

Ward: Whitefield + Unsworth - Besses

Item 04

Applicant: Venturia Limited

Location: Land at Billberry Close & Albert Road, Whitefield, M45 8BL

Proposal: Erection of 7 no. bungalows with associated works

Application Ref: 69535/Full

Target Date: 16/06/2023

Recommendation: Minded to Approve

It is recommended that this application is Minded to Approve subject to the signing and completion of a Section 106 agreement for off-site biodiversity mitigation, thereto in accordance with Section 15 of the National Planning Policy Framework. If the agreement is not signed within a reasonable timeframe, then delegated authority is sought by the Development Manager to determine the application.

Description

The application site is 0.3 hectares in size and is located to the east of Albert Road. The land was landscaped as part of the residential development for applications 32152 and 32656 and there is a footpath through the middle of the land. The associated Section 106 agreement required the developer to landscape the land, pay a maintenance contribution to the Council and use the area as amenity space.

The development has complied with the legal agreement in that the site is landscaped, the maintenance contribution was paid to the Council and the site is currently in use as amenity space. The site is identified as amenity greenspace in the Bury Greenspace Audit and Strategy (2015).

There are residential properties to the north, south and east of the site. Albert Road forms the boundary to the west with school playing fields beyond.

The proposed development involves the erection of 7 bungalows. Two of the proposed bungalows would front onto Albert Road and 5 would front onto Billberry Close. The proposed bungalows would be constructed from red brick with a tile roof. One driveway would be accessed on Albert Road and 5 driveways would be accessed from Billberry Close.

Relevant Planning History

32152 - Outline - sports hall and ancillary parking at Whitefield College, Albert Road, Whitefield. Approved with conditions - 27 June 1996.

32656 - Residential development - 57 dwellings at former Whitefield College, Albert Road, Whitefield. Approved with conditions - 16 May 1997.

62684: Application to remove planning obligations under Section 106A of the Town and Country Planning Act 1990 of planning permission 32656 to cease the use of the open land as amenity space at land at Albert Road/Billberry Close, Whitefield. Refused - 6 June 2018.

Publicity

The neighbouring properties were notified by means of a letter on 21 April 2023 and site notices were posted on 26 April 2023.

A letter from Councillors Smith, Bayley and Whitby has been received and has raised the following issues:

- In June 2018 permission was refused to cease the use of the open land as amenity space. This was due to the land being well used by the local community. This is still true today and the space is used by dog-walkers, for children's ball games and by young families.
- Removing this facility will have a negative impact on the community.
- Housing need in the area is being met. Recent housing has been built along Albert Road and a new street of housing was recently erected on Elizabeth Street. Close by, a new block of flats has been built on Mersey Drive and new houses on Derwent Avenue are due to be inhabited soon while plans for new houses on the old Wheatfield site are underway.
- The land was designated as open amenity space when the houses on Bilberry Close were granted planning permission to prevent too high a density of housing in the area.
- There is no need for these bungalows to be built at this location.

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

- Family love close to the application site. The green space is used by children on the street as it provides a safe place to play.
- Traffic and parking is already an issue on this road.
- I purchased this house in 1999 and there hasn't been a day when this land has not been used by members of the community.
- The developers have described this space as a 'shortcut path'. This is entirely false. It is a well-used community space.
- Strongly object to the loss of amenity and it would have an immeasurable impact upon residents.
- The land is a community asset - children play here.
- In the summer you can watch bats flying around the field.
- The applicant's leaflet to residents was sanctimonious and vexatious.
- Concern that if the application for bungalows is granted, then a variation application would be submitted to provide houses.
- Brownfield sites should be used for this type of development.
- The greenspace is used often as a place for informal play and meets the objections AG2 in the Bury Greenspace Audit.
- The application states that there are other greenspace within 400 metres of this site. This is as the crow flies and residents would have to walk 400 metres to Thatch Leach or 850 metres to Boz Park, which would force residents back into their cars.
- Disagree with comments from GMEU that states that the trees are not mature enough to support a roost. I have seen bats on the green and there are bats each night at dusk. As there are bats in the area, shouldn't a bat survey be required.
- I have met people on the land, which I would not have met if it wasn't for this space.
- The site does have relevant planning history - 62684, which was refused in February 2018.
- Parking is already an issue for visitors to this estate.
- This land is covered by planning obligations under Section 106A to maintain use of the open land as recreation provision for the residents of Billberry Close and Edwards Drive. This obligation cannot be removed as the applicants are unable to provide new information that the obligation no longer serves a useful purpose.
- It is the only useable green space in the local area, being a safe area, flat and drained.
- Objections are identical to those raised in 2018 and this application should be rejected.
- There is a culvert that passes under the land. I am concerned that any building could cause flooding to the surrounding area including Brook Drive and Regal Close.
- Whilst I understand the need for new housing, a brownfield site should be used.
- One of my children has mobility issues and the loss of this green space would impact upon their independence.
- The other parks are not safe, especially after dusk due to anti-social behaviour.
- Emergence vehicle access would be hampered by the proposed development.

- The building work would be very disruptive and invasive for family life.
- Wildlife, such as squirrels and foxes have been seen on the land.
- Impact upon access to and from the estate.
- The appearance of bungalows would be a departure from the aesthetic of the area.
- The negative impact upon the community far outweighs any potential benefits from the proposed development.
- Increased noise, air and light pollution
- The area has a covenant on it and it should not be lifted.
- The proposed development does not increase biodiversity at this location.
- There is no demonstrable urgent need for housing.

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 access works, footpath diversion, construction traffic management plan, car parking and bin storage.

Drainage Section - No response.

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

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

Waste Management - No response.

United Utilities - No objections, subject to the inclusion of conditions relating to foul and surface water drainage.

GM Ecology Unit - No objections, subject to the inclusion of conditions relating to nesting birds, reasonable avoidance measures concerning bats japanese knotweed and landscaping/biodiversity net gain.

There is no reason to doubt that bats regularly forage and or commute along the line of shrubs and trees along the boundary with the houses. Bats can also roost in trees, the silver birch because of the ivy being higher risk than the other trees on this site. Reasonable avoidance measures would be applicable in relation to the birch tree.

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

Unitary Development Plan and Policies

H1/1	Housing Land Allocations
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN6	Conservation of the Natural 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
RT1/1	Protection of Recreation Provision in the Urban Area
RT2/2	Recreation Provision in New Housing Development

HT2/4	Car Parking and New Development
HT4	New Development
HT6/2	Pedestrian/Vehicular Conflict
SPD1	Open Space, Sport and Recreation Provision
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 - Recreation

The application site was last used as amenity space and as such, is designated as protected recreation land.

UDP Policy RT1/1 relates to protected recreation in the urban area. In basic terms, the policy states that development will not be allowed on recreation space unless it meets specific criteria.

Whilst similar, the approach in RT1/1 has now been superseded by Paragraph 99 of the NPPF which states that "existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- (a) An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- (b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- (c) The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use".

The whole site is allocated as protected recreation provision, as identified within the Bury Greenspace Audit and Strategy 2015, falling within the Whitefield and Unsworth area of the Borough. The proposal can only be supported if it complies with the exception criteria listed above.

The submission includes an Local Open Space Assessment, which notes that the quality of the site is rated as good, but that there is an excess of good quality amenity greenspace provision in the area, equating to the equivalent of 0.89 hectares per 1,000 population, (which is considerably greater than the standard of 0.50 hectares per 1,000 population).

Natural greenspace and children's play provision are also sufficient against the standards. However, deficiencies are noted in young people play provision and parks. The Assessment finds that the site at Albert Road/Bilberry Close is not considered suitable for young people play provision, allotments or as a park due to its limited size, configuration being adjacent to existing housing and roads and the underground services which cross the site limiting its usage.

An excess of amenity greenspace provision in the area has been clearly demonstrated, and whilst there is a deficiency in the area in allotments, outdoor sport and parks and gardens, the site would be unsuitable for such alternative provision for the reasons given above. Remaining amenity greenspace in the area would still exceed the quantitative and qualitative standards.

On this basis, it is considered exception 3 of the policy has been satisfied.

It is acknowledged that 62684: Application to remove planning obligations under Section 106A of the Town and Country Planning Act 1990 of planning permission 32656 to cease the use of the open land as amenity space was refused. However, that application was not supported by a robust Open Space Assessment, as in the current case.

Principle - Residential - 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.

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 7 dwellings, 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 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 and layout - The proposed development would provide 7 bungalows, which would consist of 1 detached and 6 semi-detached properties. The proposed bungalows would be constructed from red brick with a tiled roof. The use of headers, cills and pike details would

add visual interest. As such, the proposed development would not be a prominent feature in the streetscene. Therefore, the proposed development would be in accordance with Policies H2/1, H2/2 and EN1/2 of the Bury Unitary Development Plan.

Impact upon surrounding area - All of the proposed dwellings would have a rear garden, which would provide an adequate level of private amenity space. There would be space within the rear gardens for bin storage. The proposed boundary treatments are indicated as 1.8m high timber fencing, but specific details are not provided. This would match the existing fences in the locality and could be agreed by condition. Therefore, the proposed development would not be a prominent feature in the streetscene and would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

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

There would be 12.8 metres between the gable of plot 1 and the blank gable of No. 38 Albert Road, which would be acceptable.

There would be 19.9 metres between the rear of plots 3 and 4 and the blank gable of No. 8 Regal Close, which would be in excess of the 13 metre aspect standard.

There would be over 28 metres between the rear elevations of plots 5 – 7 and the rear elevations of the properties fronting onto Regal Close. There would be over 25 metres between the front elevation of plots 3 – 7 and Nos 8 – 14 Billberry Close. Both of these distances would be in excess of the aspect standard of 20 metres.

At the closest point, there would be 16.2 metres between the front of No. 19 Billberry Close and the gable elevation of plot 7, which would be in excess of the 6.5 metre aspect standard.

As the proposed development would comply with or exceed the aspect standards set out in SPD6, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties. Therefore, the proposed development would be in accordance with Policies EN1/2 and H2/1 of the Bury Unitary Development Plan.

Ecology

The main issues associated with this application are nesting birds, Japanese Knotweed and landscaping/biodiversity net gain.

Protected Species - An ecological assessment has been submitted with the application, which found no evidence of any protected species on the site. GM Ecology Unit agrees with this assessment and as such, no further information or measures are required. It has been advised that reasonable avoidance measures are employed in relation to the removal of a specific tree given that a bat was observed exiting the Ivy covering.

Nesting Birds - The proposed development would result in the loss of trees and shrubs, which provide potential bird nesting habitat. GM Ecology Unit has no objections, subject to the inclusion of a condition relating to nesting birds.

Further, house sparrow has been found on site, which is a UK Biodiversity Priority Species. As such, it is recommended that a house sparrow terrace is mounted on each dwelling on either an easterly or westerly elevation, which would be secured by condition.

Japanese Knotweed - Japanese Knotweed is present on the site, which is a species listed under Schedule 9, Part 2 of the Wildlife & Countryside Act 1981. GM Ecology Unit has no objections, subject to the inclusion of a condition requiring the Japanese Knotweed to be dealt with.

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. The development will result in the loss of amenity grassland and some of the scrub and trees associated with the site.

A Biodiversity Net Gain summary has been provided which has calculated a 0.74 biodiversity unit loss at the site (due to the loss of urban trees). GM Ecology Unit has assessed the report and agrees that some form of additional mitigation or compensation is required. GM Ecology Unit also agrees that it would not be possible to provide this mitigation on site and have agreed that it would be appropriate that an off-site contribution is directed to Fusiliers Meadow, around 150m to the south-west. The applicant has agreed to a contribution of £18,840.

Therefore, the proposed development would provide a betterment in terms of biodiversity net gain and would not harm any protected species. The proposed development would be in accordance with Policies EN6 and EN6/3 of the Bury Unitary Development Plan and the NPPF.

Highways issues - The proposed development would be accessed from Albert Road and Billberry Close. The driveways to the proposed dwellings have been sited so as to ensure there would be no adverse impact upon visibility at the junction of Albert Road and Billberry Close. The Traffic Section has no objections, subject to the inclusion of conditions relating to access works, footpath diversion, construction traffic management plan, car parking and bin storage. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies EN1/2 and H2/2 of the Bury Unitary Development Plan.

Parking - SPD11 states that the maximum parking standards is 1.5 spaces per 2 bedroom unit, which equates to 11 spaces.

The proposed development would provide 14 spaces. Whilst this would be over the maximum parking provision, it would ensure parking is provided for any visitors to the site. As such, the level of parking provision would be acceptable in this case and would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Planning obligations

Off-site biodiversity mitigation - As noted above, the proposal generates a requirement to replace 0.74 biodiversity units, translating into a contribution of £18,840, which would be allocated to Fusiliers Meadow, in accordance with paragraph 174 of the NPPF.

This would be secured through a Section 106 agreement.

Observation on representations received

The points raised in the representations, where material, have been addressed in the above analysis and/or recommended conditions.

CONCLUSION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be in accordance with the plan, unless material considerations indicate otherwise.

The Open Space Assessment undertaken demonstrates clearly that the identified open space is surplus to requirements and that its redevelopment would not lead to a quantitative or qualitative deficiency in the host geographical analysis area. Furthermore, the 'titled balance' applies and the NPPF therefore requires that planning permission should be granted 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.

The principle of the development is therefore acceptable. The proposal would deliver much

needed residential development on a site within the urban area that is considered to be in a sustainable location.

The above assessment indicates that the proposed development would assimilate appropriately in the suburban context of the site and would not unacceptably undermine residential amenity, highway safety or ecological interests. Furthermore, it would provide contributions for biodiversity mitigation and off-site highway design works.

On this basis, the scheme, along with the legal agreement to secure the above noted contribution, the development would comply with the Unitary Development Plan and the NPPF when considered as a whole.

As such, the proposal would comply with the above policies of the Local Plan and the NPPF. Therefore, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act, the proposal merits approval.

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: Minded to Approve

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 Location plan, P01 C, P02, P03, TCP/4749/Y/100, BF.TS.03 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. No development shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
4. Following the provisions of Condition 3 of this planning permission, where

remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

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

5. No development comprising the erection of any external walls shall take place until details of the materials to be used in the construction of the external surfaces of the development, including the roof, and all boundary treatments, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

6. 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.

7. Any trees to be removed that have been assessed as low risk in the Preliminary Ecological Appraisal by UES (Ref. UES03928/02), shall be removed using soft felling techniques, unless otherwise agreed in writing by the Local Planning Authority.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

8. Prior to any earthworks, a method statement detailing control measures for Japanese knotweed should be supplied to and agreed in writing with the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full. Should a delay of more than one year occur between the date of approval of the method statement and either the date of the development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority.

Reason. The scheme does not provide full details of the actual extent of Japanese Knotweed and Himalayan Balsam in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

9. A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the erection of any external walls of the development hereby approved. The contents of the plan should include details of tree protection measures for retained trees, as identified in the submitted Arboricultural Implication Study by ACS Consulting, that shall be in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction", native tree and shrub planting and the provision of bat bricks/tubes and house sparrow

terraces within the new development. The approved scheme shall thereafter be implemented not later than 12 months from the date of the occupation of the first dwelling or within the first available tree planting season,; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

10. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the first dwellinghouse, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

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.

11. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted on a topographical based survey of the site and adjacent adopted highways to the Local Planning Authority and approved in writing:

- Formation of the replacement footway on the northerly side of Billberry Close to a scope and specification to be agreed, incorporating a minimum footway width of 2.0m, provision of footway crossings serving Plots 2 - 7, demarcation of the limits the adopted highway, relocation/replacement of the affected street lighting column, street nameplate at the back of the new footway in positions to be agreed, relocation/replacement of the affected dog waste bin in a position to be agreed, tactile paved crossing point at the Billberry Close/Albert Road junction, all associated highway and highway drainage remedial works and any alterations required to existing traffic calming features that may be required as a direct result of the proposed development;
- Formation of the proposed footway crossing serving Plot 1 onto Albert Road to a scope and specification to be agreed, incorporating all necessary accommodation works at/extension of the existing crossing serving No. 38

Albert Road and demarcation of the limits the adopted highway all associated highway and highway drainage remedial works and any alterations required to existing traffic calming features that may be required as a direct result of the proposed development.

The details subsequently approved shall be implemented to an agreed phasing plan of both the highway works and housing element of the proposed development and to the satisfaction of the Local Planning Authority.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to the following Policies EN1/2 - Townscape and Built Design, H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

12. The development hereby approved shall not be commenced unless and until the required stopping-up/footpath diversion order has been secured and a programme of implementation for the replacement footway on Billberry Close has been agreed with the Local Planning Authority.

The phasing plan shall incorporate the implementation of the replacement facility to basecourse level prior to the existing footpath route being affected by the construction of the development, with the facility fully implemented prior to first occupation of the development hereby approved.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to the following Policies EN1/2 - Townscape and Built Design, H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

13. 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:

- Dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of, and statutory undertakers connection to, the development;
- Access route for vehicles from the Key Route Network;
- Access point(s) to the site, including all temporary works and measures required to protect highway users and facilitate vehicular access;
- Hours of operation and number of vehicle movements;
- Proposed site hoarding/gate positions clear of appropriate visibility splays onto the adopted highway;
- A scheme of appropriate warning/speed limit signage in the vicinity of the construction site access(es);
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this;
- Parking on site of operatives' and construction vehicles together with storage on site of 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 adopted highways as a result of the ground work operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

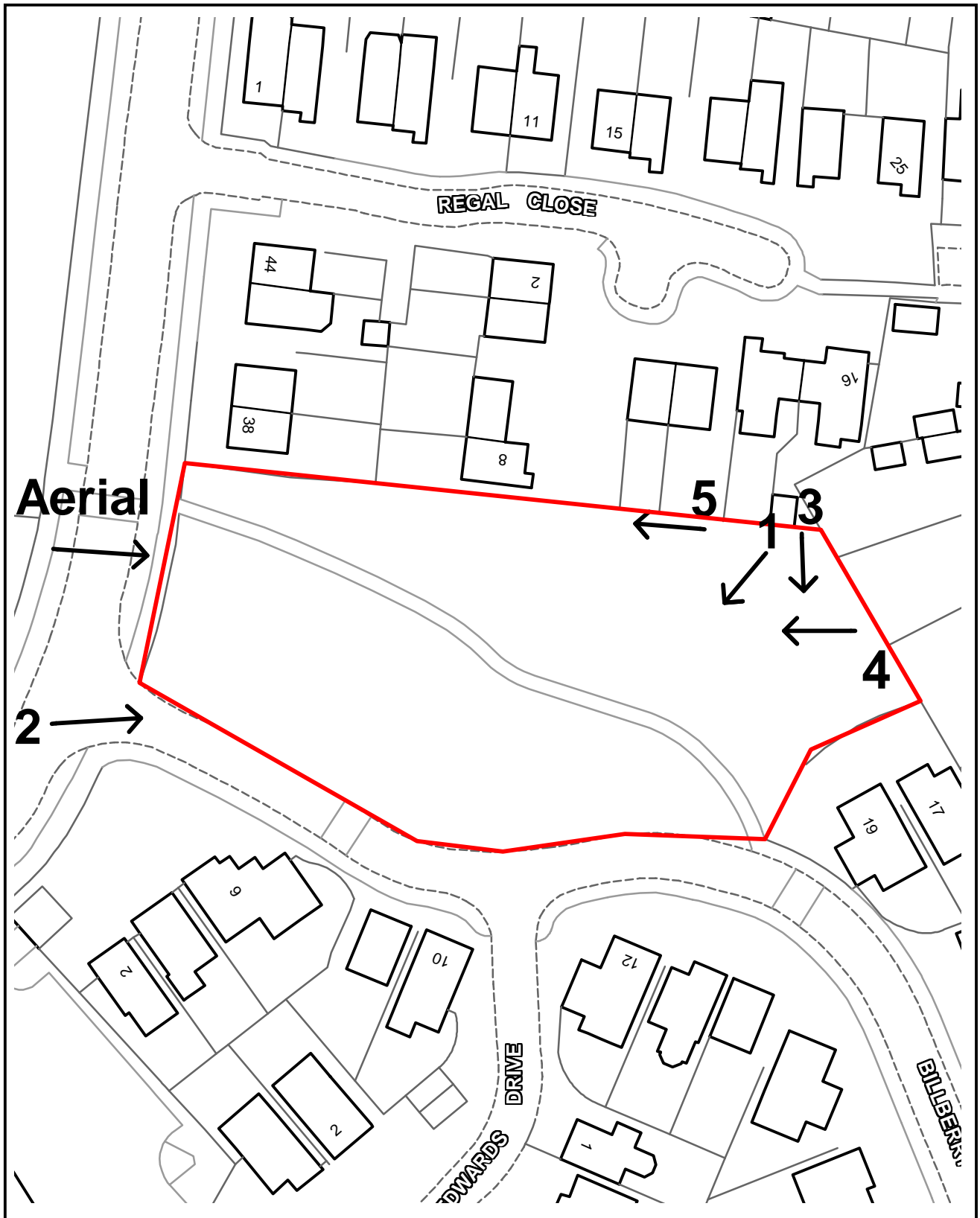
The approved plan shall be adhered to throughout the demolition/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the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

14. The car parking indicated on the approved plans, incorporating minimum hardstanding lengths of 5.5m minimum (11.0m at tandem driveways) and measures to prevent the discharge of surface water onto the adopted highway, shall be surfaced 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.
15. Bin storage arrangements shall be provided within the curtilage of each dwelling in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments', before first occupation of the respective dwelling.
Reason. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling, pursuant to policies H2/2 and EN1/2 of the Bury Unitary Development Plan.
16. Each dwelling hereby approved shall be provided with 1 electric vehicle (EV) charge point (minimum 7kW*) prior to its occupation.
*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used.
Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life, pursuant to Section 9 of the National Planning Policy Framework.

For further information on the application please contact **Dean Clapworthy** on **0161 253 5317**

Viewpoints 69535



PLANNING APPLICATION LOCATION PLAN

APP. NO 69535

ADDRESS: Land at Billberry Close & Albert Road
Whitefield

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

69535

Aerial view from west



Photo 1 Panorama from northern boundary of the site



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Photo 2 - Site from junction into Billberry Close



Photo 3 - South-east from the northern boundary



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Photo 4 - Panning south-west



Photo 5 - Along eastern boundary



Billberry Close, Whitefield





Street Scene Elevation Along Bilberry Close
(Scale 1:100)



Street Scene Elevation Along Albert Road
(Scale 1:100)



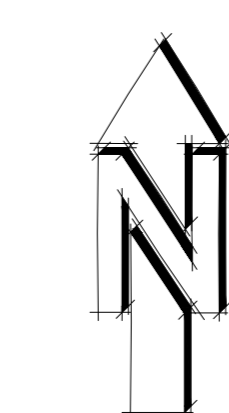
— Indicates Aco Drainage Channel

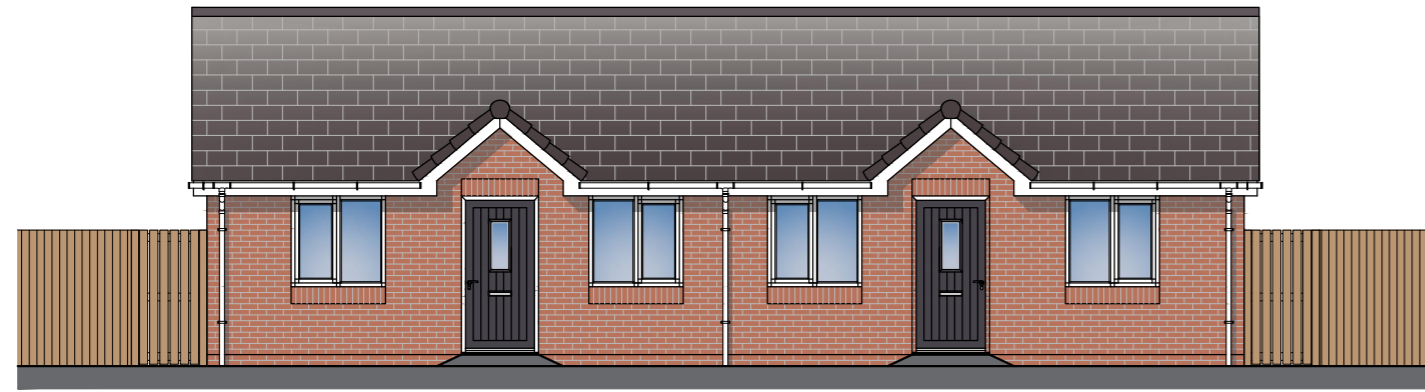
Porous / Permeable Surfacing to Drive ways and Aco Drainage Channels at the junction with the adopted highway to avoid water travelling from the site onto the adopted highway.

C	JUNE 22	HIGHWAYS AND PLANNERS COMMENTS ENDORSED
B	FEB 22	BIN LOCATIONS ADDED
A	DEC 22	PRE-APP COMMENTS ENDORSED
REV	DATE	DESCRIPTION

Accommodation Schedule
07No. 2b3p Bungalows 60sq.m
Total 07No. Units
Site Area = 0.33 Hectares

PROPOSED SITE LAYOUT & STREET SCENE ELEVATIONS	
ALBERT ROAD / BILBERRY CLOSE, WHITEFIELD	
1:500 @ A3	ALBERT ROAD - P01





Front Elevation - Plot No's 1&2, 4&5, 6&7



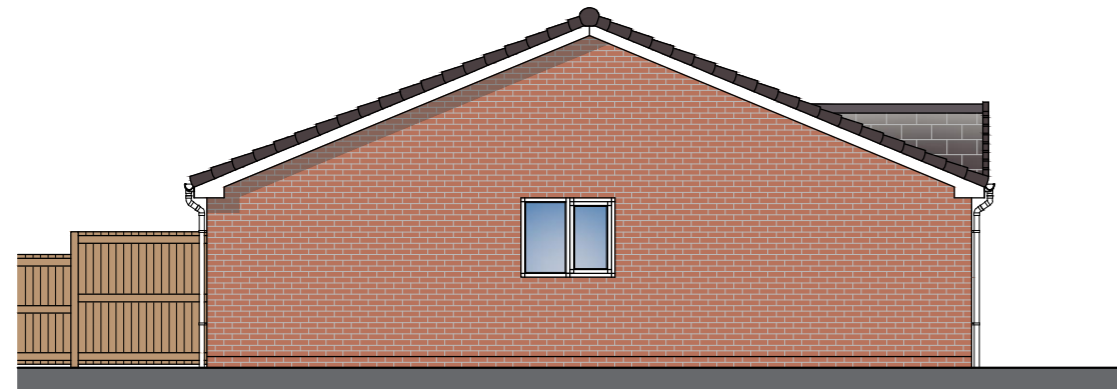
Front Elevation - Plot No. 03



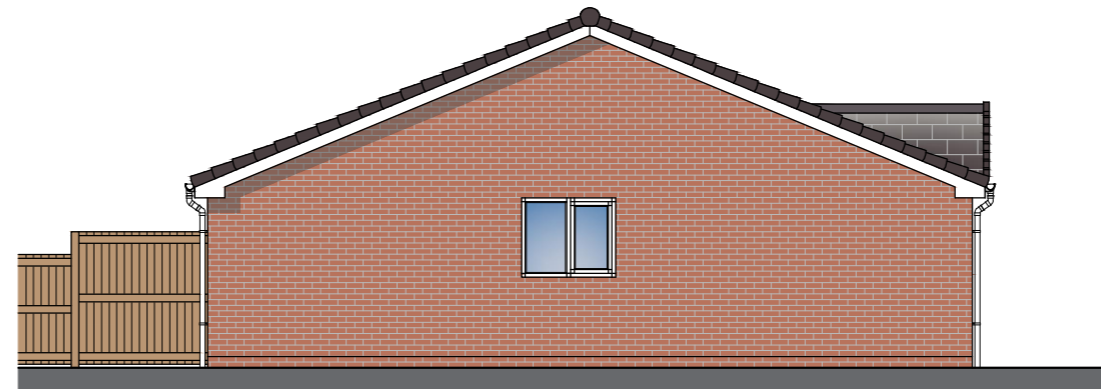
Rear Elevation - Plot No's 1&2, 4&5, 6&7



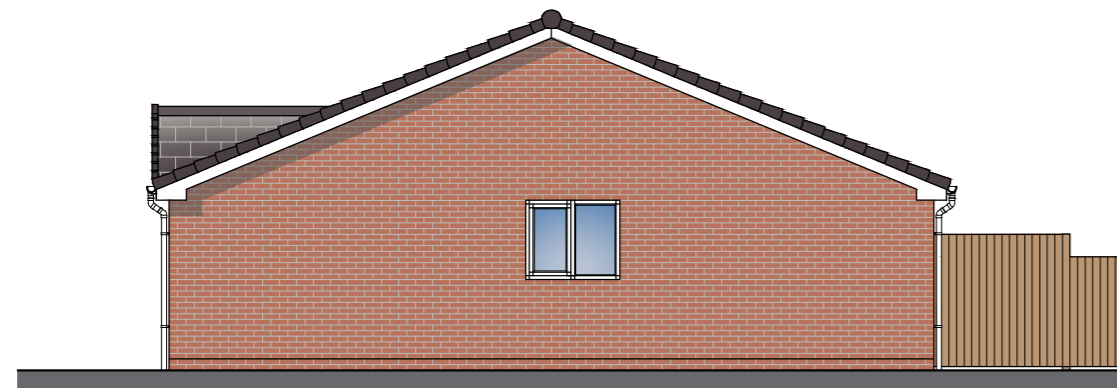
Rear Elevation - Plot No. 03



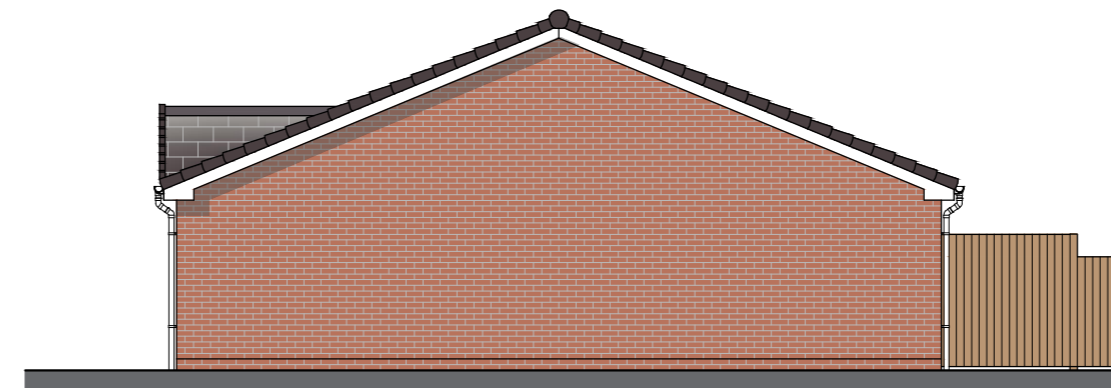
Side Elevation - Plot No's 1&2, 4&5, 6&7



Side Elevation - Plot No. 03



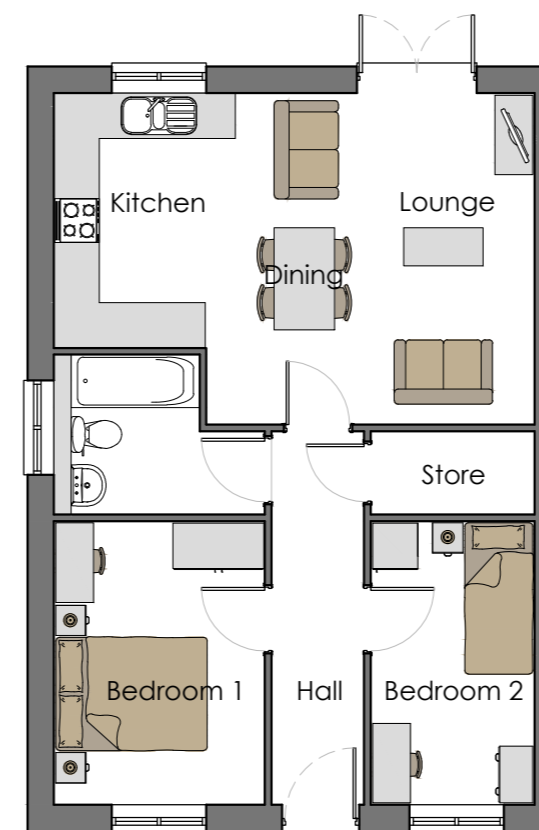
Side Elevation - Plot No's 1&2, 4&5, 6&7



Side Elevation - Plot No. 03



Floor Plans - Plot No's 1&2, 4&5, 6&7
60sq.m



Floor Plan - Plot No. 03
60sq.m

REV	DATE	DESCRIPTION
-	-	-
PROPOSED BUNGALOWS		
ALBERT ROAD / BILBERRY CLOSE, WHITEFIELD		
1:100 @ A2	ALBERT ROAD - P02	-