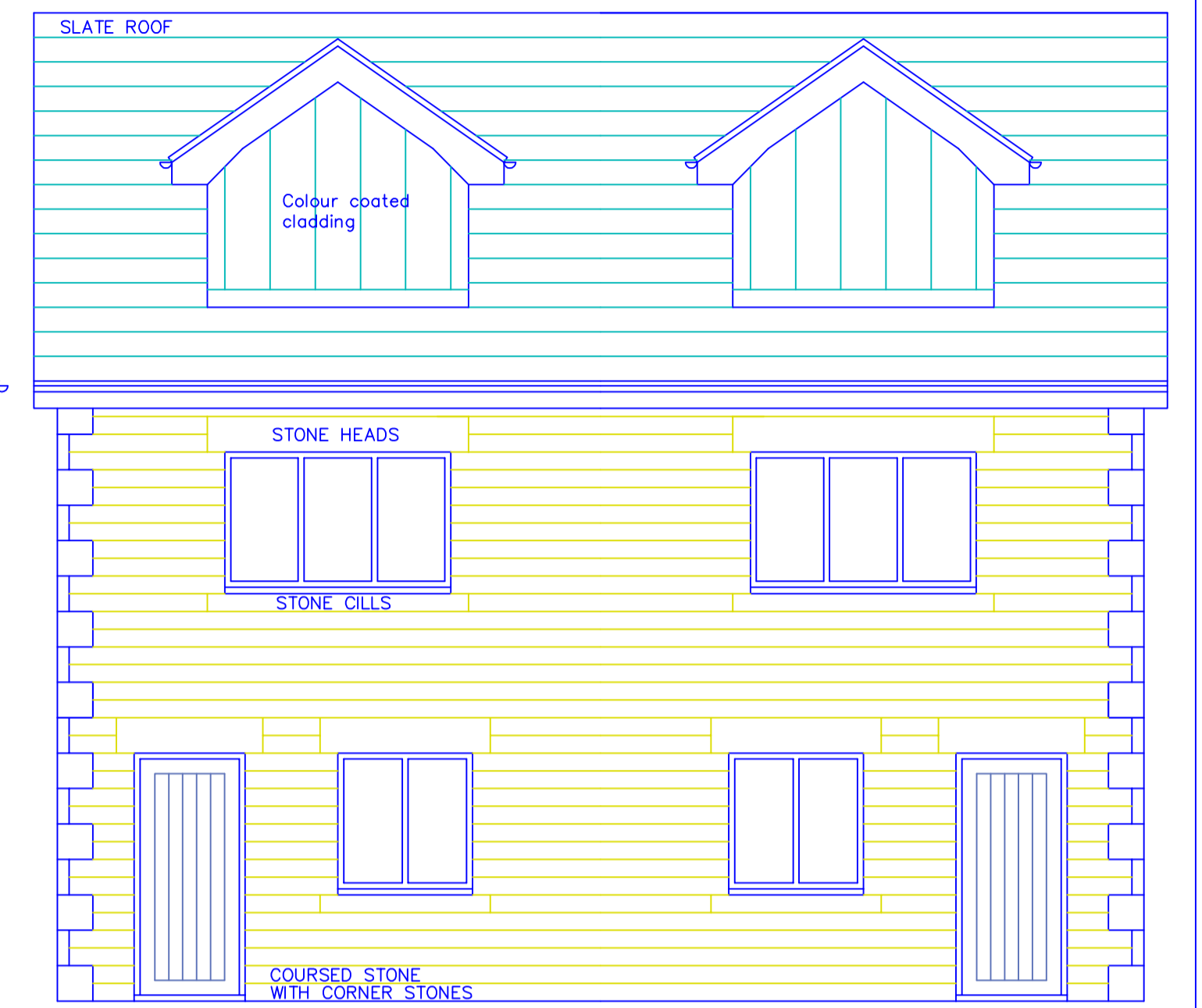
PROPOSED SIDE ELEVATION



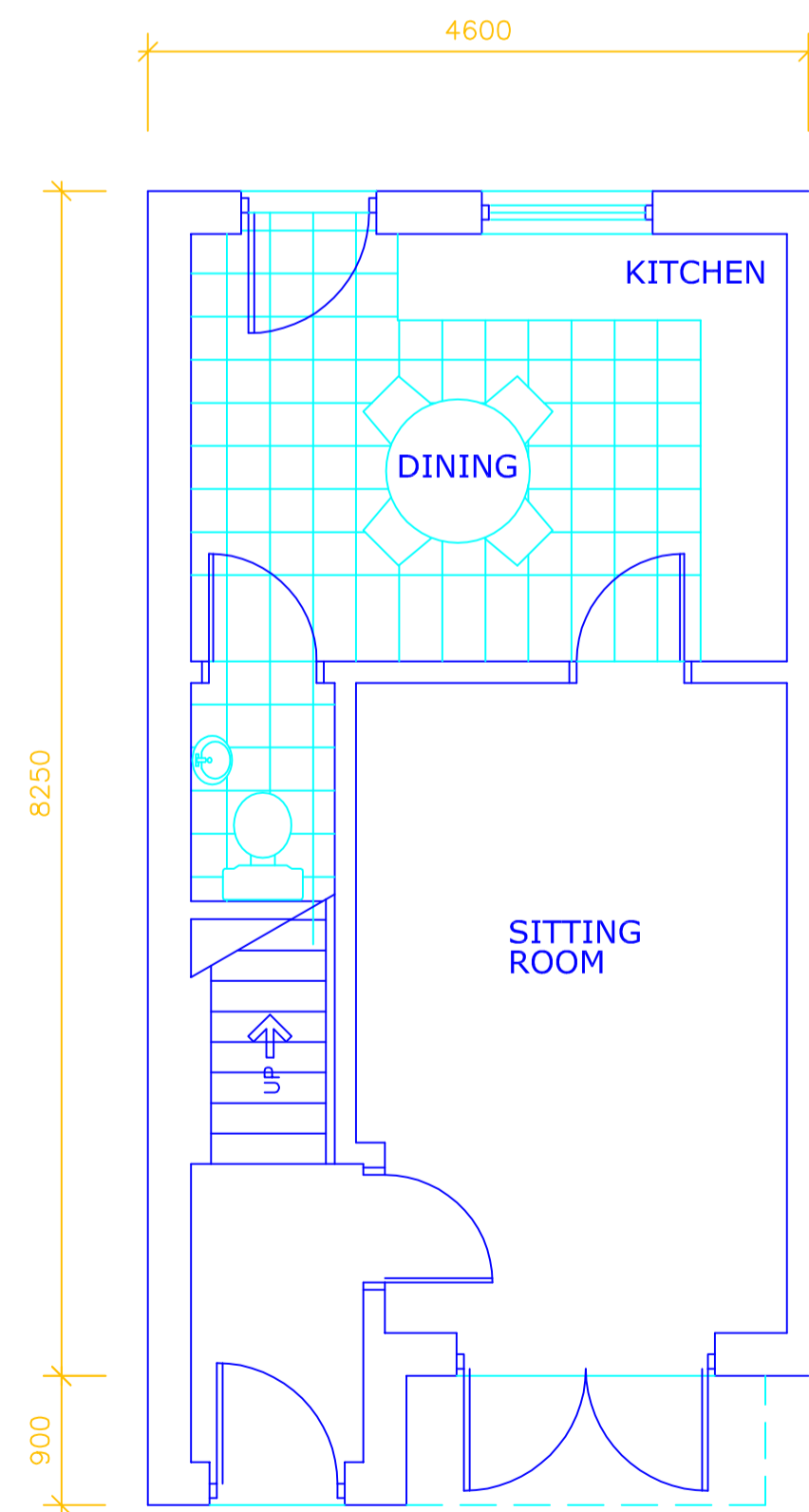
PROPOSED FRONT ELEVATION



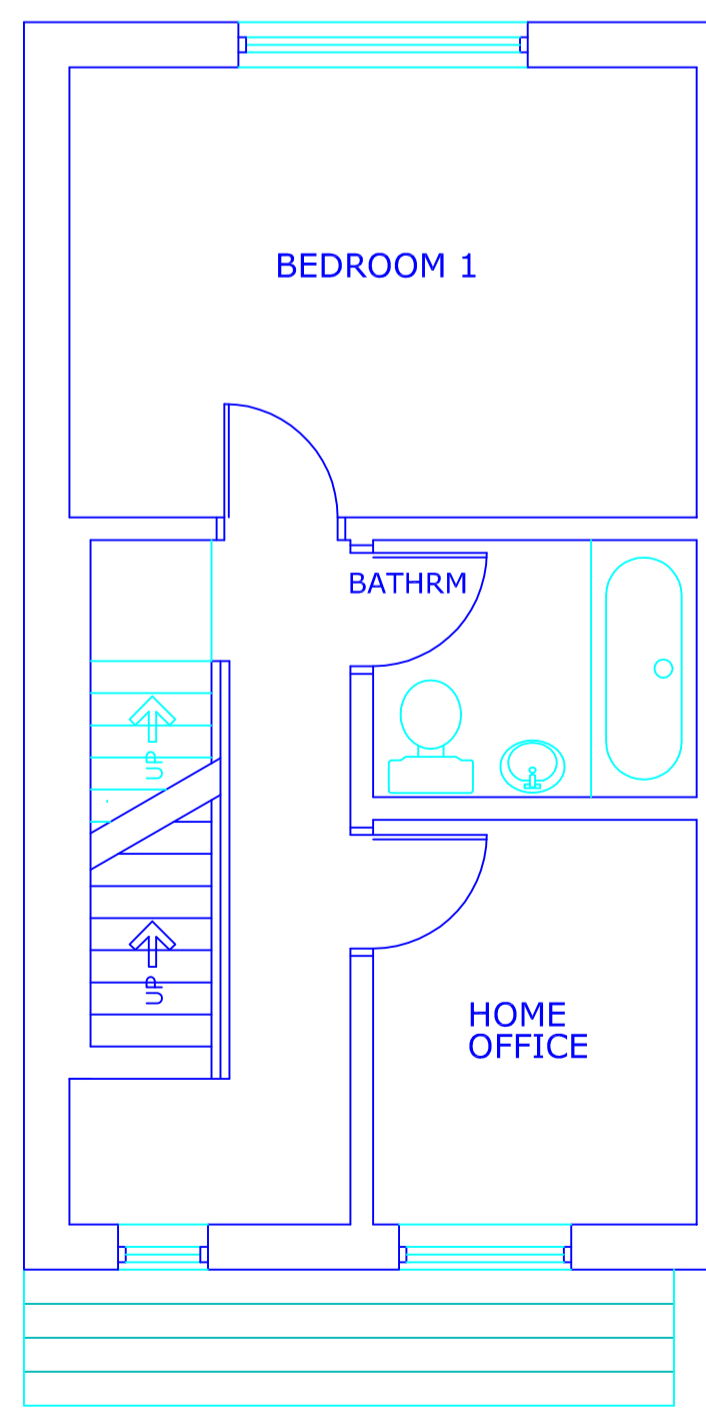
PROPOSED SIDE ELEVATION



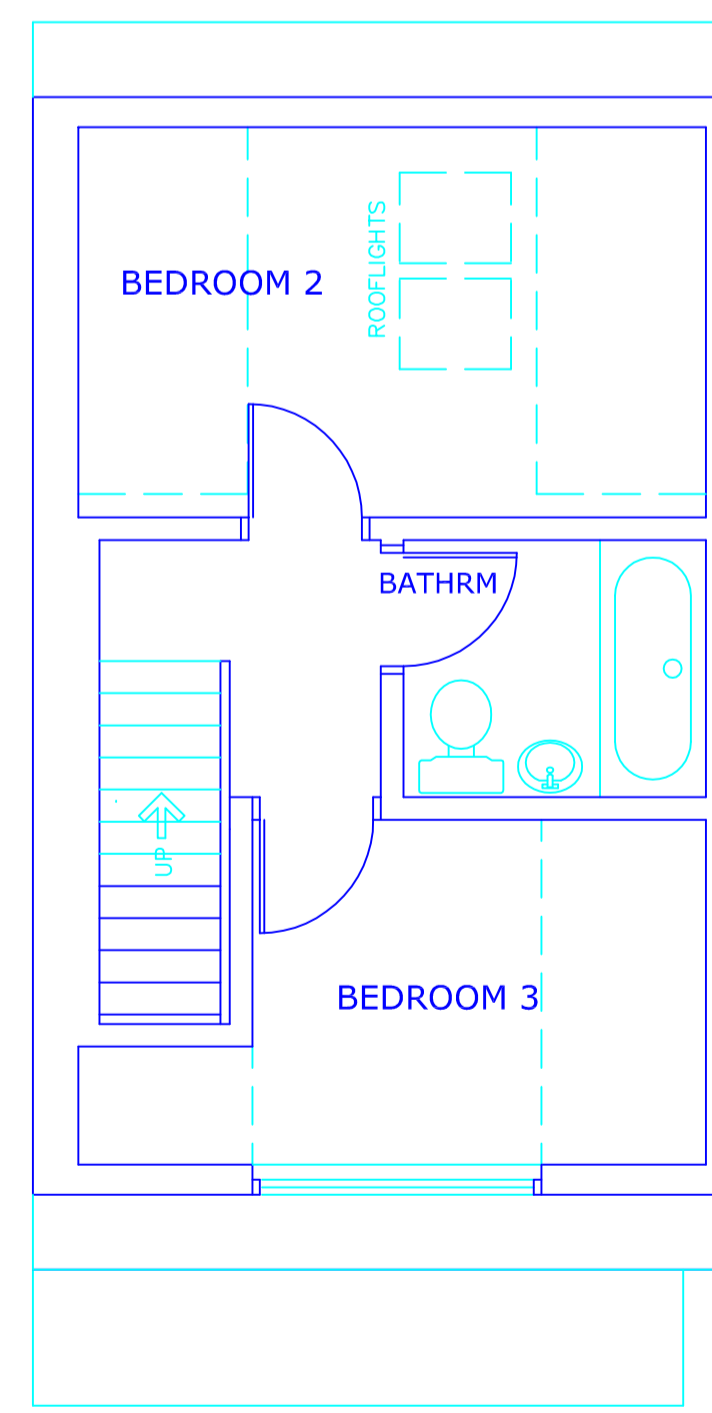
PROPOSED REAR ELEVATION



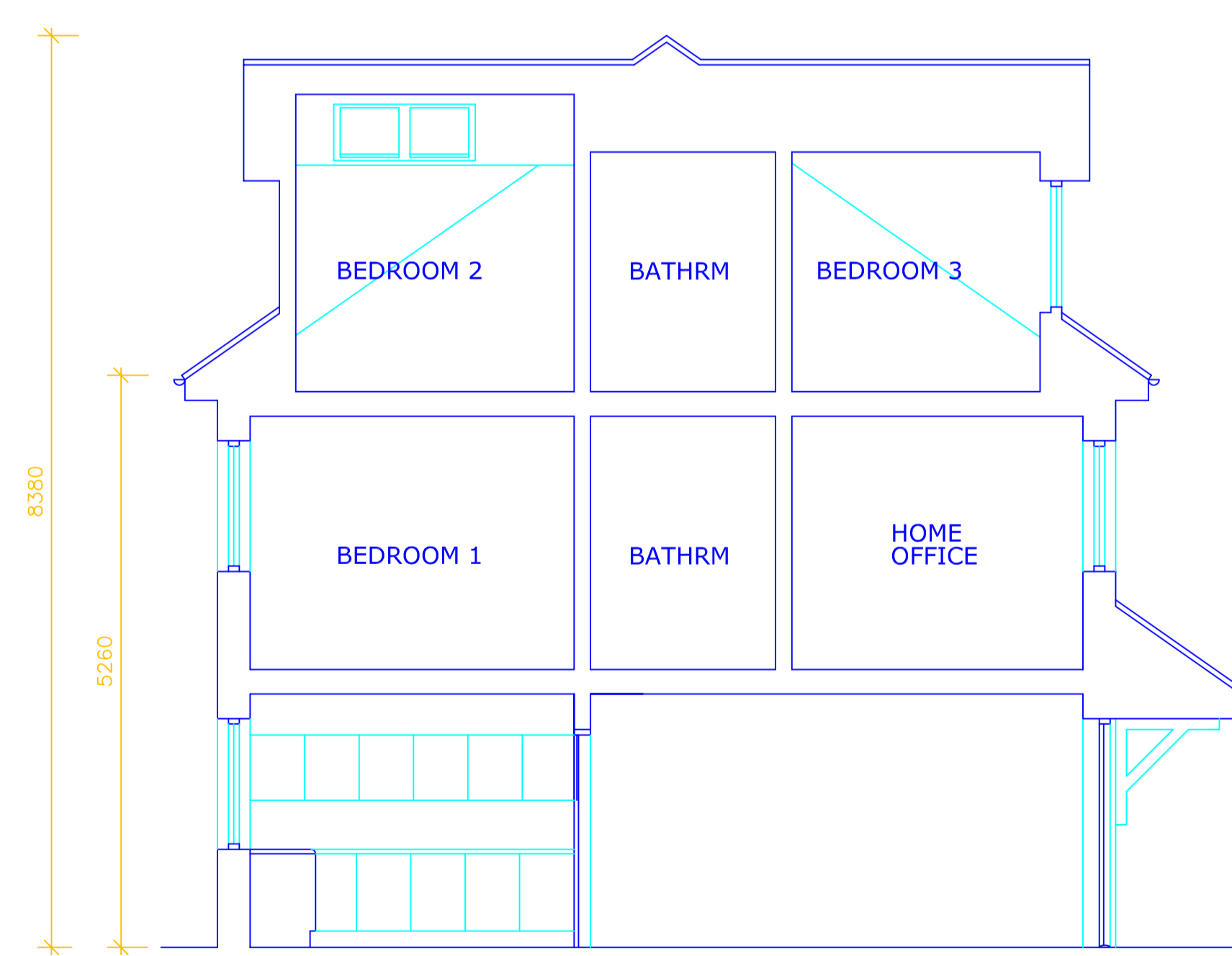
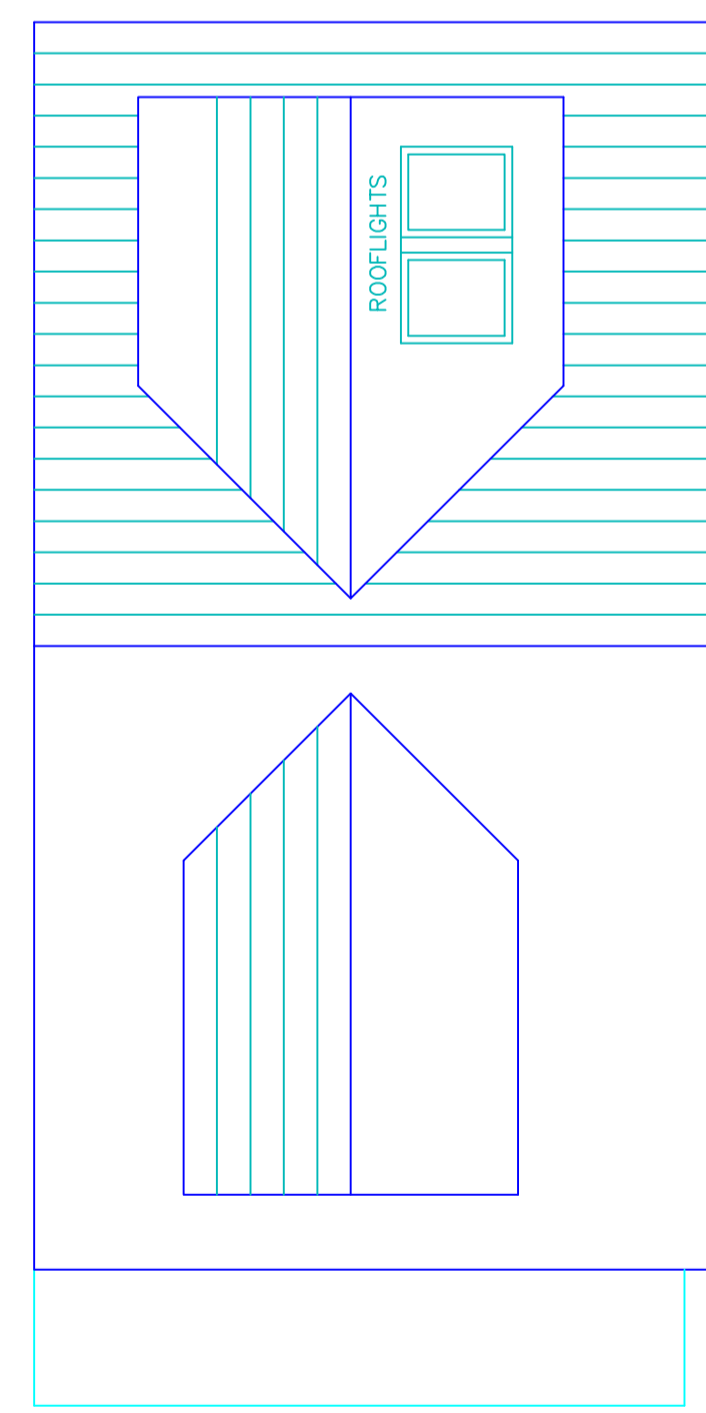
PROPOSED PLAN GROUND FLOOR



PROPOSED PLAN FIRST FLOOR



PROPOSED PLAN SECOND FLOOR



PROPOSED SECTION

A Dormers lowered 120mm 03.09.2022

This drawing and design concept is the property of PPY design. It should not be reproduced without written permission

0 1 2 3 M

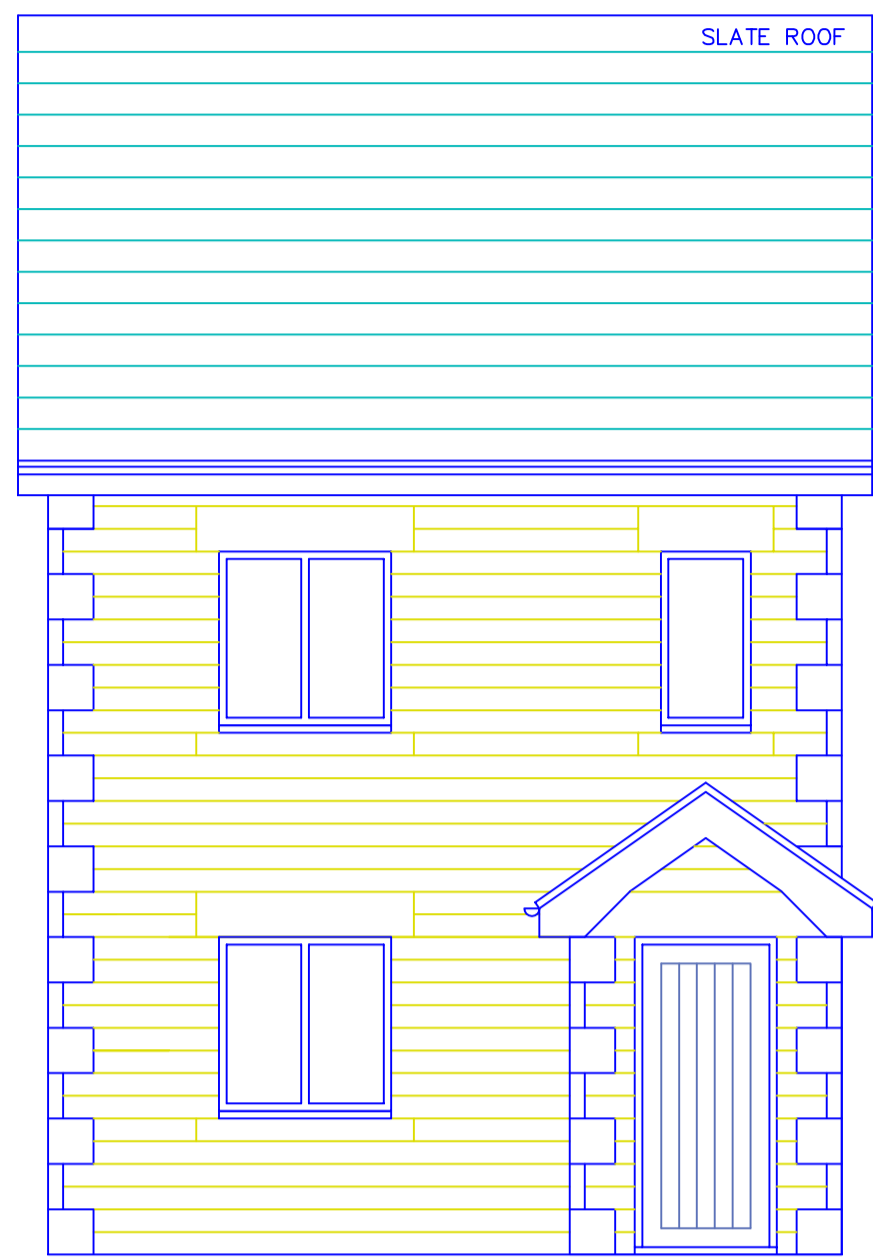
Spring Street Sawmills Spring Street Ramsbottom BL0 9JQ	scale 1:50@A1 September 2011
<b>bb2-05A</b>	House Type B
<b>PPY design Ltd</b>	

2 Helmshore Road, Holcombe Village  
Ramsbottom, Lancashire BL8 4PA

Gary Dearden BAC(hons) DipArch RIBA  
gary@ppy-design.co.uk www.ppy-design.co.uk  
t. 01706 822751 m. 07712 669482



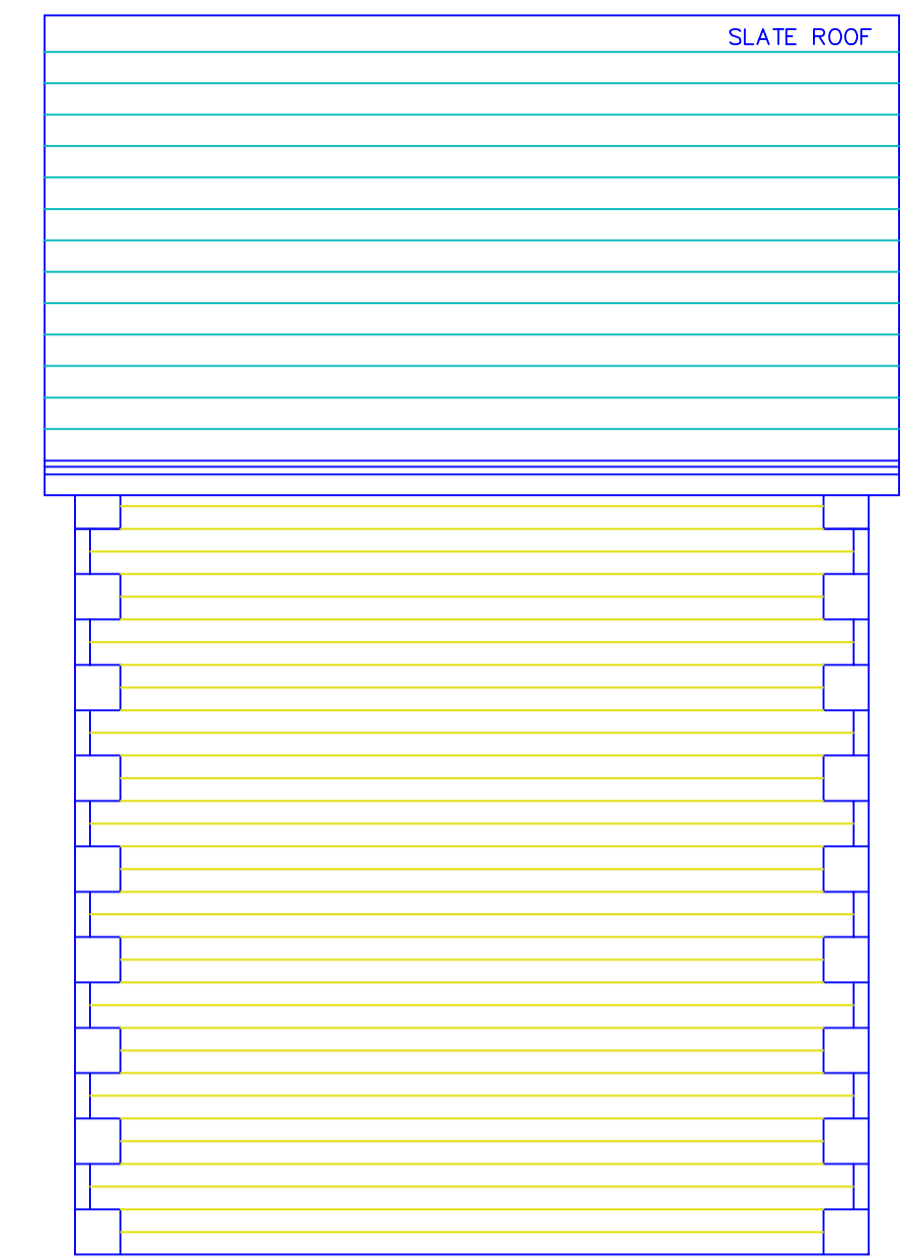
PROPOSED GARDEN ELEVATION



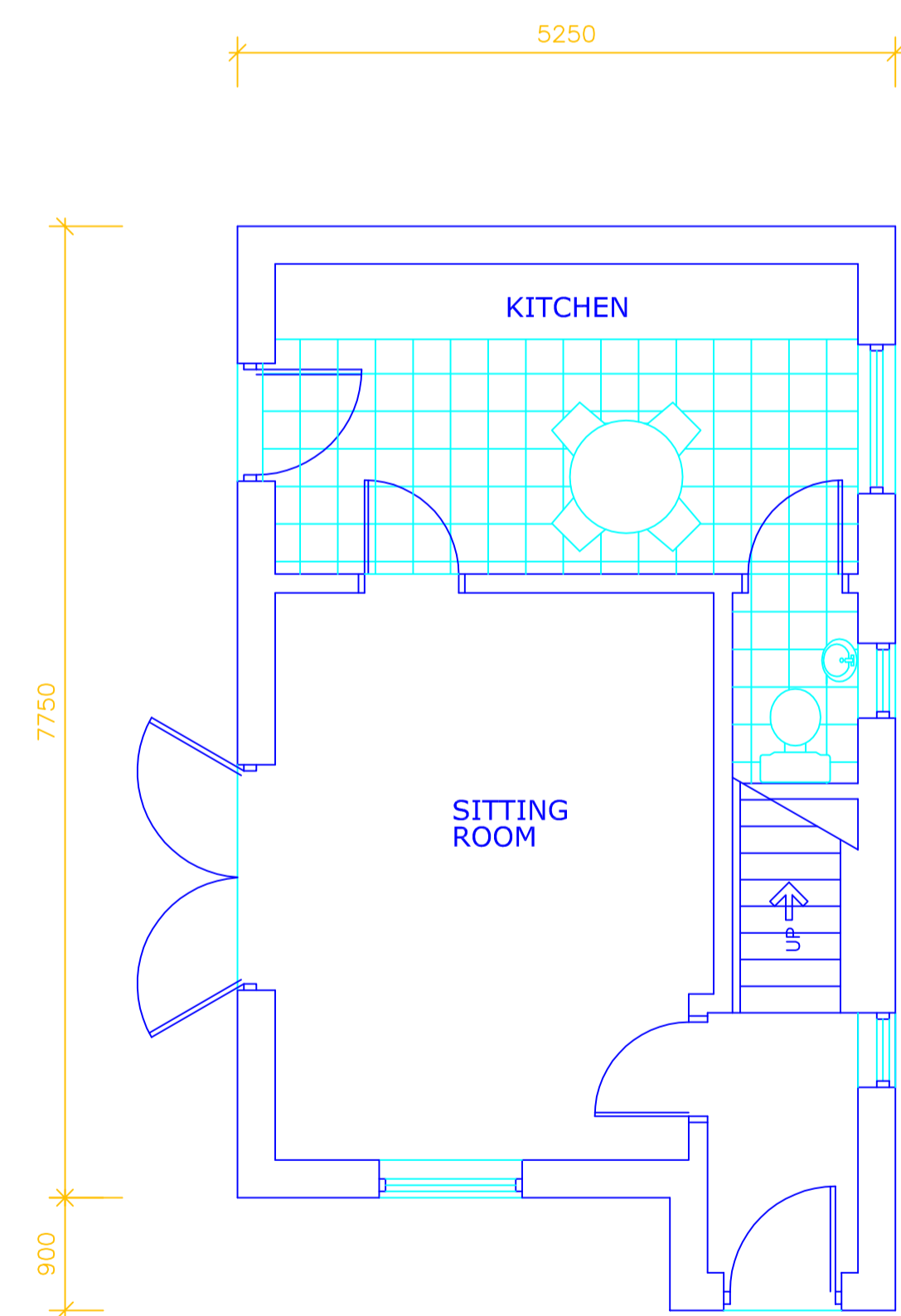
PROPOSED ELEVATION facing into courtyard



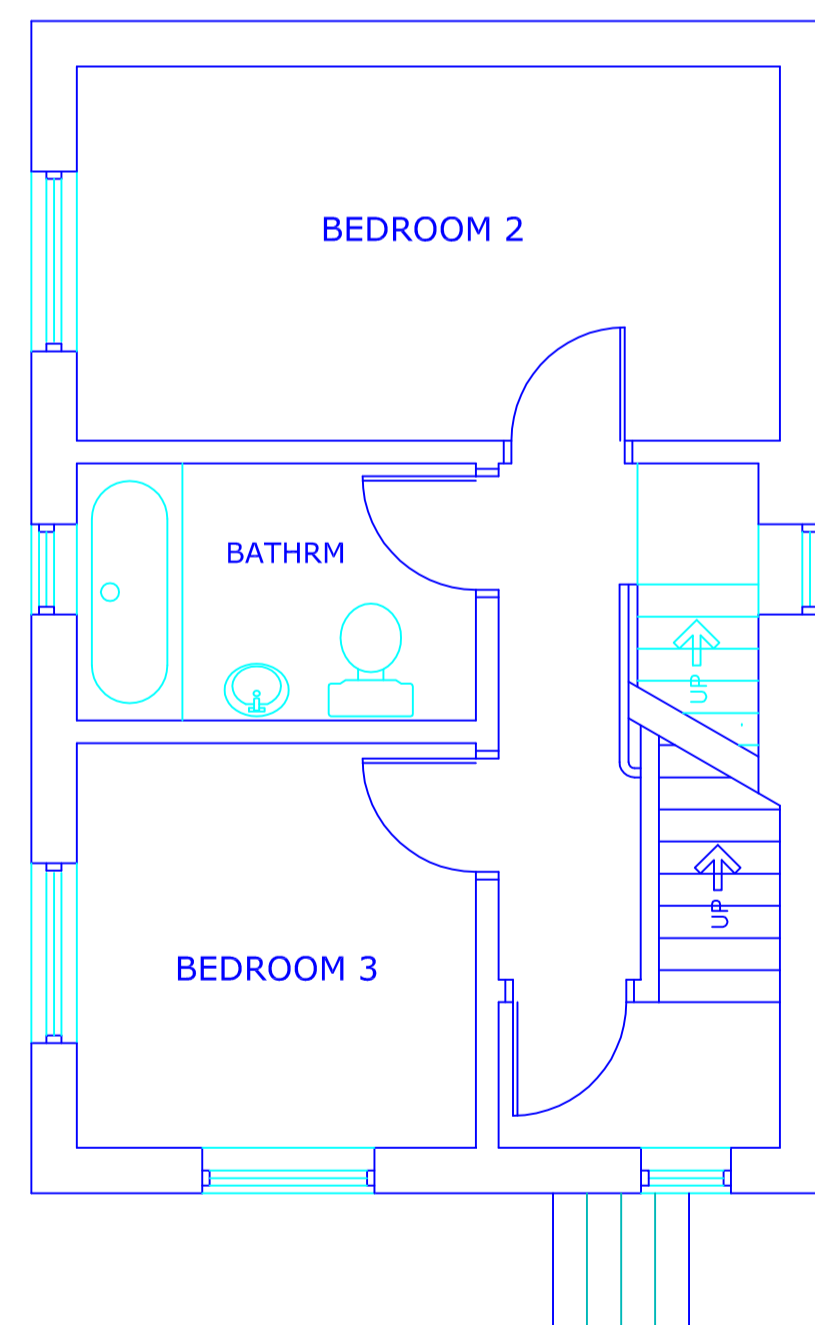
PROPOSED ELEVATION adjacent parking spaces



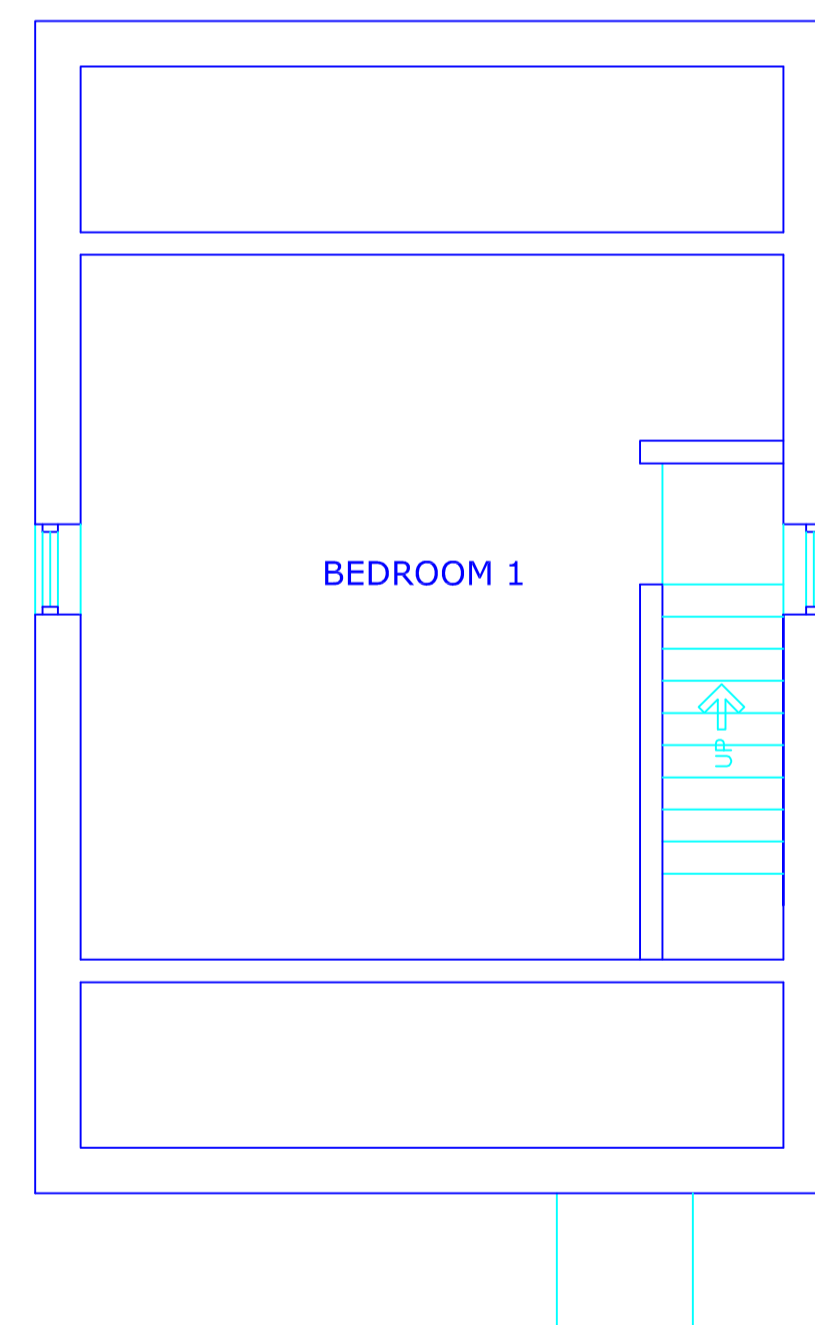
PROPOSED ELEVATION from Caltha Street



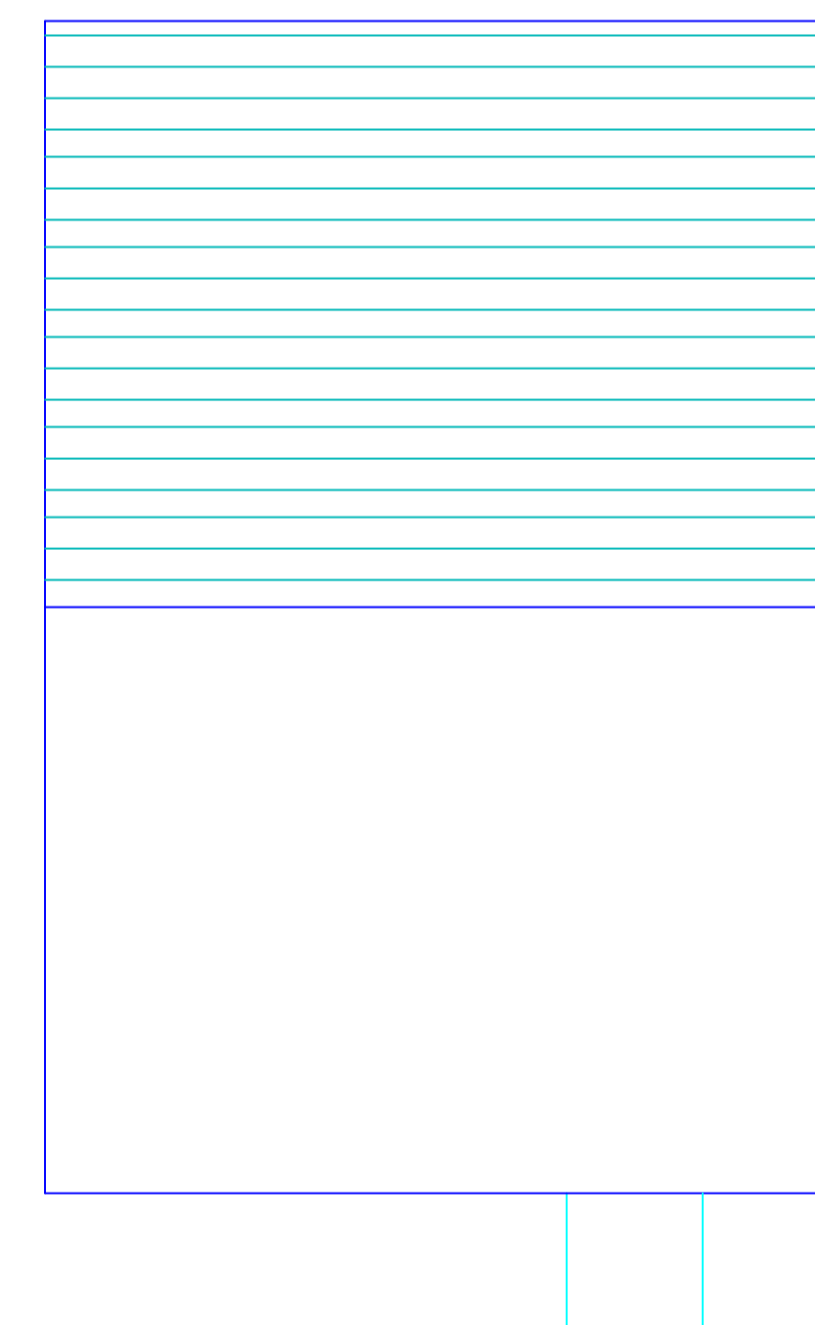
PROPOSED PLAN GROUND FLOOR



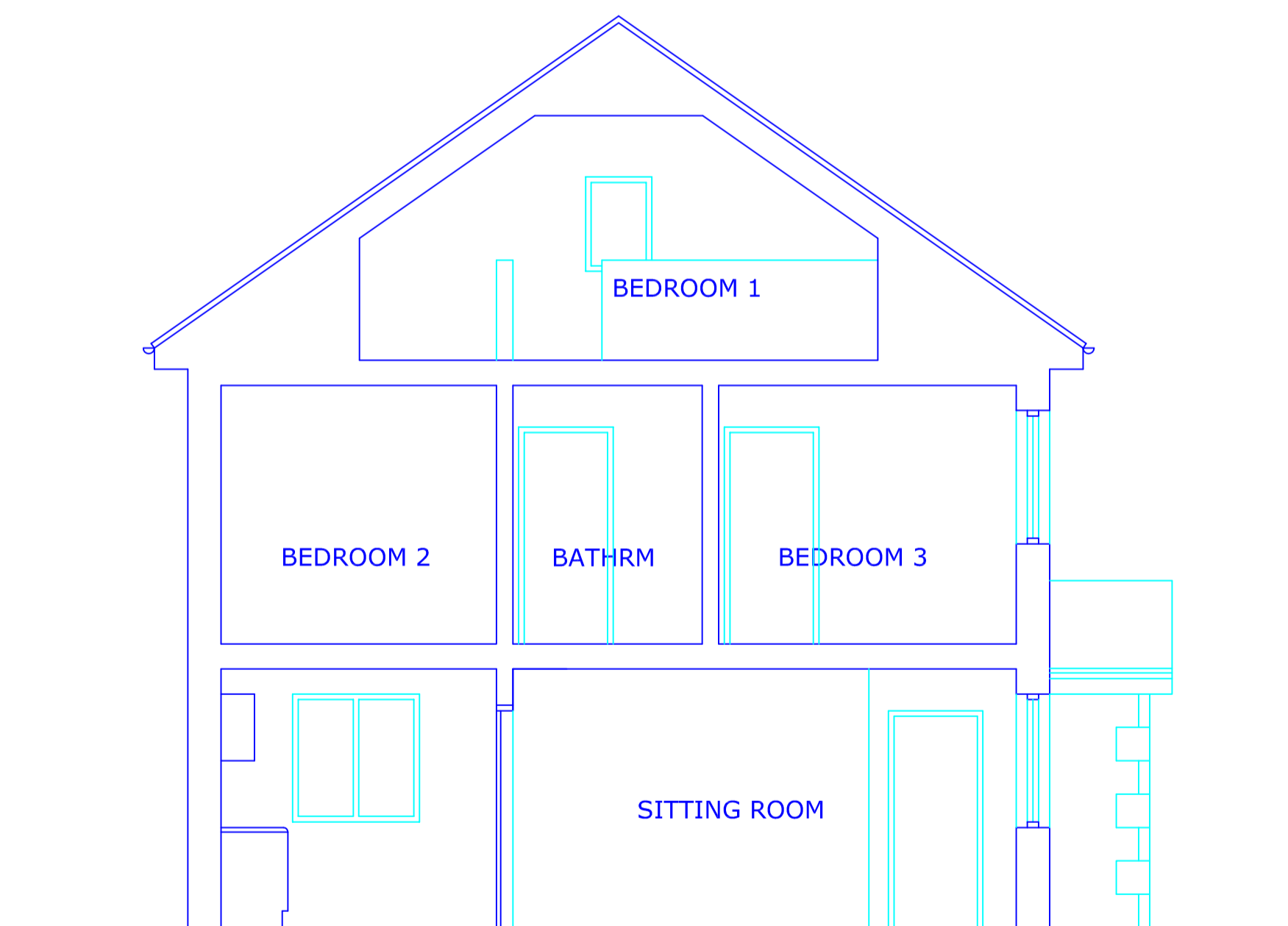
PROPOSED PLAN FIRST FLOOR



PROPOSED PLAN SECOND FLOOR



PROPOSED PLAN ROOF



PROPOSED SECTION

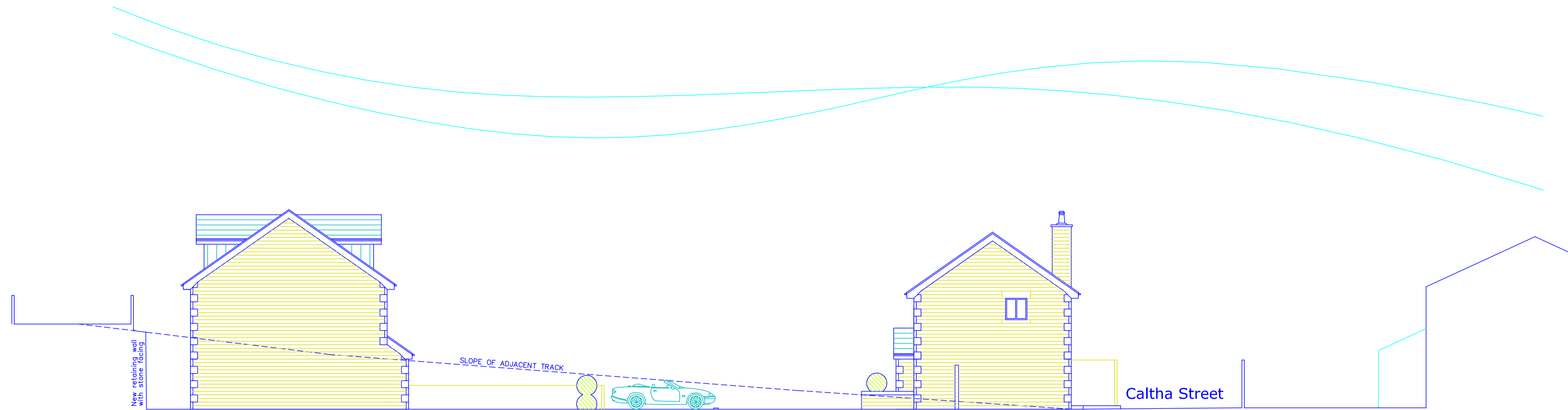
This drawing and design concept is the property of PPY design. It should not be reproduced without written permission.  
 2 Helmshore Road, Holcombe Village  
 Ramsbottom, Lancashire BL8 4PA  
 Gary Dearden BA(hons) DipArch RIBA  
 gary@ppy-design.co.uk www.ppy-design.co.uk  
 T. 01706 822751 M. 07712 669482

0 1 2 3 M

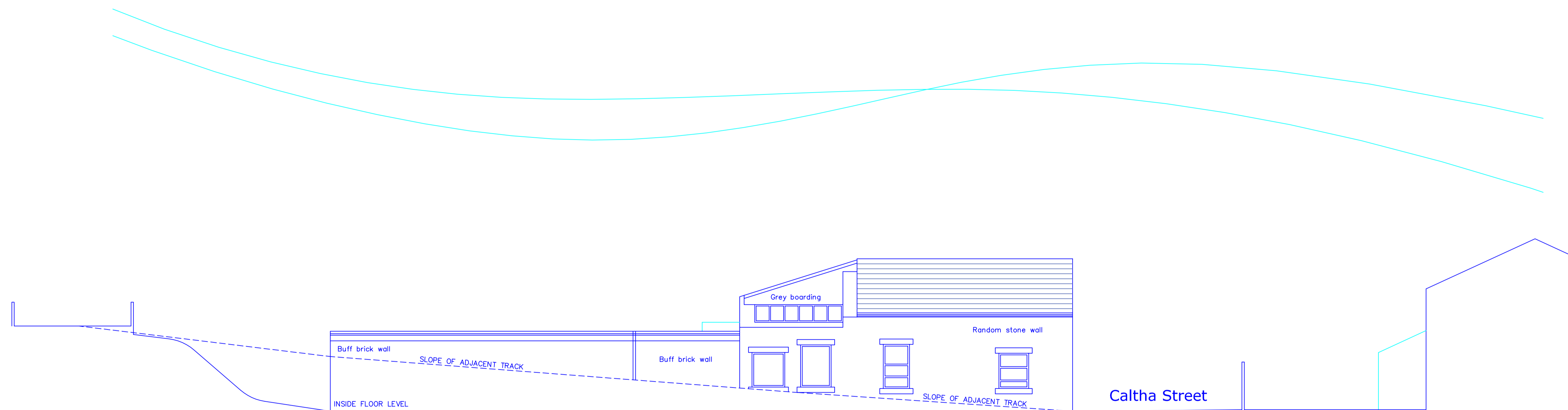
Spring Street Sawmills scale 1:50@A1  
 Spring Street September 2011  
 Ramsbottom BL0 9JQ

bb2-06 House Type C

PPY design Ltd



**PROPOSED SOUTH WEST ELEVATION  
along back Spring Street**



**EXISTING SOUTH WEST ELEVATION  
along back Spring Street**

A Dormer lowered 120mm 03.09.2022

This drawing and design concept is the property of PPY design. It should not be reproduced without written permission

0 1 2 3 4 5 6 7 M

Spring Street Sawmills Spring Street Ramsbottom BL0 9JQ	scale 1:100@A1 September 2011
Existing and Proposed Site Section	
<b>bb2-08A</b>	
<b>PPY design Ltd</b>	

2 Helmshore Road, Holcombe Village  
Ramsbottom, Lancashire BL8 4PA

Gary Dearden B.A (hons) DipArch RIBA  
gary@ppy-design.co.uk www.ppy-design.co.uk  
T. 01706 822751 M. 07712 669482

A Dormer lowered 120mm 03.09.2022

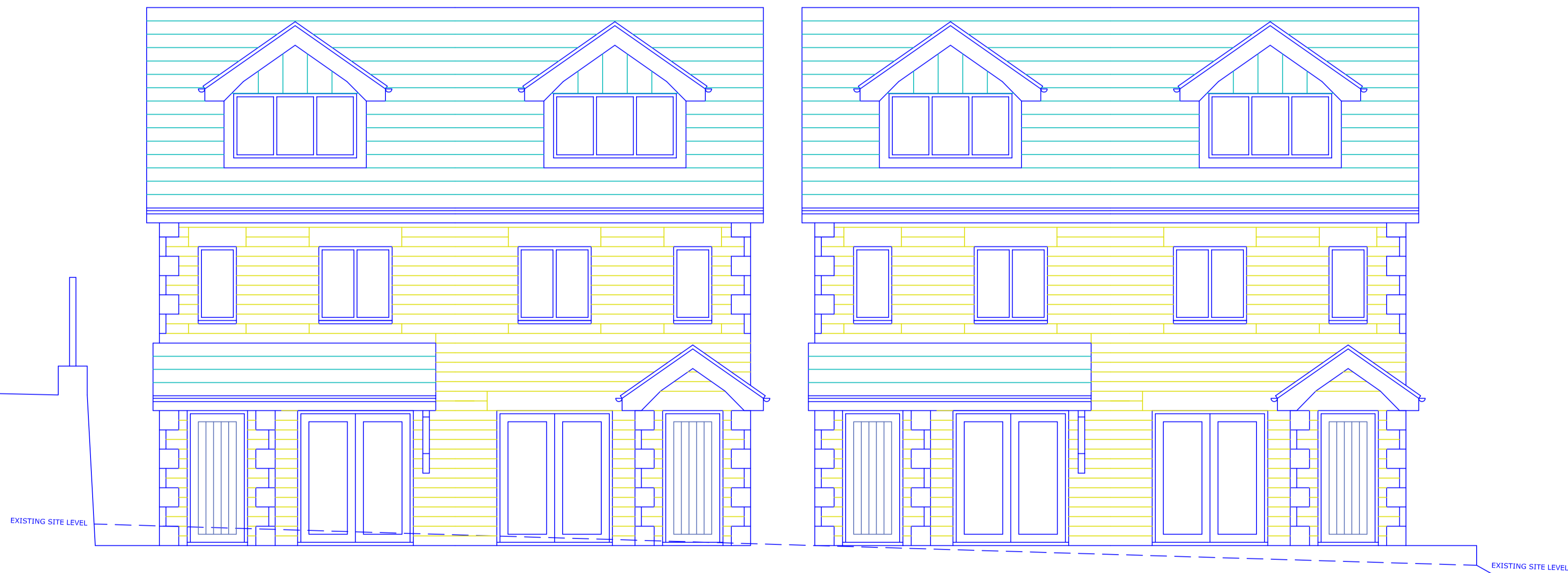
This drawing and design concept is the property of PPY design. It should not be reproduced without written permission

0 1 2 3 M

Spring Street Sawmills Spring Street Ramsbottom BL0 9JQ	scale 1:50@A1 September 2011
bb2-07A Proposed Site Section	
PPY design Ltd	

2 Helmshore Road, Holcombe Village  
Ramsbottom, Lancashire BL8 4PA

Gary Dearden BAC(hons) DipArch RIBA  
gary@ppy-design.co.uk www.ppy-design.co.uk  
T. 01706 822731 M. 07712 669482



PROPOSED SECTION THROUGH SITE  
parallel with Caltha Street