

Ward: Ramsbottom and Tottington -
Ramsbottom

Item 02

Applicant: Bury Council

Location: Top Park playing fields, Bolton Road West, Ramsbottom, Bury, BL0 9NU

Proposal: Creation of 3G Artificial Grass Pitch (AGP) with perimeter fencing, new macadam hardstanding areas, floodlights, storage container, car park with associated lighting and landscaping, single storey extension to an existing pavilion

Application Ref: 70200/Full

Target Date: 23/01/2024

Recommendation: Approve with Conditions

Description

The site relates to a playing field and sports facility, known as Top Park Playing Fields which is designated as Protected Recreation Provision in the Urban Area under UDP Policy RT1/1.

The playing fields are predominantly surrounded by residential properties, with the existing car park and pavilion fronting Bolton Road West. Access to the site and car park is gained from Bolton Road West.

The site of the proposed development is utilised by Ramsbottom United JFC and is part of a larger grass playing field area maintained to a basic standard, with two pitches marked out primarily for football. The site is also used for casual recreation and informal activities by the wider community and includes an open access MUGA and a children's play area.

Planning permission is sought for the following:

- Creation of a 91m x 55m 3G Artificial Grass Pitch (AGP).
- 4.5metre high perimeter fencing around the proposed AGP.
- Recesses are proposed to the perimeter of the AGP to accommodate space for goal storage, as well as a spectator hardstanding which runs along the north-west length of the AGP.
- Installation 6no. 15m floodlights for the AGP.
- Installation of a 2.4m x 6.1m storage container to the north-west length of the AGP adjacent to the spectator hardstanding
- Extension to the existing car park to provide 24no. additional spaces, 2 No. EV spaces and 2 No. disabled spaces.
- 5no. 6m lighting columns associated with the existing and proposed car park.
- Amendments to the existing entrance from Bolton Road West to widen the entrance, introduce a 1 metre wide tarmacadam footpath and introduce new tactile paving on the footpath that fronts the site.
- Single storey extension to the south of the existing pavilion that projects approximately 4.83 metres

Relevant Planning History

54705 - Single storey extension; Erection of 2 no. storage containers; 2.4m high timber fence enclosure - Approve with Conditions 23/02/2012

Publicity

80 Neighbour letters sent on 03/11/2023 and an additional 26 neighbour letters sent on 20/11/2023

Site notice - 10/11/2023

3 objections in relation to:

- Traffic management and parking - weekends are already manic when matches are on at the park.
- Imagine in an attempt to recoup cost they will be actively encouraging footfall during the week and this will impact on parking on surrounding streets.
- How would you ensure that the 3G pitch will not become vandalised?
- Extending the building and car park would mean building on land that is unstable due to potential pockets of methane (due to previously being a landfill site)
- There are already 3G pitches at Woodhey high school- they would benefit from the income raised by Rammy renting them.
- A skate park/bike ramps would be more popular.
- Noise - current noise from the park and pitches is significant and increase in vehicles and footfall 7 days a week, for some 14 hours a day.
- Proposed hours of use would mean obtrusive noise for extended hours for those closest to the facility including late into the evening and way beyond the time the traffic noise on Bolton Road West has reduced.
- 15m floodlights are likely to be overbearing and out of character with the surroundings as well as creating obtrusive light for extended hours.
- Widening the access will make it easier for travellers to enter car park and single leaf vehicular gate is inadequate.

2 comments in relation to:

- visitor drivers are not respectful of adjacent streets. Would help greatly if the entrance to a nearby cul-de-sac was signposted showing it as a dead end or stating that it does not lead to Top Park.

125 representations of support in relation to:

- Parent of a child and fully support the proposed 3G pitch.
- Pitch frequently floods.
- Substandard facilities which are waterlogged, covered with litter and dog poo with games frequently called off and cancelled.
- Since September, they have had 13 fixtures scheduled, half of which were called off due to waterlogged grass pitches.
- Facilities like this are vital to junior development.
- Playing on wet heavy grass pitches is an awful experience and they can't develop skills
- Not enough 3G pitches locally.
- Alternative pitches are oversubscribed and costly to parents and matches have to be called off as there isn't capacity.
- The club have provided facilities for the community and will no doubt continue to do so.
- Should promote sports and health in our young people to prevent health inequalities, child obesity and to help with mental health.
- Will promote discipline and social interactions
- Benefits to children both socially but also behavioural from having access to sport all year round is key.
- It will deter travellers as the pitch will be in use.
- Our town is severely lacking safe, modern spaces for our children to engage in sporting activities.
- Currently, the Children of the UK are classed as the most obese in Europe. Lack of activity is driving this number up.
- This new and exciting development would be hugely beneficial for the whole of Ramsbottom, and especially children who have suffered and lost so much in recent years.
- Major boost for grass roots football.
- Our children are the future of Ramsbottom and this development will make them feel like valued members of the community.

- Additional parking will relieve local roads on match days.
- There is ample space for both pitches and space around the perimeter for dog walkers and runners to fairly share the area.
- It's the local authority's duty to ensure facilities are available all year round, the club have achieved funding already, therefore it will not burden the tax payer.
- Such a facility will also attract visitors and sports enthusiasts to our area, potentially boosting local businesses and contributing to the vibrancy of Ramsbottom.
- Would you consider the construction of a new skate park there? Since the skate park was removed at Ramsbottom swimming baths, it has become a real challenge to keep up this hobby locally.
- The development of houses within the area is forever increasing but no investment has been put into new play areas for children.
- These pitches can be rented out to local teams, clubs, and organizations, generating revenue for the area's sports facilities. This income can contribute to the maintenance and improvement of the facilities.

Statutory/Non-Statutory Consultations

Traffic Section - no objection subject to conditions in relation to the submission of a construction traffic management plan, implementation of the alterations and pedestrian improvements at the access, and implementation of the car parking.

Drainage Section - any response will be reported in the supplementary agenda.

Environmental Health - Contaminated Land - no objections subject to conditions in relation to the submission of a contaminated land preliminary risk assessment, site investigation, detailed risk assessment, remediation strategy and site verification report and implementation of EV charging points.

Environmental Health - Pollution Control - confirmed no comments to make.

Public Rights of Way Officer - any response will be reported in the supplementary agenda.

United Utilities (Water and waste) - the plans are not acceptable to United Utilities. This is because we have not seen robust evidence that the drainage hierarchy has been thoroughly investigated and the proposals are not in line with the Non-Statutory Technical Standards for Sustainable Drainage Systems. As such a pre-commencement SuDs drainage scheme condition is proposed.

The Coal Authority- Do not object to this application

Greater Manchester Ecology Unit - The main ecological issue is mitigation for the loss of moderate area of low ecological value grassland. No other significant ecological issues were identified.

Sport England - No objection subject to conditions in relation to the implementation of the pitch, a construction traffic management plan, provision of replacement facilities, the implementation of a community use agreement, and a management maintenance scheme.

Pre-start Conditions - Awaiting confirmation that agent has agreed to conditions.

Unitary Development Plan and Policies

RT1	Existing Provision for Recreation in the Urban Area
RT1/1	Protection of Recreation Provision in the Urban Area
RT1/2	Improvement of Recreation Facilities
RT2	New Provision for Recreation in the Urban Area
RT3/5	Noisy Sport
OL5/2	Development in River Valleys

EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/2	Noise Pollution
EN8/2	Woodland and Tree Planting
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations, including relevant policies in the emerging Places for Everyone Joint Development Plan.

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 forms part of a wider site (Top Park Playing Fields) which is designated as Protected Recreation in the Urban Area RT1/1.

RT1/1 - Protection of Recreation Provision in the Urban Area seeks to safeguard the provision of recreation land within the urban area and development will not be allowed where it would result in the loss of outdoor public or private recreation facilities including parks and gardens unless it meets specific criteria.

RT1/2 - Improvement of Recreation Facilities states that the Council will give favourable consideration to proposals for the appropriate improvement of existing recreational land and facilities in the Borough. The improvement of existing recreation facilities will allow greater use to be made of them and thus enable a larger demand to be satisfied.

RT2 - New Provision for Recreation on the Urban Area states that the Council will encourage the provision of additional land and facilities for recreation in the urban area.

RT3/5 - Noisy Sports -confirms development proposals involving the use of land or buildings for recreational pursuits which generate noise or nuisance will not be allowed, unless it can be demonstrated that the following criteria are satisfied:

- the use would not have an unacceptable detrimental effect on the environment of the site surrounding area or endanger people or property;
- the use would not have an unacceptable detrimental effect on the amenity of surrounding areas, particularly residential areas;
- the use would not have an unacceptable detrimental effect on the users of adjacent sites;
- any increased traffic flows would not have a significant detrimental effect on the surrounding area;
- where appropriate, adequate car parking can be provided.

Whilst similar, the approach in Policy RT1/1 has now been superseded by Paragraph 103 (b) 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 the 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."

Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
 - land which has been used as a playing field and remains undeveloped, or
 - land allocated for use as a playing field
- unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Pitch

The main area of playing field consists of 2.69ha of mainly natural turf playing field, together with a small MUGA and has been marked out consistently for two/three football pitches over the years including. Sport England's own database indicates that the site contains: 2 adult football pitches, 1 youth football pitch and 2 rounders pitches.

The Bury Playing Pitch Strategy (2019) states that the facility at Top Park currently suffers from subsidence as a result of poor quality drainage and is overplayed because of the high demand for its use. As such, there is currently a limited amount of time to maintain the grass pitch as a result of it being used all year.

The strategy demonstrates that there is a need and demand for the proposed 3G pitch development at Top Park. Ramsbottom is highlighted as a priority area for a 3G pitch due to a shortfall of 2no. pitches within the north of the Borough.

The proposed AGP development (including storage container, sports lighting and fencing) is for a sports facility. The entire site has also been identified as the location for 2 rounders pitches, although the proposal has not shown where these will be provided within the site and they have not been referred to in the submitted information. This is discussed further below.

The proposal would result in the loss of approximately 612sqm of playing field land. This would reduce the overall flexibility of the site to provide these in the future. The scheme's benefits therefore need to be shown to clearly outweigh the loss of the playing field and the wider use of the remaining playing field.

The submission documentation indicates that the 3G pitch will allow the club to offer a wider community use. The proposed AGP would include storage and sports lighting. The associated improvement to the changing facilities would enhance this provision. The applicant, and public representations confirm that both pitches currently drain poorly, the proposed 3G pitch would therefore offer alternative playing surface for matches and would alleviate over-play on the retained pitch. The 3G pitch would in part, meet the current demand for this pitch type in Bury and in the north in particular.

Sport England have considered the proposal under Exception 5 of its Playing Fields Policy which states "The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field."

The interactive mapping and reporting tool for community sport development provided by Sport England, known as Active Power Places indicates a rounders provision at the site however there is no evidence that this has been set out. Bury Council's Playing Pitch and

Outdoor Sports Strategy (PPOSS) does not identify this site as a rounders facility. On this basis, Sport England have confirmed that they are satisfied that the proposal will not unduly compromise rounders as a sport in this area.

Sport England consider that the proposal for the AGP/sports lighting/storage container/perimeter fencing meets the requirements of Exception 5 of that Policy as it has been demonstrated that the benefits of the proposal would outweigh the loss of natural turf playing field and meets the test of c) of paragraph 103 of the NPPF.

Therefore, the creation of a new 3G pitch and associated infrastructure would be of sufficient benefit to outweigh the harm resulting from the loss of the playing field and therefore would be in accordance with local and national policy.

Car park

The project has been developed to ensure the proposed additional car parking does not interfere with the use of the sports pitches. Sport England have considered the proposed car parking in relation to Exception 3 of their Playing Field Policy which states:

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site; or
- prejudice the use of any remaining areas of playing field on the site.

Sport England consider that the location of the car park in relation to the playing fields would comply with Exception 3. There is no reason to disagree with this finding.

Pavilion extension

The proposed extension to the pavilion building takes place on land which is away from the main natural turf playing field and does not impact any pitch sports. The area to be developed is currently occupied by a shipping container. The extension would provide additional communal changing facilities/showers and toilets. As such as above, Sport England have considered this proposal in relation to Exception 3 of the Playing Field Policy and consider that it complies. There is no reason to disagree with this finding.

The improvement of existing recreation facilities would allow greater use to be made of them and thus enable a larger demand to be satisfied. It is therefore considered that the proposed pitch, car park extension and pavilion extension comply with local and national policy and is acceptable in principle subject to the considerations set out below.

Principle (Places for Everyone)

The Places for Everyone Joint Development Plan Document (PfE) is a joint plan covering nine of the ten Greater Manchester districts, including Bury, and is intended to provide the overarching framework to strategically manage growth across the boroughs.

PfE was published in August 2021 and subsequently submitted to the Secretary of State in February 2022. Inspectors have been appointed to carry out an independent examination of the Plan with the hearing sessions commencing in November 2022 and were concluding in July 2023. The examination of the plan is on-going.

Given the advanced stage in the preparation of PfE, it is already considered reasonable that the Plan (as proposed to be modified) should be given weight in the decision-making process in line with paragraph 48 of the National Planning Policy Framework.

Consequently, the principle of this application has been considered against PfE (as

proposed to be modified).

Policy JP-P7: Sport and Recreation and Policy JP-G6: Urban Green Space are applicable to this proposal. The former states that recreation facilities should be located and designed in relation to housing so as to ensure that they are accessible but also minimise the potential for complaints due to disturbance to residential amenity from recreational activity. The latter states that existing urban open space will be protected and enhanced, and that development should be designed to support the positive use of nearby green spaces, such as by offering a high-quality setting, providing natural surveillance, and facilitating easy access by walking and cycling.

Floodlighting Design Details and a Noise Impact Assessment has been undertaken which demonstrate that the lighting will meet FA recommendations and that the noise impact does not require mitigation.

Policy JP-G3: River Valleys and Waterways reiterates the requirements of UDP Policy OL5/2, expecting decisions to avoid the fragmentation of river valleys which is dealt with below.

Therefore, the principle of the proposal is considered to be in accordance with policies JP-P7, JP-G3, and JP-G6 of PfE.

Principle (River Valley)

The site is also designated as River Valley under UDP policy OL5/2. This policy states that, within the River Valleys, new buildings or the change of use of existing buildings or the change of use of land will not be permitted. Exceptions to this are whether the development would not lead to the division of open parts of the valleys into sections and it falls into exceptional criteria as follows:

- a) where the area is designated as Green Belt the established Green Belt policies will apply; or
- b) where the area does not form part of the Green Belt, at least one of the following circumstances is met:
 - i. that the development represents limited infilling to an established valley settlement or industrial area;
 - ii. that it is an extension to, or renewal of an existing industry, where the economic and employment factors are of overriding importance;
 - iii. that the development is required in association with an outdoor recreation or appropriate tourist facility;
 - iv. that the development is limited and will form part of, and be essential to, the maintenance of the provision and improvement of public services and utilities;
 - v. any other development that would be appropriate in a Green Belt.

The development would not lead to the division of open parts of the valley into sections, and it would meet exception criteria b) iii) as it is required to improve the quality of changing room provision and incorporate toilet facilities at a designated recreation site. Therefore, the proposal is considered to be in accordance with policy OL5/2.

Visual amenity

UDP Policy EN1/1 - Visual Amenity confirms that development will not be permitted where proposals would have a detrimental impact on the visual amenity both within, or viewed from areas of environmental interest such as the Green Belt, Special Landscape Areas or the river valleys. Policy EN1/2 - Townscape and Built Design seeks to ensure that any proposals would not have an adverse impact on the character and townscape of an area.

The existing grass pitch would be replaced by a 3G artificial pitch, and would be surrounded by 4.5 metre ball stop fencing. A shipping container would be located adjacent to the pitch for storage of equipment. 6no. 15m high galvanised steel lighting columns are proposed around the edge of the pitch, 3no. to each side and external to the pitch perimeter fence

line.

The proposed mesh fencing is a type commonly used around recreation sites. It provides a secure boundary whilst allowing a high level of visibility through. Similarly the pitch floodlighting is of a scale that is common around recreation sites. The green colour of the proposed shipping container would see it blend appropriately with the surroundings.

The proposed 24no. space car park extension would extend to the south east of the existing car park into an area of soft landscaping occupied by a bench and trees and part of the existing play area. The fencing for the existing play area would be realigned to accommodate the proposed car park. The car park would be located to the rear of the existing hardstanding/car park. Any views of the proposed extended car park would be in connection with this existing area of hardstanding. It is considered that the extension of the hardstanding in this location would not adversely impact on the visual amenity of the location.

The scheme also proposes lighting to the existing, and proposed car parking areas through the provision of 5no. 6 metre masts. These masts would be positioned to along the perimeter of existing and proposed car park and would be visible from Bolton Road West. The scale of these masts would not dissimilar to street lighting poles and as such it is considered these additions would not have a detrimental impact on the character of the area.

The proposed extension to the pavilion building would be a single storey pitched gable roof addition that extends approximately 4.8metres, matching the scale and design of the existing building. The proposed door is considered to be suitably aligned and the use of matching materials is appropriate. The proposed addition would occupy an area of land currently occupied by 2no. shipping containers, with 1 no. shipping container being removed as part of the proposal. As such would improve the visual amenity of the area when viewed from Bolton Road West.

Given the above it is considered that the proposal would not have an adverse impact on the visual amenity of the locality and as such would comply with UDP Policies EN1/1 and EN1/2.

Residential Amenity

UDP Policy EN1/2 - Townscape and Built Design seeks to ensure that the proposals for development are considered in relation to their relationship to the surrounding area, and the use of lighting. This is further supported by UDP Policy EN7 - Pollution Control that seek to control environmental nuisance and minimise pollution levels, and UDP Policy EN7/2 - Noise Pollution that restricts development that would lead to an unacceptable noise nuisance to nearby occupiers and/or amenity users.

The existing pitch (excluding run off areas) is located approximately 30 metres from the rear gardens of the properties on Bolton Road West, 60 metres from the rear gardens of the properties on Lansdowne Close and 60 metres from the rear/side gardens of the properties on Maybury Close.

The proposed new pitch surface would be located in a similar location to the existing pitch in relation to the above residential properties. The largest marked pitch would be located approximately 28 metres from the rear of the properties on Bolton Road West, with the run off area and located approximately 24 metres from these boundaries. The largest marked pitch would be located approximately 59 metres from the rear of the properties on Lansdowne Close, with the run off area and located approximately 56 metres from these boundaries. The largest marked pitch would be located approximately 62 metres from the side of the properties on Maybury Close, with the run off area and located approximately 59 metres from these boundaries.

The proposed car park extension would extend the car park near to the boundary of 109

Bolton Road West, the garden of which is located 15 metres from the proposed car park extension and is separated by hardstanding, soft landscaping and trees. The existing car park already extends along the extent of their garden in any event.

The siting of the proposed pitch and car park extension, in relation to the existing facilities at the site is therefore considered to be acceptable.

The AGP and car park extension however have been designed to facilitate better use of the area during bad weather conditions, low lighting etc and therefore it is likely that there would be an increase of noise created above the existing use. The introduction of new lighting around the car park and the pitch also needs to be considered.

Noise

The proposed opening hours of the pitch are as follows:

- Monday to Friday: 08:00 – 22:00 hours
- Saturdays, Sundays and Bank Holidays: 09:00 – 21:00 hours, with activities on site typically finishing by 17:00 hours.

The most significant noise from the pitch would be from players shouting and whistles during a match. A noise impact assessment has been undertaken with 4 noise sensitive receptors at residential properties that bound the site. The modelling submitted with the application concludes that the residual noise level from the pitch indicates that no significant long-term effects upon the nearest noise sensitive receptors would result from the noise associated with the use of the pitch as such no mitigation has been proposed.

The most significant noise sources associated with the car park are vehicle movements and door/boot closing. Guidance and modelling has been used in relation to noise emissions from the car park, and assumptions have been made with at worse case hour, all car parking spaces being used. These calculations have been based on one car movement (arrival and departure) per parking space in an hour. The Noise Impact Assessment concludes that noise impacts from the car parking facilities comply with the most sensitive criteria proposed for the majority of nearby noise sensitive receptors.

The pavilion would continue its existing use, with changing rooms and a space for parents to socialise when children are training. Given the existing noise levels it is not anticipated that the noise from the pavilion extension will have an adverse impact on the nearby residential properties.

The Environmental Health team have been consulted as part of the application, which includes the above mentioned noise impact assessment and have raised no objections to the proposal. Given the current use of the site, its layout and proposed siting of facilities it is considered that the AGP, car park and extension would not significantly add to the noise and associated activity beyond that which could already exist.

Floodlighting

The planning application seeks permission to use and operate the pitch floodlighting as needed between the hours set out above. The Design and Access Statement confirms that the lighting will be fitted with timers to turn them off at the end of the hours set out.

This light level is an FA recommendation and a Football Foundation requirement.

The height of the columns and the alignment of the lamps has been set in a plane as close as possible parallel with the playing surface. Supporting documentation states that this would significantly reduce glare and allows light to be focussed directly onto the playing area. It is anticipated that this would keep light spill to a minimum.

A plan has been submitted to show the proposed floodlighting horizontal spill from both the proposed pitch lighting, and the proposed car parking lighting confirming the extent of source intensity in relation to the neighbouring residential properties. This plan indicates

that horizontal spill will be confined to land under the applicant's control. These computer-generated calculations show that horizontal light levels will be less than 5 lux at around 20m from the AGP perimeter fence and zero at the nearest residential boundaries.

The proposed pitch floodlights would be fitted with backlight control reflectors (BLC) that would reduce the amount of light distributed rearward, towards the residential properties that bound the site. The Design and Access Statement also confirms that a timer would be fitted that would shut the lights off at curfew time. A low level courtesy light would be attached to the column nearest to the exit of the AGP (column M3) which would be timed to stay on for 10 minutes to allow players to exit the site safely. These details have been conditioned.

As above, the Environmental Health team have been consulted as part of the application, and have raised no objections to the proposed lighting scheme. It is considered that the proposed 15m high floodlight system would be the most viable option to satisfy the Football Association Technical Requirements for the proposed AGP whilst considering the setting within a residential area.

Extension

The proposed pavilion extension extends towards side elevation and garden of No. 159 Bolton Road West. The proposed extension is located approximately 9.4 metres from the shared boundary with this property and as such no residential amenity issues in terms of overbearing. No windows or doors are proposed facing towards this property.

Given the considerations set out above it is considered the proposed development would not have a significantly harmful impact on residential amenity. As such, the proposal would be acceptable and comply with the NPPF and UDP Policies EN1/2, EN7, EN7/2 and RT3/5.

Ecology

UDP Policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological value seek to retain, protect and enhance the natural environment and seeks to retain features of ecological or wildlife value. Paragraph 180 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment. UDP Policy EN8/2 - Woodland and Tree Planting.

Bats

The buildings and trees on the site were assessed for bat roosting potential. All were assessed as having negligible roosting potential. As individual bats can on occasion turn up in unexpected locations an informative is recommended in relation to what to do if a bat is found during demolition works.

The belt of trees around the site was assessed as having moderate value for bat foraging. The proposed floodlighting could adversely effect the foraging value of the site. However, the main period of use would be October to March, when bats are less active/hibernating and would be turned off at 10pm ie only negatively impact the foraging period for part of the night. An isolux plan has been provided that indicates the illumination levels at the woodland edge will be around 5 lux, which would have minimal adverse effects on most bat species. Greater Manchester Ecology Unit (GMEU) have therefore confirmed they are satisfied that for the combination of reasons above the floodlighting is very unlikely to have an adverse effect on local bat populations however the proposed lighting and timing of the lighting should be conditioned.

Birds

Only limited bird activity was identified on the site. No trees or shrubs appear to be removed however, disturbance during the extension of the clubhouse is possible. An informative is therefore proposed in relation to nesting birds and the Wildlife and Countryside Act 1981.

Other wildlife

The consultant noted that there is a risk of species such as hedgehog and badger crossing

the site during construction and coming to harm through entrapment in trenches etc. Whilst accepting this is theoretically correct, the scale and nature of the development is such that there would be minimal deep excavation and the level of risk very low. GMEU have therefore proposed an informative in relation to the Wild Mammal (Protection) Act 1996.

Invasive species

Himalayan Balsam is listed under schedule 9 part 2 of the Wildlife & Countryside Act 1981 (as amended) and was recorded as abundant in the woodland around the sports pitches. Whilst no work should be occurring in these areas, seed from balsam disperses several meters from the plants and is therefore likely to be present around the edges of the playing field and could be transported off-site during the construction phase. A condition is therefore proposed for a biosecurity management strategy.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain

The development would result in the loss of low ecological value grassland to hardstanding and an artificial pitch. New tree planting is proposed within the wider site as mitigation. There appear to be no adverse effects on wildlife. A biodiversity baseline has been provided. This refers however to a wider area than is actually lost, which GMEU estimate is approximately 0.8 ha of grassland, which would equate to a loss of 1.6 biodiversity units.

24 native trees are proposed as mitigation. GMEU would regard these as resulting in other broadleaved woodland after 30 years as tightly planted and adjacent to the existing woodland. This would generate approximately 0.24 biodiversity units. GMEU would recommend instead that the proposed 24 heavy standards are planted as landscape trees around the boundary of the site set back from the woodland, so as to result in individual trees. These would generate over 2 biodiversity units if all trees achieved a girth of 30cm after 27 years.

A recommendation has therefore been made by GMEU to amend the landscape proposals to include 24 individual heavy standard trees. This can be secured via a landscaping scheme condition and would result in a net gain on site complying with the policies set out above.

It is considered, subject to the conditions and informatives referenced that the proposal would therefore comply with UDP Policies EN6, EN6/3, EN8/2 and Paragraph 180 of the NPPF.

Trees

As set out above there are trees that surround the site, and a tree survey plan has been submitted that considers that the majority of the trees around the boundary of the site are grade B (moderate) to grade C (low) in quality. 2 no. trees have also been identified through this report for removal due as they are dead.

A tree constraints plan has also been submitted that indicates the root protection areas (RPA) of these trees as well as a tree protection plan that indicates areas of ground protection and protective fencing required to ensure that the trees are protected. These plans would be secured via condition to ensure that no trees would be lost or damaged throughout construction.

Access and Parking

UDP Policy EN1/2 - Townscape and Built Design requires the consideration of the design and appearance of access, parking and service provision. This is further supported by UDP Policy HT6/2 - Pedestrian/Vehicular Conflict that requires developments to reduce pedestrian/vehicular conflict.

Due to the proposed increased use of the site, the proposal includes an improved access to the site from Bolton Road West. The proposal seeks to widen the access road to 5.6 metres which would allow two-way traffic and will also see the south-west kerb splay relocated. The existing footpaths on Bolton Road West would be resurfaced, with tactile paving introduced

at the improved junction.

A new separate pedestrian access into the park would be created alongside the widened vehicular access. New gates and the relocation of existing barriers are also included on the drawings submitted with the application.

No objections to the amended access arrangements have been made by the Traffic Section subject to conditions which have been attached.

In terms of parking standards UDP Policy HT2/4 requires all applications for development to make adequate provision for their car parking and servicing requirements. Supplementary Planning Document 11 provides parking standards for developments.

There are no set standards for parking associated with recreation provision set out within SPD 11 and these are determined on individual merits of planning application.

The submitted site plan shows 46 retained spaces, 24 new spaces, 2 no. EV charge points and 2no. disabled spaces. Cycle parking with 6no. Sheffield hoops to provide parking for 12no. cycles is also shown. This would provide 74 spaces. at the site.

The Design and Access statement confirms that on training days the likely maximum occupancy at any one hour during a weekday evening would be 70 - 80. They estimate that on an assumption of a 2:1 ratio of car users to participants parking requirements of 35-40 spaces will be needed. This need has been increased to include changeover times between hourly sessions. It is therefore considered that the proposed 74 spaces would be sufficient to serve the site.

Drainage

EN5/1- New Development and Flood Risk and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF confirm that the Local Planning Authority will not permit new development where such development would be at risk of flooding or increase the risk of flooding elsewhere. UDP Policies EN7/3 - Water Pollution and EN7/5 - Waste Water Management seek to protect the Borough's water quality and limit surface water pollution.

The applicant, and representations received confirm that drainage at the site is an issue and leads to the existing pitch being unusable during the football season.

In terms of drainage any proposal should include a surface water scheme that must be based on the hierarchy of drainage options in the National Planning Practice Guidance and include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. It must be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). Details of proposed maintenance arrangements should also be provided.

Whilst a Flood Risk Assessment, Design and Access Statement and Drainage Strategy have been submitted United Utilities have confirmed that they have not seen robust evidence that the drainage hierarchy has been thoroughly investigated. As such a condition has been proposed that requires the submission of a sustainable water drainage scheme and a foul water drainage scheme prior to the commencement of development.

Response to representations

It is considered that the material planning considerations have been covered within the main body of the report.

Only the proposal scheme can be considered, and any additional works outside of the red edge or outside of the description of development would be outside of the scope of this planning application.

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:
205-087-1000, 205-087-1001, 205-087-1002, 205-087-1003, 205-087-1004, 205-087-1005, 205-087-1006, 205-087-1007, 205-087-1008, 205-087-1009, 205-087-1011 HLS5035 - Setting Out, HLS5035 - Proposed Floodlighting Horizontal Spill, 1624-001, 1624-002, 1624 -003 A, CC894500, HL250 15M RL C/W 2no LED.

Supporting Documents:

P2416_20231019_AGP, Top Park, Bury - Transport Assessment
Top Park, Bury Noise impact assessment 11164.1
Top Park lighting Project Overview dated 29-09-2023
Preliminary Ecological Appraisal (PEA) dated September 2023
Design and Access Statement
Consultants Coal Mining Report - 51003377392001
Ground Investigation Report October 2023
Floodlight FL 11 Brochure
Floodlight product description

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. The external finishing materials for the proposed extension hereby approved shall match those of the existing building.
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.
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. Prior to the development being brought into use the applicant shall provide electric vehicle (EV) charging points for 20% of the proposed parking spaces. EV chargepoints shall be 7kW* as a minimum. Photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted.

*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. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Reason. In accordance with the NPPF, 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.

7. 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). In the event of surface water discharging to the public combined sewer, the rate of discharge shall be restricted to 6 l/s;
- (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

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

Reason. To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and

EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

8. The Artificial Grass Pitch hereby approved shall only be available for use between the hours of 08:00 to 22:00 hrs (Monday to Saturday) and 09:00 to 21:00 hrs (Sundays and Bank Holidays).
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EN1/2 - Townscape and Built Design, EN7/2 - Noise Pollution and RT3/5 - Noisy sports.
9. Prior to the first use of the AGP floodlights hereby approved, and with the exception of the amenity light to allow safe egress, each lighting column the floodlighting system shall be fitted with control switches and a time clock that recognises BST to automatically switch the floodlights off no later than 22.00 hours (Monday to Saturday) and 21:00 hours (Sunday and Bank Holidays). The floodlights shall remain switched off in accordance with the hours approved in Condition 8 of the development hereby approved. Satisfaction of this condition will include any requirement for amenity lighting for a period of 10 minutes on column M3 (as shown on drawing HLS5035 - Proposed Floodlighting Horizontal Spill) following closure of the pitch.
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation and in order to ensure that no harm is caused to a Protected Species pursuant to policies EN1/2 - Townscape and Built Design, EN7 - Pollution Control, 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.
10. Prior to the first use of the floodlights hereby approved, the AGP luminaires LED cells shall be fitted with Back Light Control. The Back Light Control shall thereafter be maintained in situ.
Reason. In the interests of residential amenity pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, EN7 - Pollution.
11. Prior to any earthworks a biosecurity management strategy for Himalayan Balsam should be supplied to and agreed in writing to the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the Local Planning Authority.
Reason. The scheme does not provide full details of the actual extent 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.
12. Notwithstanding the details shown on the approved landscaping plan 205-087-1011 24 heavy standard trees shall be planted as landscape trees around the boundary of the site set back from the woodland. The landscaping scheme hereby approved shall be implemented to the written satisfaction of the Local Planning Authority not later than 12 months from the date of occupation. Any trees removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees of a similar size and species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan..
13. Use of the artificial grass pitch shall not commence until:
(a) certification that the Artificial Grass Pitch hereby permitted has met the FIFA Quality accreditation or equivalent International Artificial Turf Standard (IATS); and
(b) confirmation that the facility has been registered on the Football Foundation's

Register of Football Turf Pitches; have been submitted to and approved in writing by the Local Planning Authority.

Reason. To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with Development Plan Policies RT1/1 - Protection of Recreation Provision in the Urban Area, RT1/2 - Improvement of Recreation Facilities and RT2 - New Provision for Recreation on the Urban Area.

14. No development shall commence until a scheme to ensure either:
 - (a) the continuity of the existing sports use of/on the playing fields/sports facilities shown edged blue on Drawing No. 205-087-1001; or
 - (b) the provision of replacement facilities during construction works has been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The scheme must set out details of the size, location, type and make-up of the facilities or replacement facilities (as appropriate) together with arrangements for access. The scheme must include a timetable for the provision of the facilities or replacement facilities (as appropriate). The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.

Reason. To protect playing fields/sports facilities from damage, loss or availability of use during the construction of the development and to accord with Development Plan Policies RT1/1 - Protection of Recreation Provision in the Urban Area, RT1/2 - Improvement of Recreation Facilities and RT2 - New Provision for Recreation on the Urban Area.
15. Use of the development shall not commence until a community use scheme prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved scheme has been provided to the Local Planning Authority. The scheme shall apply to the use of the 3G pitch, natural turf youth pitch, pavilion facilities and car park and include details of pricing policy, hours of use, access by users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved scheme.

Reason. To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policies RT1/1 - Protection of Recreation Provision in the Urban Area, RT1/2 - Improvement of Recreation Facilities and RT2 - New Provision for Recreation on the Urban Area.
16. Before the 3G pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. This will include measures to ensure the replacement of the Artificial Grass Pitch within 10 years or an alternative timescale as agreed in writing with the FA. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the 3G pitch.

Reason. To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with Development Plan Policies RT1/1 - Protection of Recreation Provision in the Urban Area, RT1/2 - Improvement of Recreation Facilities and RT2 - New Provision for Recreation on the Urban Area.
17. 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:
 1. Photographic dilapidation survey of the footways and carriageways in the vicinity of the site access in the event that subsequent remedial works are required following construction of the development and as a result of statutory

- undertakers connections to the site;
- 2. Access point for construction traffic from Bolton Road West and all temporary works required to facilitate access for ground works/construction vehicles;
- 3. The provision, where necessary, of temporary pedestrian facilities/protection measures to maintain access for users of the playing fields;
- 4. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Bolton Road West;
- 5. Confirmation of hours of operation and number of vehicle movements;
- 6. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;
- 7. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;
- 8. 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.
- 9. Details of the works/contractors' compound (including any buildings, moveable structures, works, plant, machinery, access and provision for the storage of vehicles, equipment and/or materials); and
- 10. A scheme for the removal of the works/contractors' compound and the restoration of the land on which it is situated are submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The works/contractors' compound shall not be provided and used on the site other than in accordance with the approved details and shall be removed and the land on which it is situated restored in accordance with the approved details before occupation of the development hereby approved.

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 protect playing fields/sports facilities from damage, loss or availability of use and to accord , 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 RT1/1 - Protection of Recreation Provision in the Urban Area, RT1/2 - Improvement of Recreation Facilities and RT2 - New Provision for Recreation on the Urban Area. EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

- 18. The alterations and pedestrian improvements at the existing site access onto Bolton Road West indicated on the approved plans shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

Reason. To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent highway, ensure adequate off-street car parking provision and materials storage arrangements for the duration of the construction period and ensure 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.

- 19. The car parking indicated on the approved plans shall be surfaced, demarcated, and made available for use to the satisfaction of the Local Planning Authority.

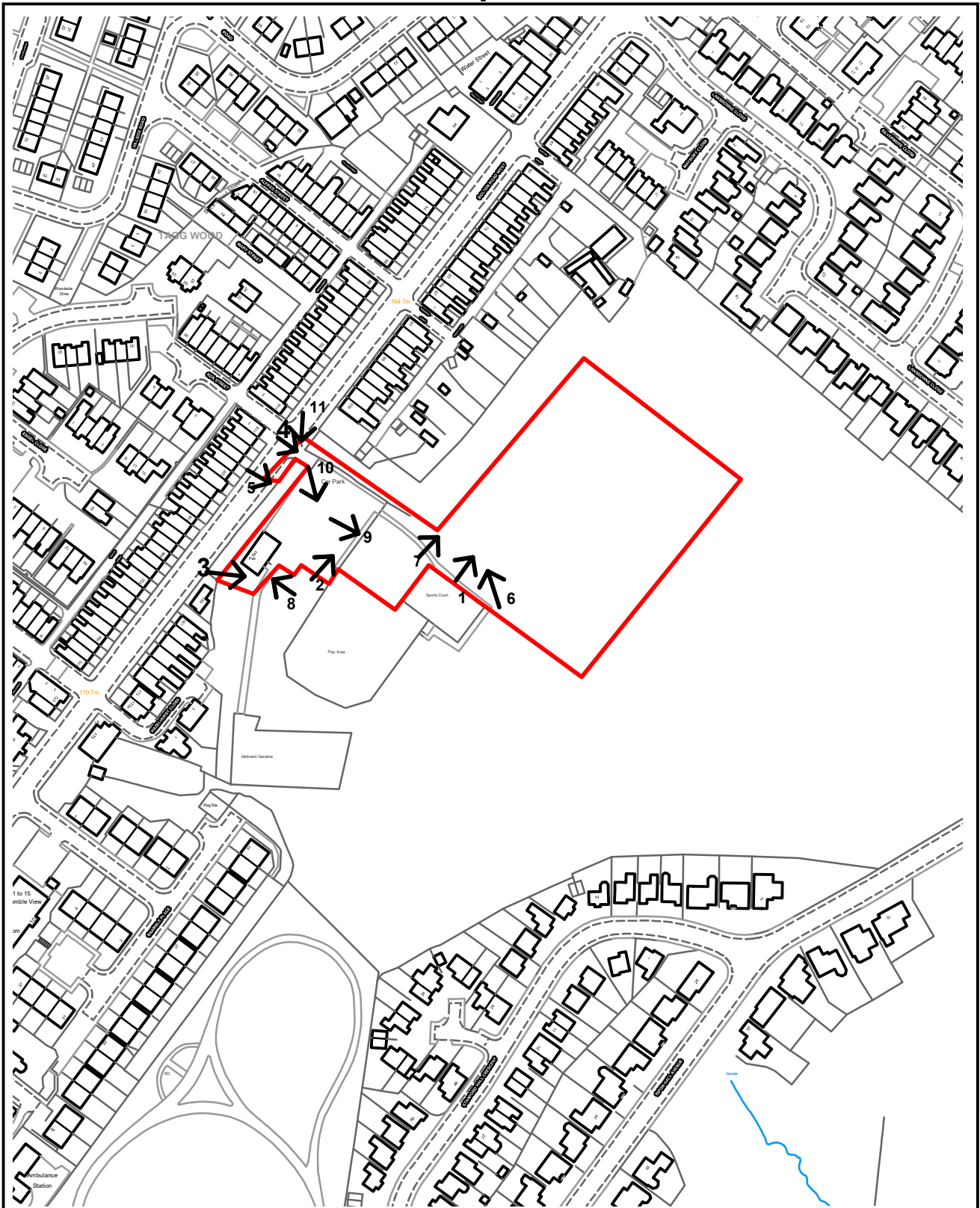
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

20. All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction" and in accordance with the approved Tree Protection Plan 1624-003 Revision A. 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.

For further information on the application please contact **Helen Pressley** on **0161 253 5277**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 70200

ADDRESS: Top Park playing fields Bolton



Bury
Council

Planning, Environmental and Regulatory Services

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70200

Photo 1



Photo 2



70200

Photo 3



Photo 4



70200

Photo 5



Photo 6



70200

Photo 7



Photo 8



70200

Photo 9



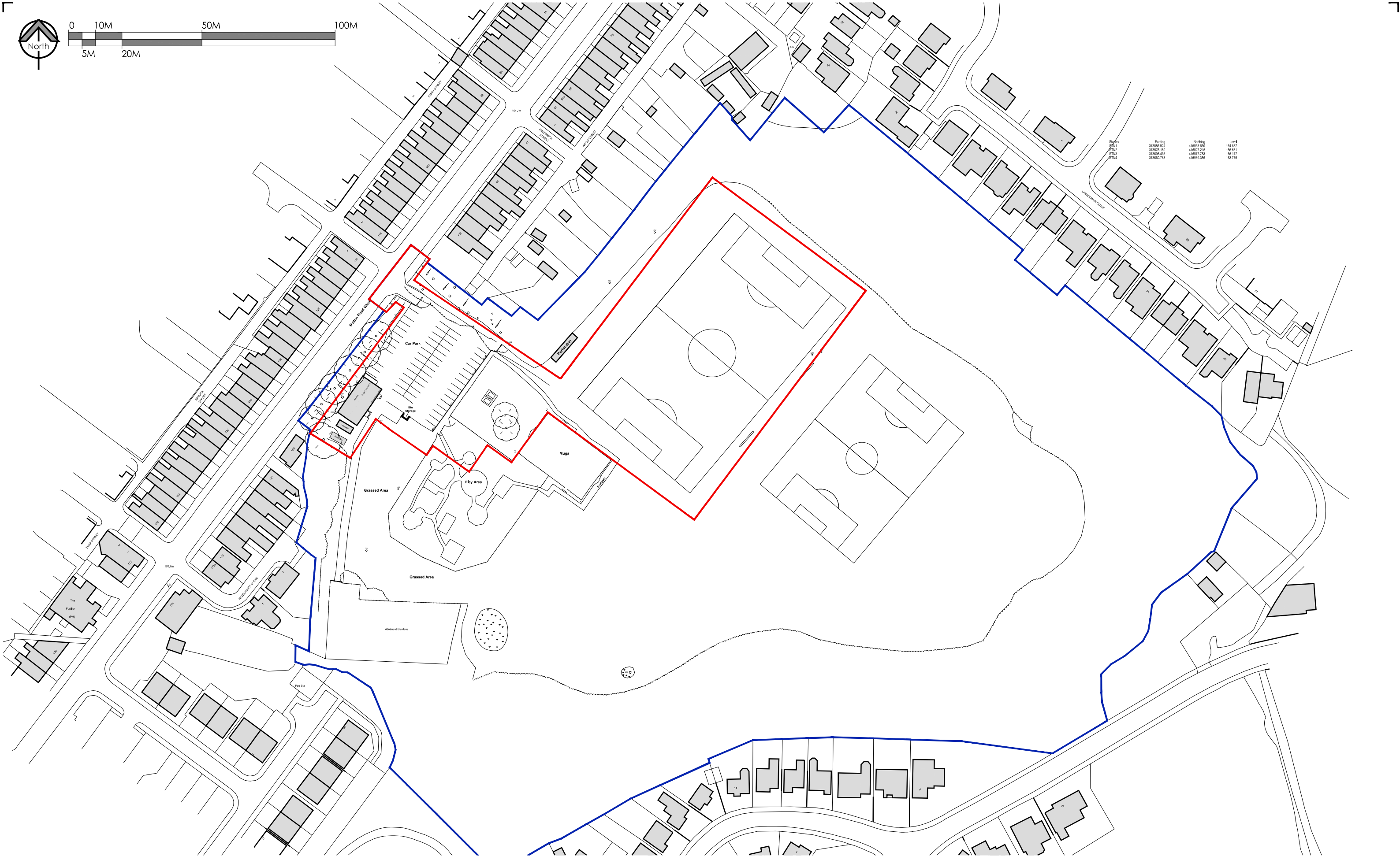
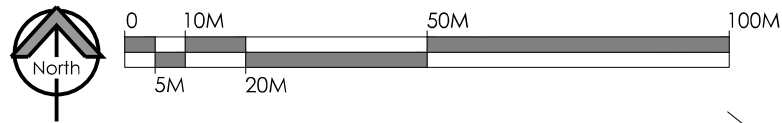
Photo 10



70200

Photo 11



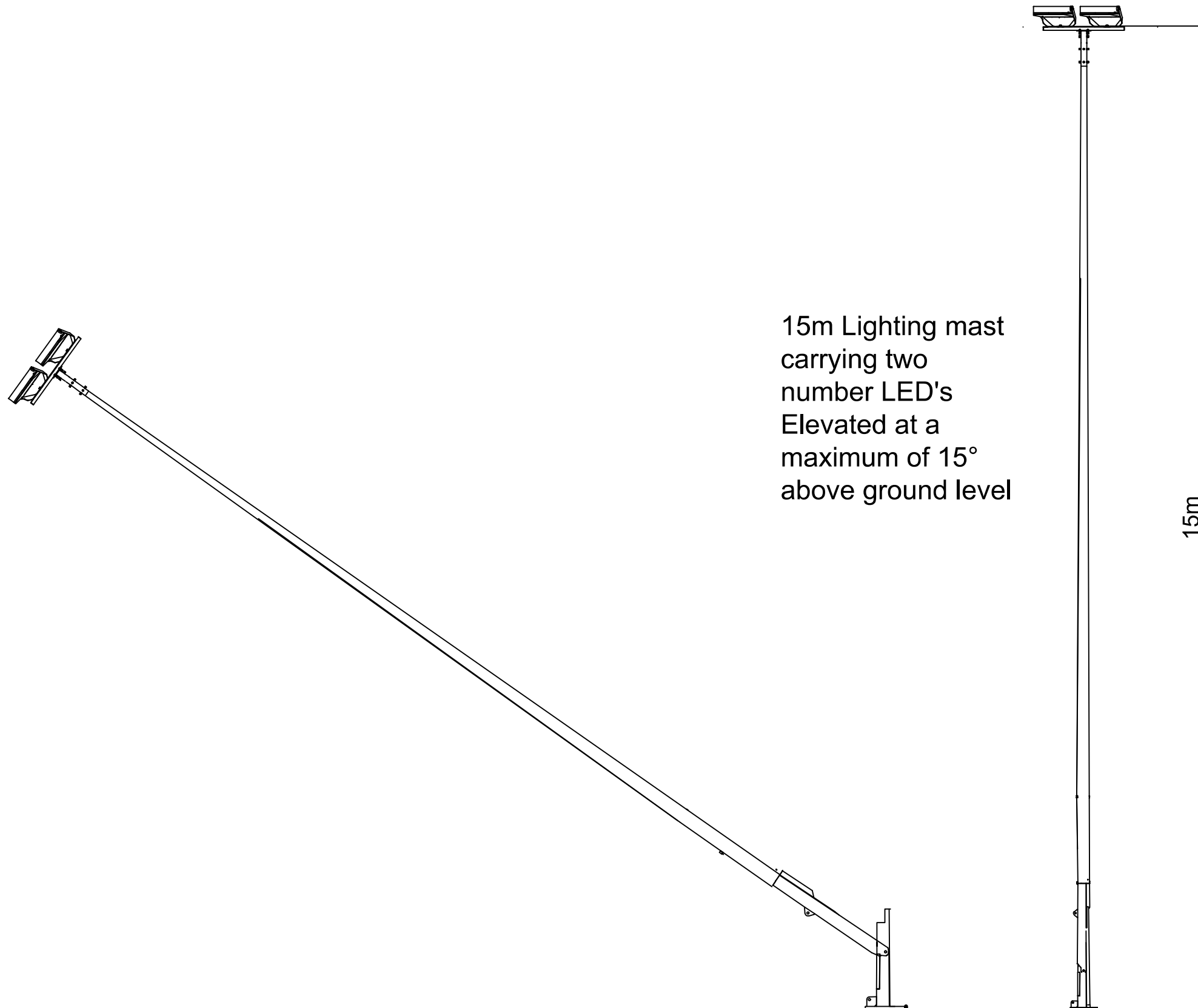


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				<div>Dwg, Title</div> <div>Site Location Plan</div>		<div>Scale</div> <div>1:1250 @ A3</div>		<div>Date</div> <div>August 2021</div>	
<div>No.</div> <div></div>		<div>Revision / Issue</div> <div></div>		<div>Date</div> <div></div>		<div>Drawn by</div> <div>GSB</div>		<div>Checked</div> <div>DKW</div>	



STEVE WELLS
ASSOCIATES
making sport happen

Churchill House, Mill Hill, Pontefract, West Yorkshire,
WF8 4HY t: 01977 797258 e: mail@stevewells-associates.com



Notes
ALL DIMENSIONS SHOWN IN METERS



Project
HL250 R&L Column Drawing
2 x LED Mounted

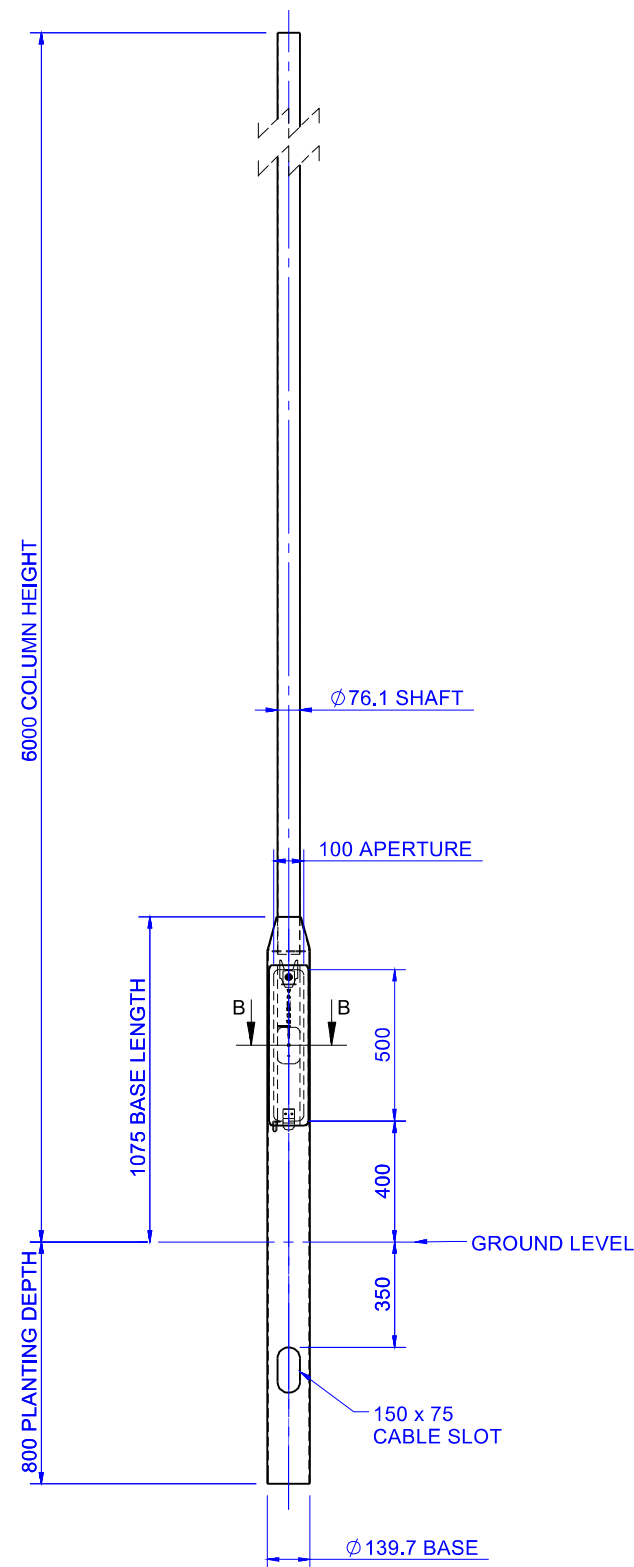
www.halliday-lighting.co.uk

Drawing Title
HL250 15M RL C/W 2no LED

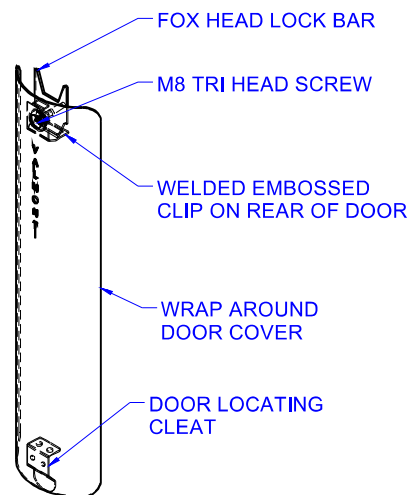
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Project No STD DWG	Scale NTS
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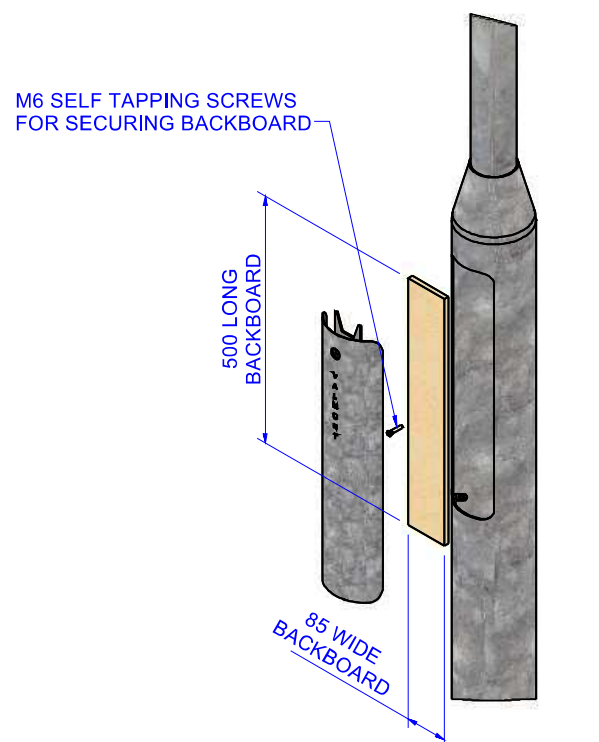
12m RL WITH 2 FLOODS	Status Proposal
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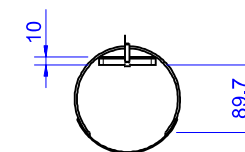
ELEVATION ON COLUMN
SCALE 1:25



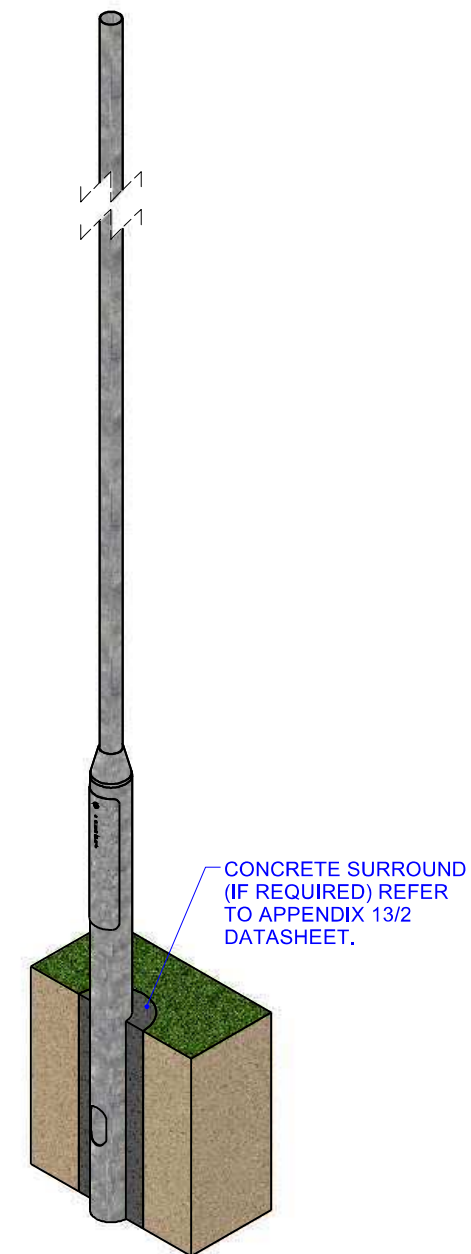
DOOR DETAIL




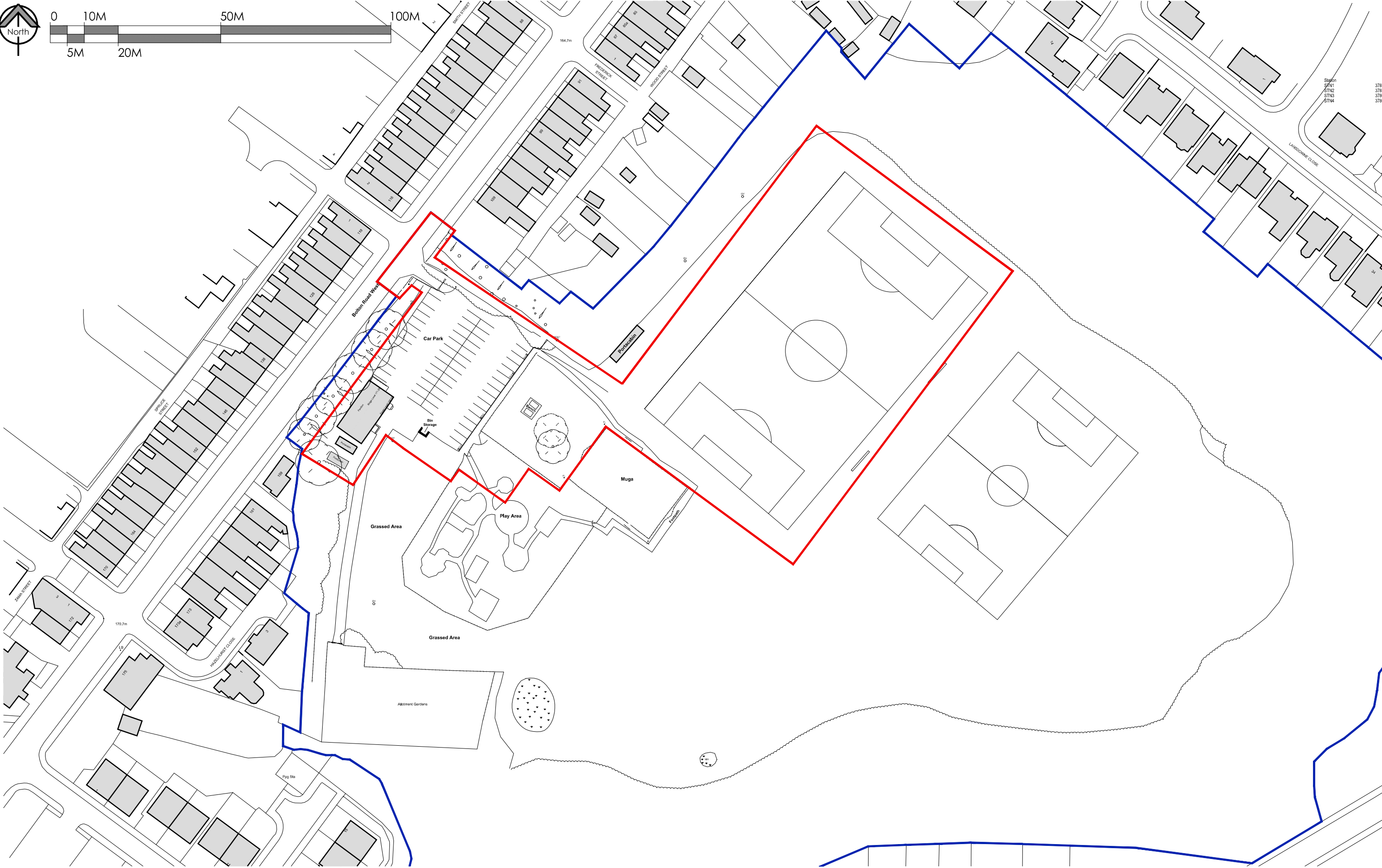
EXPLODED VIEW ON
DOOR EQUIPMENT



SECTION B-B
BASE COMPARTMENT
SCALE 1 : 10

ISOMETRIC

00	ISSUED FOR INFORMATION/APPROVAL		TC	JH	07/08/18	
REV.	DESCRIPTION		BY	CHK	DATE	
MATERIAL: TO BS EN40:5		FINISH: GALVANISED TO BS EN 1461		WEIGHT: 39 kg		
TITLE: 6M METRO PLANTED ROOT COLUMN					SCALE: NTS	
					Sht. 1 of 1	
DRAWN: BS8888 TOL: BS EN 40.2		NAME	DATE	<div>TS17 9LT TEL No. 01642 766242 FAX No. 01642 765509</div> <div>valmont  STANTON</div>		
COPYRIGHT		DRAWN	TC			07/08/18
THIS DRAWING IS THE PROPERTY OF VALMONT STANTON AND MUST NOT BE USED OR PRODUCED WITHOUT VALMONT'S WRITTEN CONSENT		CHK'D/ APP'D	JH			07/08/18
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Dwg, Purpose
Planning

No.	Revision / Issue	Date
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Project
Proposed AGP and Pavilion Extension
Top Park, Bolton Road West
Ramsbottom, Bury
BL0 9PE

Client
Bury Council

Dwg, Title
Existing Site Plan




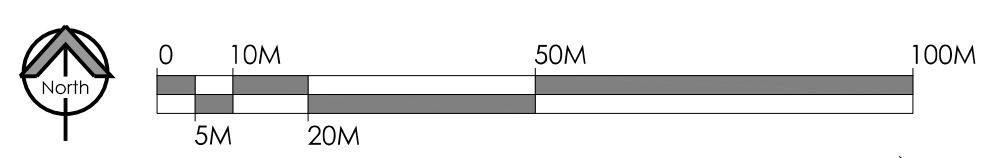
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Churchill House, Mill Hill, Pontefract, West Yorkshire,
WF8 4HY t : 01977 797258 e : mail@stevewells-associates.com

Dwg. No. 205-087-1002		Rev.
Scale 1:1000 @ A3	Date August 2021	
Drawn by GSB	Checked DKW	



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Dwg, Purpose **Planning**

No.	Revision / Issue	Date


Project	Client
Proposed AGP and Pavilion Extension Top Park, Bolton Road West Ramsbottom, Bury BL0 9PE	Bury Council
	Dwg, Title
	Proposed Site Plan

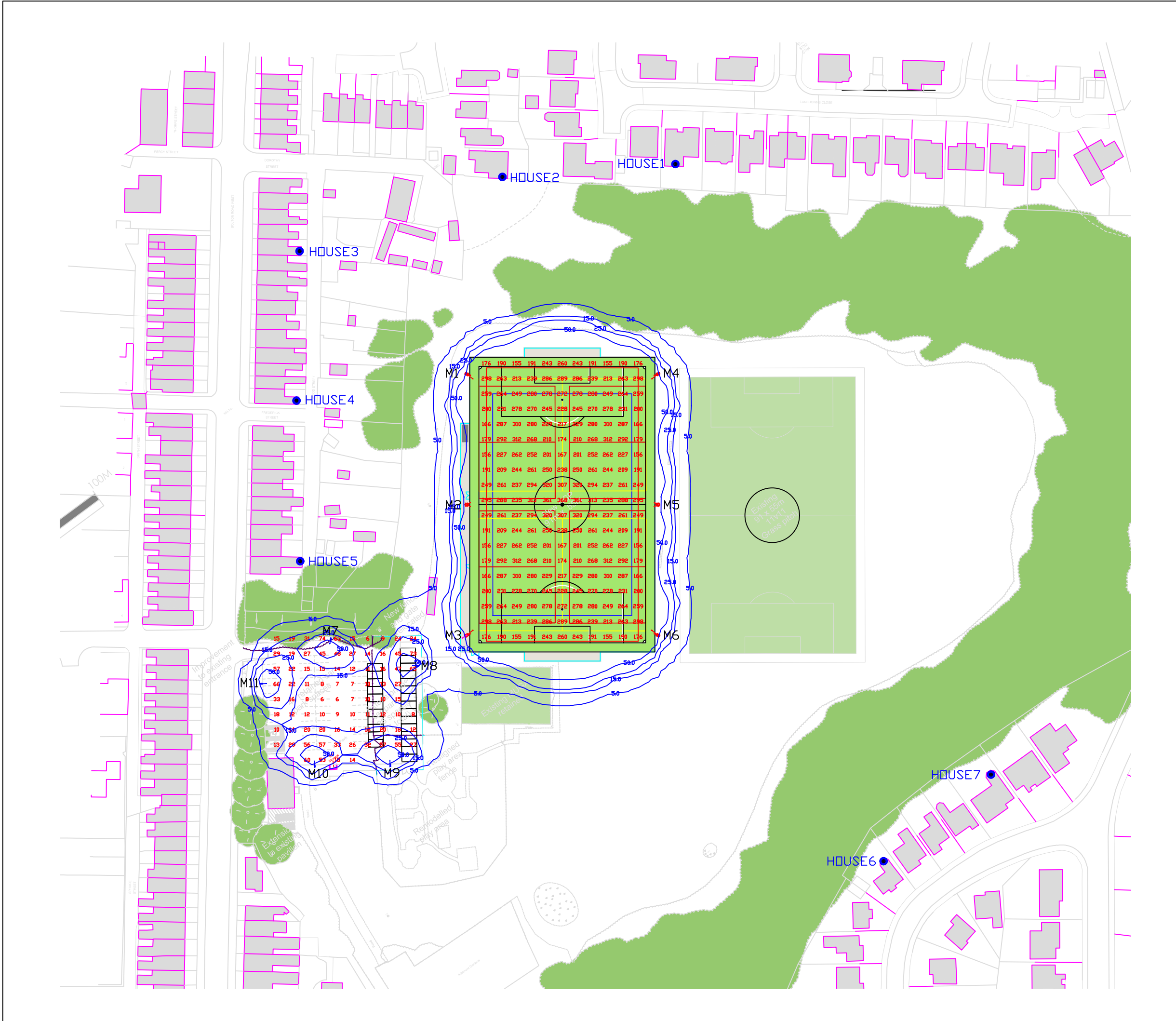
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WF8 4HY t: 01977 797258 e: mail@stevewells-associates.com

Dwg. No.	Rev.
205-087-1005	
Scale	Date
1:1000 @ A3	August 2023
Drawn by	Checked
GSB	DKW



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	No.	Revision / Issue				Date	Scale 1:500 @ A3	Date August 2023
						Drawn by GSB	Checked DKW	



Notes
Floodlighting Equipment
6 x 15m Masts (M1-M6)
5 x 6m Masts (M7-M11)
Each carrying the following Floodlights :-
M1, M2 & M4-M6
...2 x Siteco FL11-3 Blade-PL33T BLC M3
...2 x Siteco FL11-3 Blade-PL33T BLC Mounted at 10m:
...1 x Siteco SL11 4000K Amenity LED M7-M11
...1 x Siteco SL21 Mini LED 4,000K

Siteco LED - 5,000K CRI 70

PITCH
Illuminance Levels
Initial -
(100hrs) E.i.ave = 246Lux
Maintained -
(50,000hrs) E.i.ave = 221Lux
Uniformity
Emin/Eave = 0.63

CAR PARK
Illuminance Levels
Initial -
(100hrs) E.i.ave = 24Lux
Maintained -
(50,000hrs) E.i.ave = 22Lux
Uniformity
Emin/Eave = 0.24

Grid values in Lux(initial).
Grid interval = 5m.
Contour values in Lux (initial).
Contours: 5, 15, 25, 50 Lux.

Maintenance Factor = 0.90
(Based on a cleaning interval of 2 years)

Source Intensity Calcs (Candelas):
House1: 1778cd
House2: 2069cd
House3: 965cd
House4: 3501cd
House5: 2803cd
House6: 889cd
House7: 907cd

EST. 1962
HALLIDAY
LIGHTING

www.halliday-lighting.co.uk

Project
Top Park, Bury

Drawing Title
Proposed Floodlighting
Horizontal Spill

Drawn By (print)
DS

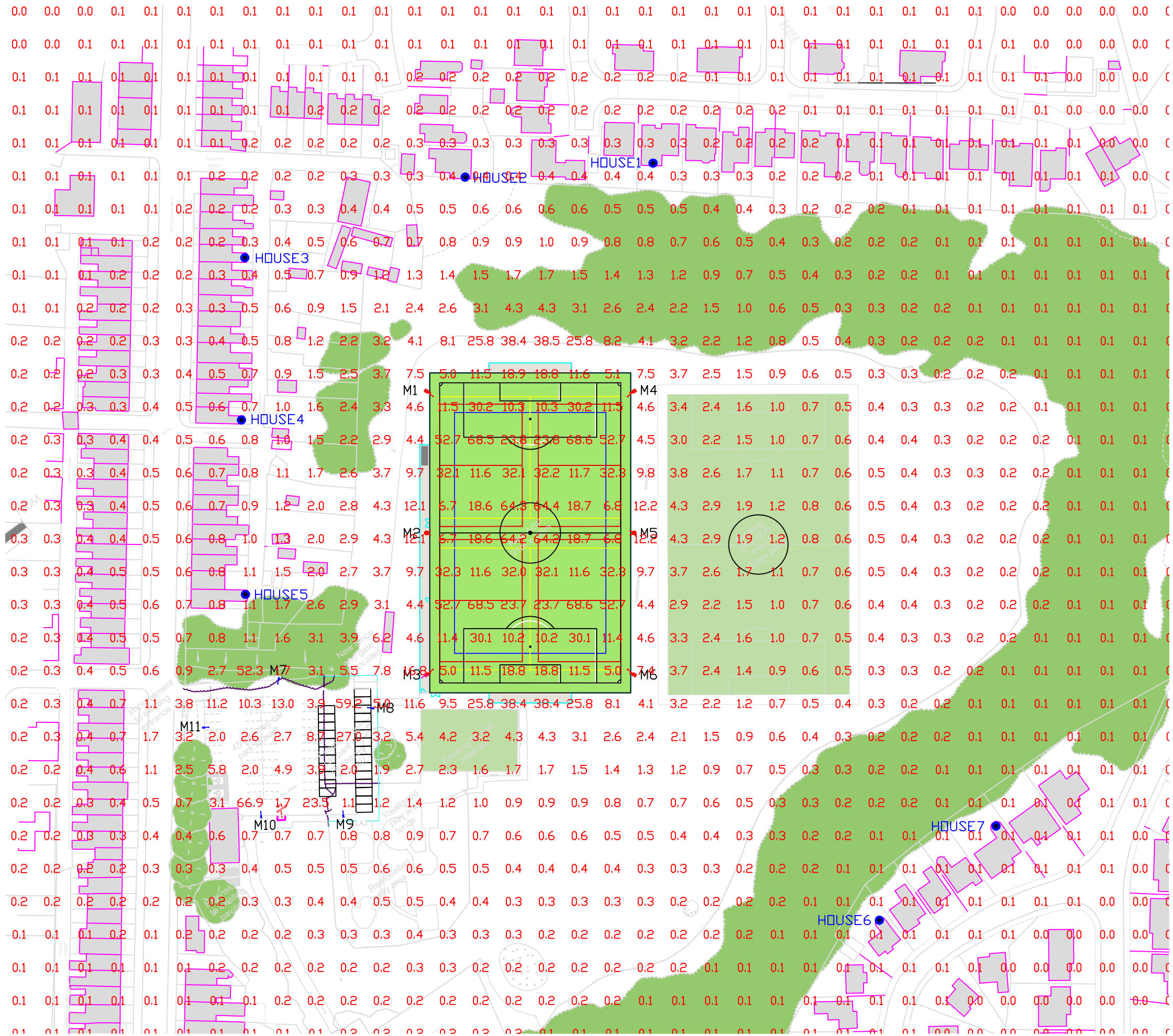
Date
29/09/2023

Project No
5035

Scale
NTS

Drawing No
HLS5035

Status
Proposal



Notes
Floodlighting Equipment
6 x 15m Masts (M1-M6)
5 x 6m Masts (M7-M11)
Each carrying the following Floodlights :-
M1, M2 & M4-M6
...2 x Siteco FL11-3 Blade-PL33T BLC M3
...2 x Siteco FL11-3 Blade-PL33T BLC Mounted at 10m:
...1 x Siteco SL11 4000K Amenity LED M7-M11
...1 x Siteco SL21 Mini LED 4,000K

Siteco LED - 5,000K CRI 70
PITCH
Illuminance Levels
Initial -
(100hrs) E.i.ave = 246Lux
Maintained -
(50,000hrs) E.i.ave = 221Lux
Uniformity
Emin/Eave = 0.63

CAR PARK
Illuminance Levels
Initial -
(100hrs) E.i.ave = 24Lux
Maintained -
(50,000hrs) E.i.ave = 22Lux
Uniformity
Emin/Eave = 0.24

Grid values in Lux(initial).
Grid interval = 5m.
Contour values in Lux (initial).
Contours: 5, 15, 25, 50 Lux.

Maintenance Factor = 0.90
(Based on a cleaning interval of 2 years)

Source Intensity Calcs (Candelas):
House1: 1778cd
House2: 2069cd
House3: 965cd
House4: 3501cd
House5: 2803cd
House6: 889cd
House7: 907cd

EST. 1962
HALLIDAY
LIGHTING

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Project
Top Park, Bury

Drawing Title
Proposed Floodlighting
Vertical Spill at 3M

Drawn By (print)
DS

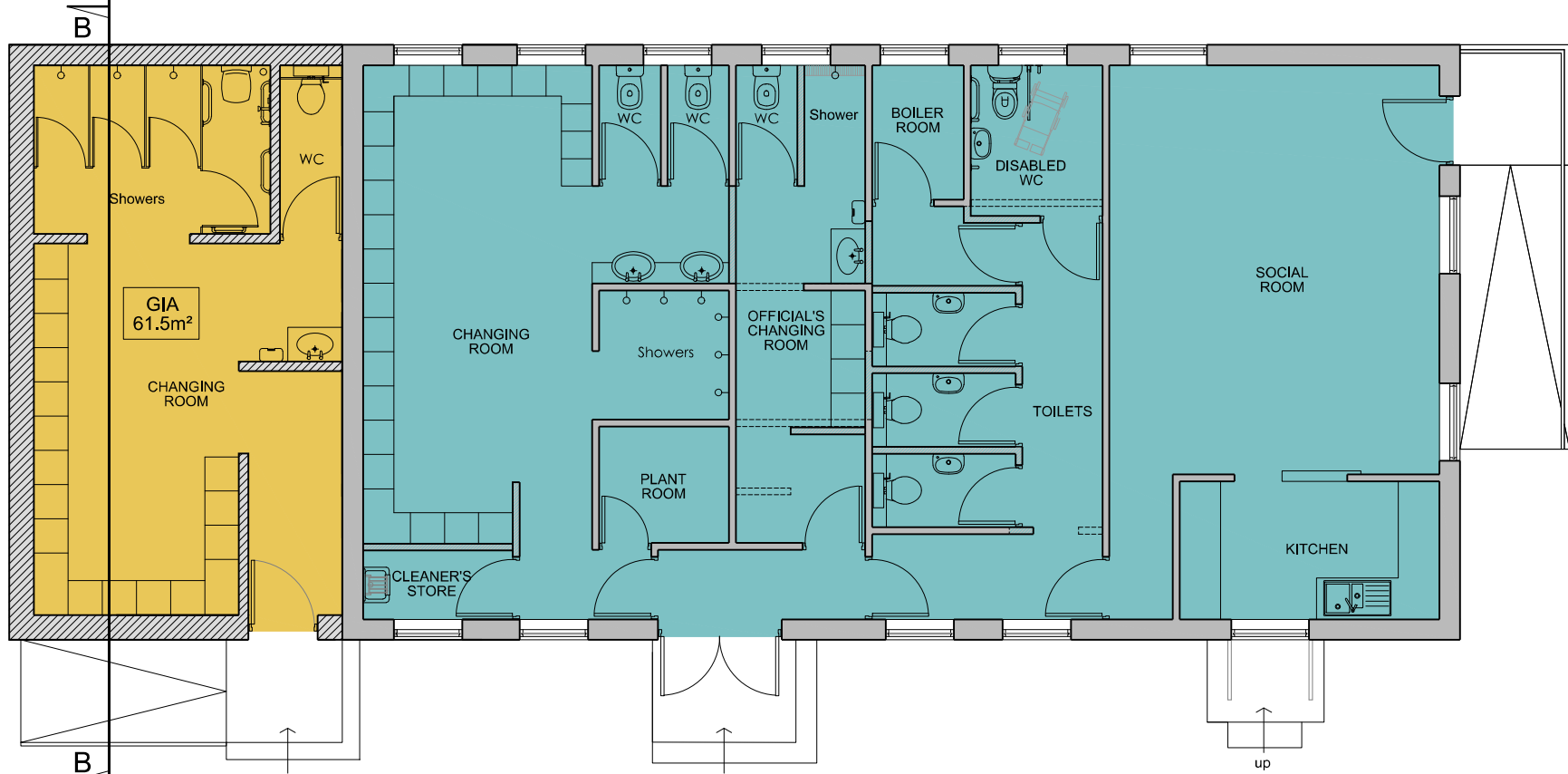
Date
29/09/2023

Project No
5035

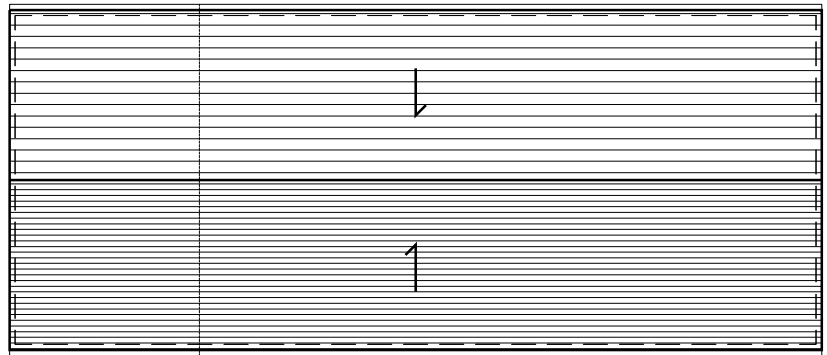
Scale
NTS

Drawing No
HLS5035

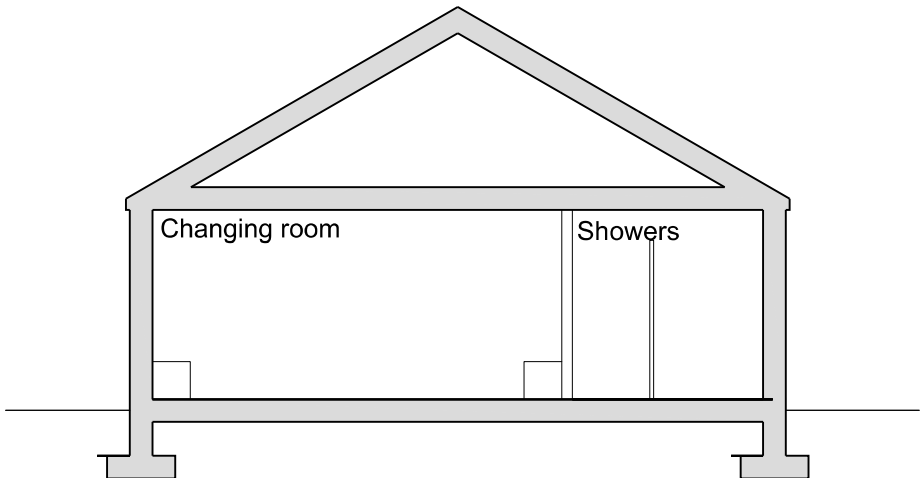
Status
Proposal



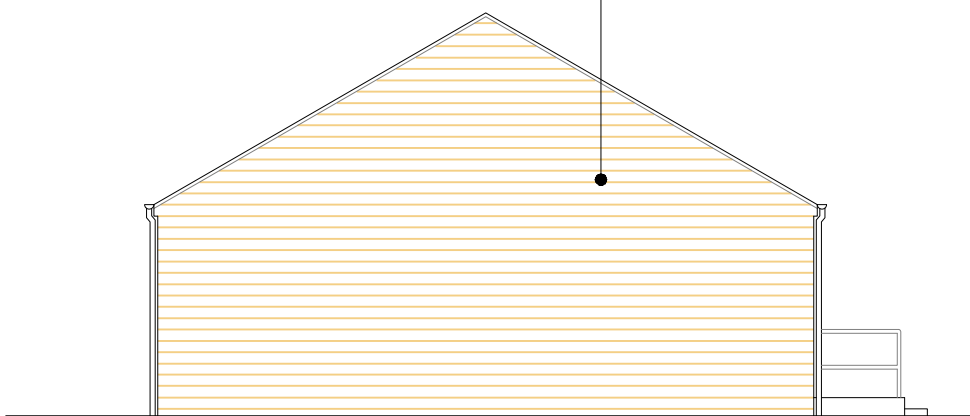
PROPOSED FLOOR PLAN
1:100



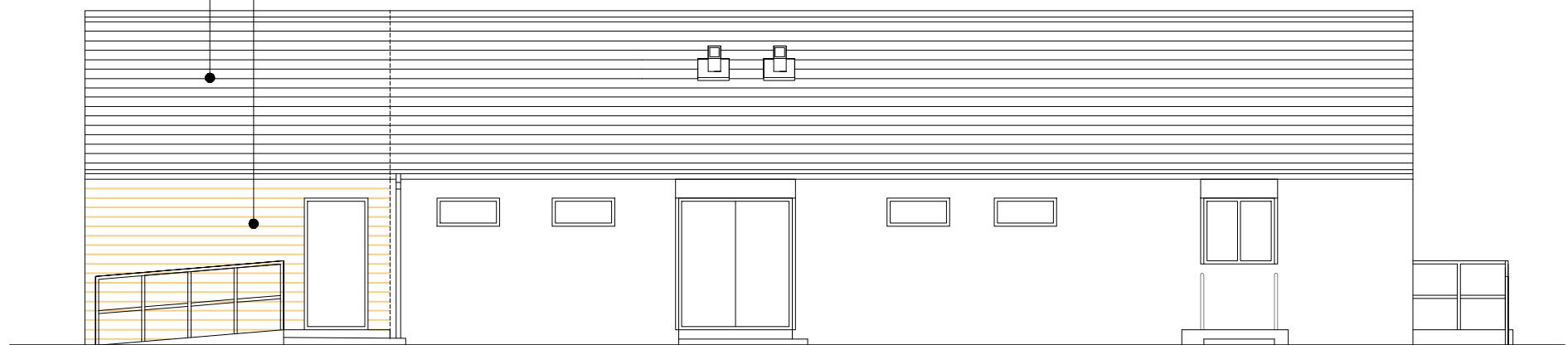
PROPOSED ROOF PLAN
1:200



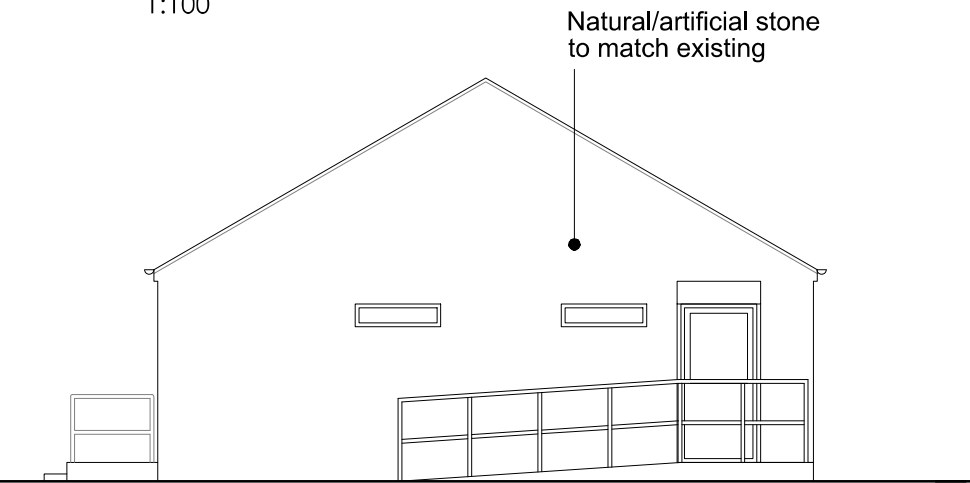
PROPOSED SECTION B-B
1:100



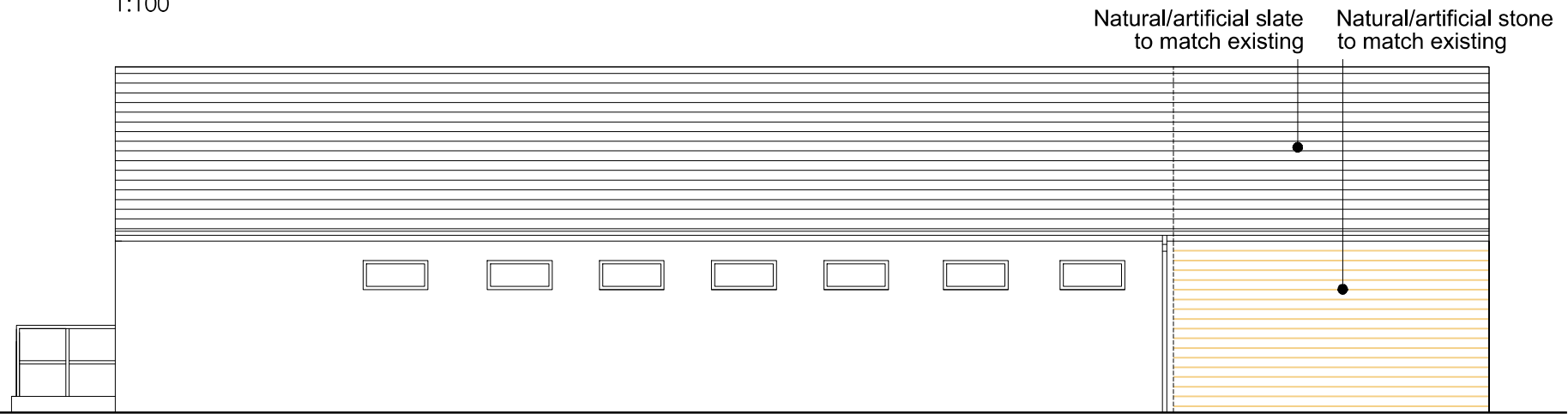
PROPOSED SOUTH-WEST ELEVATION
1:100



PROPOSED SOUTH-EAST ELEVATION
1:100



PROPOSED NORTH-EAST ELEVATION
1:100



PROPOSED NORTH-WEST ELEVATION
1:100

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Dwg. Purpose Planning			Proposed AGP and Pavilion Extension Top Park, Bolton Road West Ramsbottom, Bury BL0 9PE		Bury Council		varies		August 2021
No. Revision / Issue Date			Dwg. Title		Proposed Floor Plan and Elevations		Drawn by GSB		Checked DKW

STEVE WELLS
ASSOCIATES
making sport happen

Churchill House, Mill Hill, Pontefract, West Yorkshire,
WF8 4HY t : 01977 797258 e : mail@stevewells-associates.com