

BURY COUNCIL
DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

19 December 2023

SUPPLEMENTARY INFORMATION

Item:01 Pilsworth Quarry, Pilsworth Road, Bury, BL9 8QZ Application No. 69956
Erection and operation of a Material Recycling Facility and associated works

Extension of Time - Yes until 22 December 2023

The following objection has been received from Councillor Boroda - Ward Councillor for Unsworth:

"I am formally objecting to the application 69956. I do not believe that this comes anywhere close to meeting the "very special circumstances" for building on the green belt outlined in the National Planning Policy Framework. Likewise, I am concerned about both the environmental impact and the character of the community if this is allowed to take place. The existing site has led to many complaints to me as a ward councillor about the smells that have reached as far as Church Meadow and the fact that it is visible for miles. Moreover I would be very concerned if there was any extension to current licence which is due to expire in 2028. As such, I do hope that you will reject this application."

Response to objection

The proposed development involves the front-end processing of waste already heading to the landfill – this landfill which already lies within the north Manchester Green Belt.

- Pilsworth Landfill is a key strategic waste facility and Greater Manchester residual waste would need to travel long distances if Pilsworth was not available – thus increasing the carbon impact of Greater Manchester's waste disposal.
- Greater Manchester's waste would have to travel even further to find a suitable landfill with front-end recycling facilities which extracts recyclables from the residual waste stream.
- The proposed development is temporary in nature and therefore does not impact on the permanence of the Green Belt. Prior to the cessation of landfilling the building/machinery will be removed and the land restored to a green-field site.
- The linkage between the proposed Materials Recycling Framework building and the landfill and the overwhelming need to locate the proposed MRF immediately adjacent to the landfill is considered a very special circumstance that justify the proposed development.

In light of all of the above, including the matters raised within the main report, there is sufficient justification for considering that very special circumstances prevail in this instance and allow Officers to recommend that the application be approved in accordance with the conditions recommended.

Item:02 Millwood Primary Special School, School Street, Radcliffe, Manchester, M26 3BW Application No. 70195

Erection of an extension to contain classrooms, multi- purpose hall and support areas; Landscaping works to include dedicated play areas, railings and external pagoda and additional car parking on the existing school site.

Extension of Time - No - Statutory expiry date - 22/01/2024

Conditions

The agent has agreed with the pre-commencement conditions.

Conditions 3, 6, 14 and 16 have been amended:

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.

6. No development (excluding demolition, site clearance and enabling works) shall commence unless and until any remediation works and/or mitigation measures to address the shallow mine workings, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

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.

14. All trees to be retained on site as shown on the tree protection plan, dated 24 October 2023 and 30 November 2023 shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

16. No development above ground shall take place unless or until a biodiversity mitigation and enhancement plan shall be submitted to and approved in writing by the Local Planning Authority. The content of the plan should include elements to mitigate for loss of trees and bird nesting habitat. The approved plan will be implemented in accordance with the approved details.

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.

Item:03 Land between 18 & 24 Bradley Fold Road, Radcliffe, Bolton, BL2 5QD
Application No. 68667
Erection of 1 no. dwelling

Extension of Time - Yes - 20/12/2023

Consultations

Traffic Section - No objections, subject to the inclusion of condition relating to

access alterations.

Condition 10 has been added:

10. Notwithstanding the details shown on approved plan reference 16/218/02 revision C, at first reserved matters stage, full details of the following shall be submitted to and agreed with the Local Planning:

- Retention of the existing shared access width;
- Provision of a minimum rubbings strip of 0.5m between the retained access and the proposed dwelling/property boundary;
- Provision of adequate parking arrangements within the curtilage of the site;
- Boundary details incorporating adequate visibility splays and visibility at the back edge of the footway at the junctions of the shared access with Bradley Fold Road and the proposed driveway with the shared access in accordance with the standards in Manual for Streets;
- Any highway remedial works that may be required at the interface between the site and the adopted highway;
- Adequate pedestrian facilities from the adopted highway;
- Adequate bin storage facilities within the curtilage of the site.

The details subsequently approved shall be implemented to an agreed specification and to the written satisfaction of the Local Planning Authority before the dwelling is first occupied.

Reason. To ensure good highway design and to maintain the integrity of the adopted highway in the interests of highway safety, pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development and HT2/4 - Car parking and New Development and HT6/2 - Pedestrian/Vehicular Conflict.