

Ward: Prestwich - Sedgley

Item 02

Applicant: Dream Home Construction

Location: Freisner Day Nursery, Earl Street, Prestwich, Manchester, M25 1GQ

Proposal: Change of use from nursery building to 3 no. dwellings with associated car parking & external works

Application Ref: 70070/Full

Target Date: 07/11/2023

Recommendation: Approve with Conditions

Description

The application relates to a two storey detached, red brick building on Earl Street, across from the junction with Stanley Street. The area is residential in character and the site is bounded to the north, south and west by housing and to the east by a former bowling green/play area that has in recent years become overgrown and naturalized with trees and shrubs. The two storey red brick building, which is on the draft local list, was a printing works before becoming a children's day nursery until 2018. Apart from a short time in 2020/21 when it was used as a recording studio, it has been sitting vacant. There is an access into the backland area through gates between the side of the building and the nearest neighbour to the north at No.2 Earl Street.

The land to the rear is currently overgrown and there are a number of mature trees on the site, ten of which have Tree Protection Orders, secured in 2019. It is noted that a number of mature trees were felled on the site about 5 years ago, prior to establishing the TPOs and as a consequence the Forestry Commission issued a restocking order on the site that required broad leaved trees to be replanted to replace those that were felled. The restocking notice is not subject to this application but a separate requirement from the Forestry Commission.

Following a refusal of planning permission for a much larger residential development over a site that included the backland area, the current application revised proposal involves only the part demolition and conversion of the existing red brick building fronting Earl Street into three townhouses. The northern section of the building to be demolished measures 4.6m wide and is adjacent to the existing driveway. The new 4-bed properties would be two storey in height, utilising the existing floor levels, and adding accommodation within a basement area.

The proposal includes six parking spaces located to the rear of the building and accessed via the existing driveway between the building and No.2 Earl Street. Private garden areas with private bin storage would be formed at the rear of the building and enclosed by 1.7m high vertical timber boarded fencing.

At the front, lightwells would facilitate light into the basement areas and small amenity grassed areas would be formed and enclosed with a low wall/railings along the boundary with the public footway. To the side, on the area that would be formed by the demolition, there would be a new pedestrian footway and a small, grassed amenity space bounded by a low wall/railings. The area to the rear is owned by the applicant but is not part of the application and would still be accessed via the private driveway.

Relevant Planning History

34080 - Change of use from B1 Business to D1 Nursery - Approved 27/05/98

02341/E - Pre-application Enquiry - Residential development.

66674 - Change of use and part demolition of former nursery building to form 3 no.dwellings; Demolition of existing garage units and construction of 12.no dwellings with associated external works (15 units in total) - Refused 05/10/2022. The reasons for refusal are summarised below:

- Layout and form of development detrimental to bio-diversity and landscape.
- Detrimental impact on TPO trees.
- Highway issues.
- Refuse collection issues.
- Proposed gates unsuitable.
- Lack/contradictory information.
- Insufficient information relating to recreation provision.

Publicity

Immediate neighbours notified by initial letter dated 22/09/2023 and revised plan letter dated 16/11/2023.

Twelve objections received from local residents are summarised below:

- Inaccuracies on initial plans and forms.
- There needs to be a comprehensive proposal, including the area to the rear of the building
- There is a Forestry Commission Restocking Order in force on the site and needs to be taken into account.
- Loss of existing TPO protected trees on backland area.
- No need for demolition of historic building. Only serve to create an access to area at rear.
- Habitat loss (bats frequent this site on a daily basis for feeding). Bat survey is out of date.
- Noise and air pollution from construction on a very small site would cause problems especially for children walking past (children's day nursery on adjacent land at Whittaker Lane).
- Increased traffic would increase parking problems.
- Japanese Knotweed problems on site.
- Southern boundary different from previous scheme - unclear and may encroach on adjacent properties.

Those residents who have commented have been notified of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions.

Environmental Health - No objection subject to conditions.

Conservation Officer - No objection subject to conditions.

Greater Manchester Ecology Unit - No objection subject to conditions.

United Utilities - No objection.

Transport for Greater Manchester - No objection.

Forestry Commission - The area to the rear is subject to the restocking notice. Concern that restocking has not been carried out to date.

Greater Manchester Police - No objection.

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

Unitary Development Plan and Policies

NPPF National Planning Policy Framework

EN1/2 Townscape and Built Design

EN1/3 Landscaping Provision

EN2/3 Listed Buildings

EN8 Woodland and Trees

EN7 Pollution Control

H1/2 Further Housing Development

H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/4	Conversions
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
SPD11	Parking Standards in Bury
SPD15	Residential Conversions
SPD3	DC Policy Guidance Note 3: Planning Out Crime
EN6	Conservation of the Natural Environment

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.

Policy - The following policy and guidance documents are considered relevant to the assessment of the proposal.

Housing Land Supply and Principle of Residential Development

The National Planning Policy Framework (NPPF) should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. The Framework states that unless they have an adopted plan that is less than five years old that identified a five year supply of specific deliverable sites at the time of conclusion of the examination, then local planning authorities should identify and update annually a supply of specific developable sites to provide either a minimum of five years' worth of housing, or a minimum of four years' worth of housing in certain circumstances set out in NPPF paragraph 226.

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up of sites that have an extant planning permission and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the deliverable land 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 four or five year supply of deliverable housing land when assessed against the Local Housing Need calculated using the standard method set out in Government guidance. However, the joint Places for Everyone Plan is at a very advanced stage and is considered to have significant weight in decision making. Using the targets and sites in PfE the Council is able to demonstrate a 5 year supply.

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 development, 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.

In terms of housing delivery the Borough has under delivered against the local housing need, and as a result the 'tilted balance' applies and planning permission should be granted unless the above points Para 11(d) i or ii apply.

The site is considered to be in a sustainable location for housing within the urban area and sitting outside the Green Belt. The national requirement to significantly boost the supply of housing under the NPPF is a material consideration that would favour the residential development of this site in principle.

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Places for Everyone - The Places for Everyone Joint Development Plan was submitted to the Government for examination in February 2022 and this marked the start of the independent examination into the plan, the final stage in the plan making process. Three Inspectors were appointed to examine whether the submitted plan met the tests of soundness as defined in the National Planning Policy Framework (NPPF) and met all the relevant legislative requirements, including the duty to co-operate.

The examination of the plan has taken two years and during that time the Inspectors have considered comments raised and all submitted evidence, including evidence given at public hearing sessions which took place between 1 November 2022 and 5 July 2023.

The Inspectors have now concluded their examination of the plan and have issued their findings and recommendations in their Inspectors' Report which was received on 14 February 2024. In that report the Inspectors conclude that all legal requirements have been met and that with the recommended main modifications set out in the Appendix of their report, the Places for Everyone Joint Development Plan Document satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.

The Inspectors' Report is available to view on the Combined Authority's web site at www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/ and further details and updated FAQs can be found on the Bury Council web site at <https://www.bury.gov.uk/planning-building-control/policy-and-projects/planning-policy/places-for-everyone>.

The next step is for all nine Places for Everyone Councils to consider the Inspectors' recommendations and adoption of the Plan. Currently it is anticipated that these Council meetings will be held between 28 February and 20 March 2024, with Bury Council due to consider this on 20 March.

If it is agreed by all nine Council's, Places for Everyone will become a key part of Bury's statutory development plan and will be given full weight in the decision-making process.

PfE policies are therefore relevant to the consideration of this planning application. In particular, the following policies are relevant to this proposal:

Policy JP-H1 - Sets a requirement for an average of 452 homes per year over the plan period, with stepped targets starting from a minimum housing target of 246 homes per year from 2022-2025 (increasing in future years of the plan). This development of a brownfield site in a sustainable location will make a small contribution towards meeting that target.

Policy JP-H2 - Seeks to significantly increase the supply of new housing.

Policy JP-H3 - Seeks to provide an appropriate mix of dwelling types and sizes.

Policy JP-H4 - Requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high quality design. Policy JP-H4 sets out minimum densities that should be considered, with this site falling in an area where a minimum net residential density of 70 dwellings per hectare is applicable because the site is less than 400 metres from Heaton Park metrolink stop. The total site area is approximately 0.07 hectares, so 3 homes would equate to 43 dwellings per hectare. However, the site area includes undevelopable areas such as the access to the parking spaces, and the development is the change of use of an existing building. The density is considered acceptable.

Unitary Development Plan - H1/2 Further Housing Development. The Council will have regard to the following factors when assessing proposals for housing development on sites not identified on the Proposals Map:

- a) the need to direct development towards the urban area;
- b) the availability of infrastructure;
- c) the need to avoid the release of peripheral open land, unless this can be shown to be consistent with urban regeneration;
- d) the suitability of the site in land use terms with regard to amenity, the nature of the local environment and surrounding land uses;
- e) other policies and proposals of the Plan.

H2/1 - The Form of New Residential Development. All new residential development will be expected to make a positive contribution to the form and quality of the surrounding area. Factors to be considered when assessing proposals will include:

- a) the height and roof type of adjacent buildings;
- b) the impact of developments on residential amenity;
- c) the density and character of the surrounding area;
- d) the position and proximity of neighbouring properties;
- e) the materials to be used in proposed developments, especially their colour and texture.

H2/2 - The Layout of New Residential Development. New residential development will be required to demonstrate acceptable standards of layout. Factors to be considered when assessing proposals will include:

- a) car parking provision;
- b) access for both vehicles and pedestrians, and provision for public transport;
- c) the possible need for traffic calming measures;
- d) density;
- e) space about and between dwellings;
- f) landscaping and screening;
- g) protection/provision of trees and hedgerows;
- h) open space/children's play areas;
- i) design for safety and security;
- j) access/facilities for the disabled;
- k) the existence of any public rights of way.

H2/4 - Conversions. Applications for the conversion of buildings into two or more self contained units, or the conversion of a building into a house of multiple occupation, will be

considered with regard to the following factors:

- a) the effect on the amenity of neighbouring property through noise, visual intrusion, the position of entrances, impact of parking areas, extensions and fire escapes;
- b) the general character of the area and the existing concentration of flats;
- c) the amenity of occupants;
- d) the effect on the street scene of any changes to the external appearance of the building;
- e) car parking and servicing requirements.

EN1/2 - Townscape and Built Design. The Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. Factors to be considered when assessing proposals will include:

- a) the external appearance and design of the proposal in relation to its height, scale, density and layout;
- b) the relationship of the proposal to the surrounding area;
- c) the choice and use of materials;
- d) access and other design features for the mobility impaired;
- e) the design and appearance of access, parking and service provision;
- f) landscaping, including the use of natural landscape features, and open space provision;
- g) the use of lighting.

EN1/3 - Landscaping Provision. Development proposals will be required to make provision for incidental open space and landscaping to the Council's satisfaction.

Principle - The site is unallocated within the Unitary Development Plan, within the urban area and not within the Green Belt. As such the NPPF suggests that there is a presumption in favour of development. The principle of residential development on this site is therefore considered to be acceptable and would comply with the NPPF, Places for Everyone and current UDP Policies H1/2 Further Housing Development and H2/4 Conversions.

Heritage - The building is considered to be a non-designated asset of medium local significance overall. The garage at the rear is a much later addition and is not considered to have any historic interest. Due to the building being a non-designated heritage asset, a heritage statement has been submitted with the planning application. The existing brick building fronting Earl Street is an attractive and prominent structure within the streetscape with some local historic relevance. Dated 1897, the building was built on greenfield land and was used initially as a political club. Later it was converted for use as a printworks in the early 1930s and later, in the 21st century, was converted to day nursery and recording studio.

The former printworks is significant for:

- Date stone dated 1897 and its record of the association of the building with Alderman Benjamin Carver, a cotton merchant of local significance;
- Re-fenestration with large windows in the early 1930s, on the conversion for use as a printworks and retention of a projecting chimney on the front, with stepped detailing and projecting brick ridges;
- Internally, a largely open floor plan and one fireplace on the first floor in what may have been an office;
- Locally significant historical association with the Prestwich and Whitefield Guide.

Although the scheme involves the demolition of a part of the building, the section to be removed is relatively small and not so significant as to warrant refusal of planning permission as it would result in only minor impact to the non-designated heritage asset. The benefits of the scheme in terms of enabling the building to be repaired and brought back into use with a new footway to the side, would outweigh the impact caused by demolition. The proposed conversion, which includes the reconstruction of the feature chimney on the new side elevation, would largely retain the appearance of the building within in the streetscape and would allow a vacant property to be brought back into use. The demolition

of that part of the building, adjacent to the access road, would allow for improved access to the parking at the rear and to the backland area should there be an acceptable scheme brought forward in the future.

Government guidance states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Although the proposals will result in minor harm overall to the non-designated heritage asset, they could result in significant public benefits:

- Repairs to the exterior of the building to make it weather-proof;
- A new use for and occupation of the building.
- A new footway along the access driveway.

The proposals seek to largely retain the appearance of the building within the streetscape and taking account of the mitigation and benefits outlined above, the proposals are considered to be beneficial to the significance of the non-designated heritage asset which would be conserved so that it continues to make a positive contribution to the character and identity of the locality in which it is located. With the presumption in favour of sustainable development set out in the NPPF, the proposals relating to the conversion of the existing building would be compliant with national and local planning policies.

Visual amenity, siting and design - The existing building is vacant and appears rather rundown and as such does not present the best image within the streetscape and particularly from the rear which is very untidy. The conversion of the building, in bringing it into new use would improve its place within, and contribution to, the streetscape. Although it is not ideal to demolish part of the building, the demolition is required to improve vehicular access to the parking area and create a pedestrian walkway. It would also improve access to the backland area should it be brought into use for whatever purpose in the future. Given that the majority of the building would be retained, with an appropriate rebuilt gable end, this would be acceptable.

The proposal is, on balance, acceptable and complies with UDP Policies EN1/2, H2/1, H2/2 and H2/4 and associated guidance with regard to visual amenity and streetscape.

Residential amenity - The conversion of the building does not present major residential amenity issues. There are no windows on the side gable facing over gardens to the south or within the new rebuilt gable on the north side. Windows would look over the road to the front and to the rear over the backland area. In terms of residential amenity, the residential use of the building would be appropriate. Indeed alternative commercial uses could be significantly more problematic with regard to neighbour amenity.

The proposal is considered to be appropriate and acceptable with regard to residential amenity and complies with UDP Policy H2/1 The Form of Residential Development and H2/4 Conversions.

Access and Parking - With the current building classed as commercial, there are a number of uses that it could be used for without necessarily requiring planning permission. Some of these potential alternative uses could well generate more traffic and larger vehicles than the proposed residential use and as such any assessment of a new use should consider this.

It is proposed to site the parking for six cars to the rear of the building and these spaces would be accessed via the existing but improved driveway. There would be room to turn vehicles and access and exit the drive in forward gear. The proposed parking and access arrangements are acceptable and the traffic team have no objections subject to suitable conditions. The proposal is therefore acceptable and compliant with the NPPF and UDP Policies with regard to parking and access.

Drainage - For the most part, the scheme involves a conversion without significant redevelopment of other land and as such there are no significant surface drainage issues. There is no objection from United Utilities with regard to drainage and in the event of any

approval, appropriate conditions would require drainage details to be submitted. The proposal would be acceptable and would comply with the NPPF and UDP Policies regarding drainage.

Ecology, Trees/ Restocking Notice - Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. Now Places for Everyone (PfE) has been through Inquiry, thematic policies in the plan can now be given 'great weight' in planning decisions.

As a background to this application and the previous refused application, it is noted that about 5 years ago a number of trees were felled illegally on the site and as a consequence the Forestry Commission issued a Restocking Order on the backland area to the rear of the building, requiring the owner of the land to replant the site with broad leaved trees to a specified density. This is entirely enforced by the Forestry Commission.

The previous scheme covering this larger site was refused planning permission, in part due to the issues with replanting. It is believed that the applicant is trying to address the issues with regard to restocking but in the meantime, this application seeks approval for the conversion of the building with associated parking. The restocking order is a separate issue and regulated by the Forestry Commission.

Although the parking area slightly encroaches onto the edge of the backland area behind the building which has been identified for the tree restocking, in terms of ecology and bio-diversity, it is not considered that the revised, significantly more modest proposal would have a detrimental impact on the existing trees and the site's potential for increasing bio-diversity and tree restocking as required by the Forestry Commission. The proposed scheme does not involve any tree loss and it is noted that the trees that are subject to TPOs would retain their protected status.

Bats - A valid bat report has been submitted and the building was assessed as moderate risk and a dusk and dawn survey carried out within the optimal survey season. Whilst the surveys were in August 2022, the Greater Manchester Ecology Unit advise that adequate survey has been carried out and that the development is very unlikely to have an adverse effect on the conservation status of bats in the locality. However as the survey is becoming dated, it is recommended that a condition, requiring a further survey to be undertaken, is attached to any approval.

There is evidence of Japanese Knotweed on the backland area and an appropriate condition would be attached to any approval with regard to its treatment and management/eradication with regard to this site.

As the proposed development is primarily a conversion of an existing building with a small area behind the building used for gardens and parking, wildlife issues are restricted to loss of bird nesting habitat. The Local Planning Authority is satisfied that mitigation could be achieved on the site and note that the plan shows an area for tree restocking. The details of soft landscaping, bat and bird box and swift brick provision would also be conditioned should the proposal be approved.

With regard to ecology, the proposal is acceptable subject to suitable conditions and complies with the NPPF and UDP Policies EN1/2 Townscape and Built Design, EN1/3 Landscape Provision and EN9 Landscape.

Environmental Health/ Contamination - A site investigation and remediation strategy report has been submitted and reviewed for a previous planning application that included the larger backland area (66674). Elevated contaminants were identified in the report and the investigation and remedial proposals will require updating in relation to the more limited red edged site. In line with the National Planning Policy Framework and given the site boundary has changed since the previous application, it is recommended that suitable contaminated land conditions are placed on any grant of permission in order to clarify

ground conditions and secure a safe development.

With regard to air quality, Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. The Government report, 'UK Plan for Tackling Roadside NO2', published in July 2017, identified Bury Council as an area having one or more roads with concentrations of NO2 above statutory limits, according to more recent modelling results. Bury is therefore required to address these exceedances and we are currently engaging with Government on our proposed plans to reduce NO2 concentrations across the borough.

Due to the above requirements and in line with the principles of Good Practice set out in the EPUK Guidance, it is suggested that a condition be attached to any approval, requiring electric vehicle charging points to be provided for future residents.

Objections - The material objections raised by those making representations have been addressed in the above report.

The proposal have been amended significantly, particularly with regard to parking. It is not considered that there would be a need to lose any of the significant trees within the site.

With regard to safety during any construction, the developer and development would be subject to current Environmental Health and other public safety regulations controlled by the Health and Safety Executive.

Issues relating to the southern boundary and land ownership are important but essentially are a private matter. The applicant indicates that the red edged boundary is correct and a land registry plan has been submitted for information. However it is not the Council's role to adjudicate on such matters. The Courts do this. The Council is required to consider a planning proposal on its own merits.

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered RBS/19/1577/001, RBS/20/2031/001, 14/347-OS/B, 14/347-39, 14/347-40, 14/347-41, 14/347-42, 14/347-101/B, 14/347-100/E, 14/347-102/B and 14/347-103A
The development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. Details of the (materials/bricks) to be used in the external elevations, boundary

walls, railings and fences and areas of hardstanding 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 EN1/2 Townscape and Built Design.

4. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP) has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:
 1. Photographic 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;
 2. Access route for demolition and construction vehicles from the Key Route Network;
 3. Access point(s) to the site, including all temporary works and measures required to protect highway users and facilitate vehicular access;
 4. Confirmation of demolition, delivery & construction vehicle sizes that can be accommodated on the residential estate roads leading to the site, number of vehicle movements and hours of operation;
 5. If proposed, site hoarding/gate positions clear of appropriate visibility splays onto the adopted highway;
 6. A scheme of appropriate warning/speed limit signage in the vicinity of the construction site access;
 7. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this;
 8. Parking on site of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this;
 9. 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 and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of the both periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials.

Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, 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.

5. The use hereby approved shall not be commenced unless and until the pedestrian access improvements indicated on approved plan reference 14347 100/E, incorporating all associated highway remedial works that may be required as a direct result of the proposed development to reinstate the adopted highway to the condition it was in prior to commencement of the development, have been implemented 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 and maintain the integrity of the adopted highway, all in the interests of highway safety.

6. The car parking and turning facilities indicated on approved plan reference 14347 100/E shall be surfaced in permeable materials, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained at all times.
Reason. To ensure adequate off-street car parking and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety.
7. The turning facilities indicated on approved plan reference 14347 100/E shall be provided before the use hereby approved commences and shall subsequently be maintained free of obstruction at all times.
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety.
8. Bin storage arrangements shall be provided within the curtilage of the site in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments' prior to the use hereby approved commencing and thereafter maintained at all times.
Reason. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling pursuant top UDP Policy H2/2 The Layout of New Residential Development.
9. If the development hereby approved does not commence before 30th April 2024, the building will be resurveyed for bats and the findings supplied to and agreed in writing by the LPA.
Reason. In order to protect any bats that may be using the building, and pursuant to ecology and UDP Policy EN6 Conservation of the Natural Environment.
10. No works to trees or shrubs shall occur or works to the building commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.
Reason. In order to protect nesting birds in the interest of ecology pursuant to UDP Policy EN6 Conservation of the Natural Environment.
11. No development shall commence until full details of a scheme for the eradication and/or control of Japanese Knotweed and Himalayan Balsam within the site and backland area outlined in blue on the site plan, is submitted to and approved in writing by the Local Planning Authority. The approved management plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of 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.
12. Prior to commencement of development, details of the landscaping scheme shall be submitted to, and approved by the Local Planning Authority. Details shall include all low level grass and shrub planting and the provision of bat bricks/tubes within the new development and bat and bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the building is first occupied or within the first available tree planting season,; and any 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, EN1/3 Landscaping and chapter 15 Conserving and enhancing the natural environment of the NPPF.

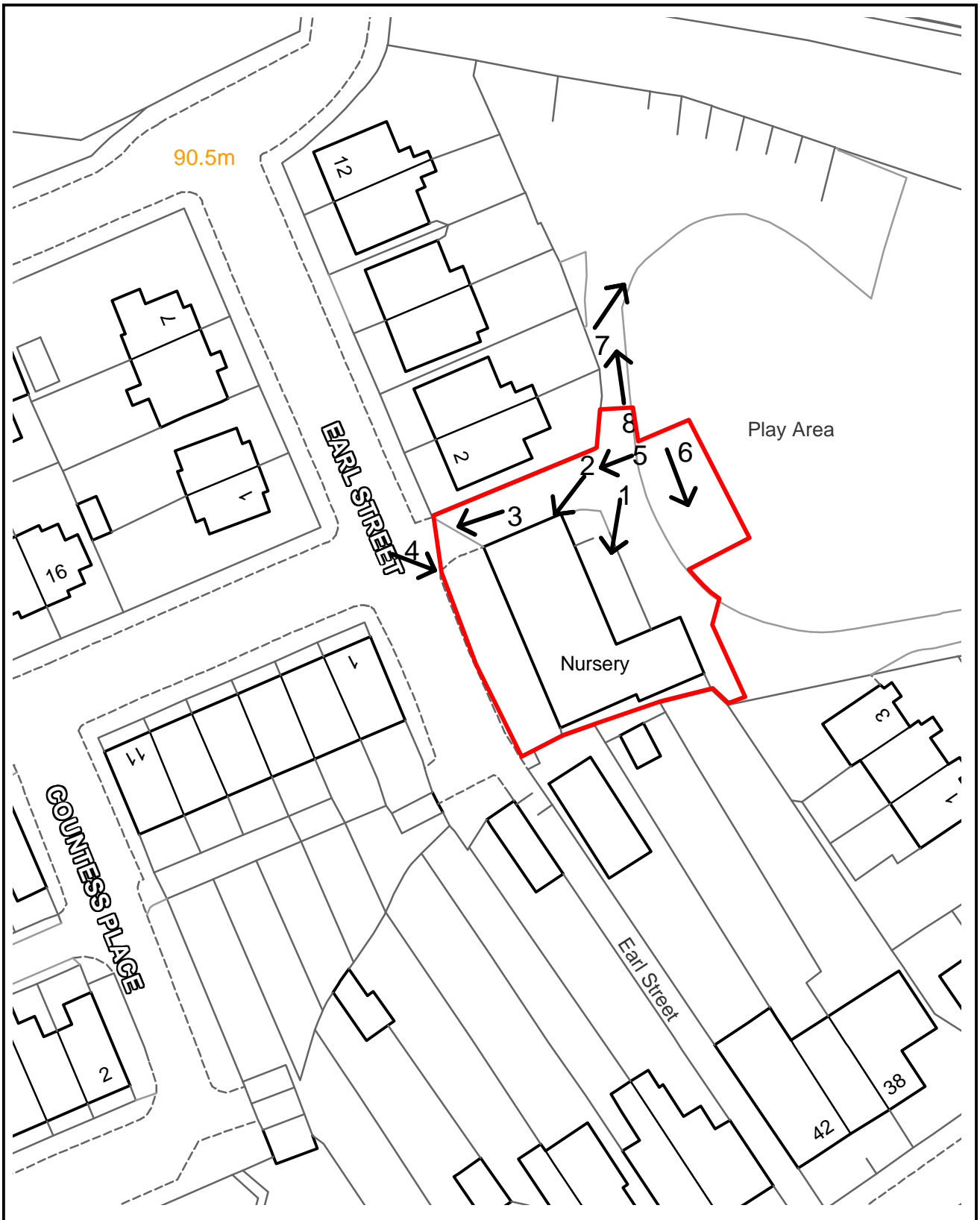
13. Prior to the commencement of development, a level 2 recording shall be submitted in accordance with Historic England's – Understanding Historic Buildings – A Guide to Good Recording Practice (Historic England May 2016). It should include a drawn and photographic record of all internal floors and basement and external elevations to be submitted to the written satisfaction of the local planning authority before the commencement of any development.
Reason. In the interests of heritage conservation pursuant to the NPPF and UDP Policies EN2 Conservation and Listed Buildings and EN2/3 Listed Buildings.
14. Prior the commencement of development, a detailed plan with accompanying method statement, detailing how the chimney breast and stack will be relocated to the newly created north gable end, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include only the existing original brick work, reconstituted in its original form in accordance with a submitted plan and method statement. Any replacement brick shall be submitted to the local planning authority for written approval and only that which is approved shall be used in the development.
Reason. In the interests of heritage conservation pursuant to the NPPF and UDP Policies EN2 Conservation and Listed Buildings and EN2/3 Listed Buildings.
15. Prior to commencement of development, a detailed plan and method statement indicating how the existing datestone in the front elevation shall be re-positioned in the front elevation, shall be submitted and agreed in writing with the Local Planning Authority. All works shall be completed in accordance with the agreed plan.
Reason. In the interests of heritage conservation pursuant to the NPPF and UDP Policies EN2 Conservation and Listed Buildings and EN2/3 Listed Buildings.
16. 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.
17. Following the provisions of Condition 16 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.

18. Prior to first occupation, one electric vehicle (EV) charging point (minimum 7kW*) per unit (dwelling with dedicated parking) or a minimum 20% EV charge-points (minimum 7kW*) (for unallocated parking).
*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.
19. Prior to the commencement of development (excluding site clearance/ demolition), 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, 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; and
(v) Foul and surface water shall drain on separate systems within the site.
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 and no surface water shall discharge to the public sewer either directly or indirectly.
- 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 the NPPF and UDP Policies EN5/1 New Development and Flood Risk and EN7 Pollution Control.
20. Foul and surface water shall be drained on separate systems.
Reason: To secure proper drainage and to manage the risk of flooding and pollution pursuant to the NPPF and UDP Policies EN5/1 New Development and Flood Risk and EN7 Pollution Control..

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 70070

ADDRESS: Freisner Day Nursery, Earl Street, Prestwich

Planning, Environmental and Regulatory Services

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Bury
Council

70070

Photo 1



Photo 2



70070

Photo 3



Photo 4



70070

Photo 5



Photo 6



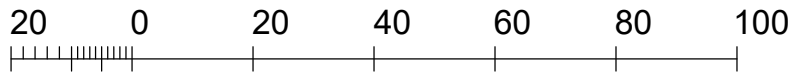
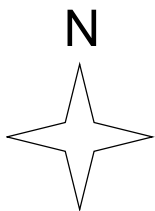
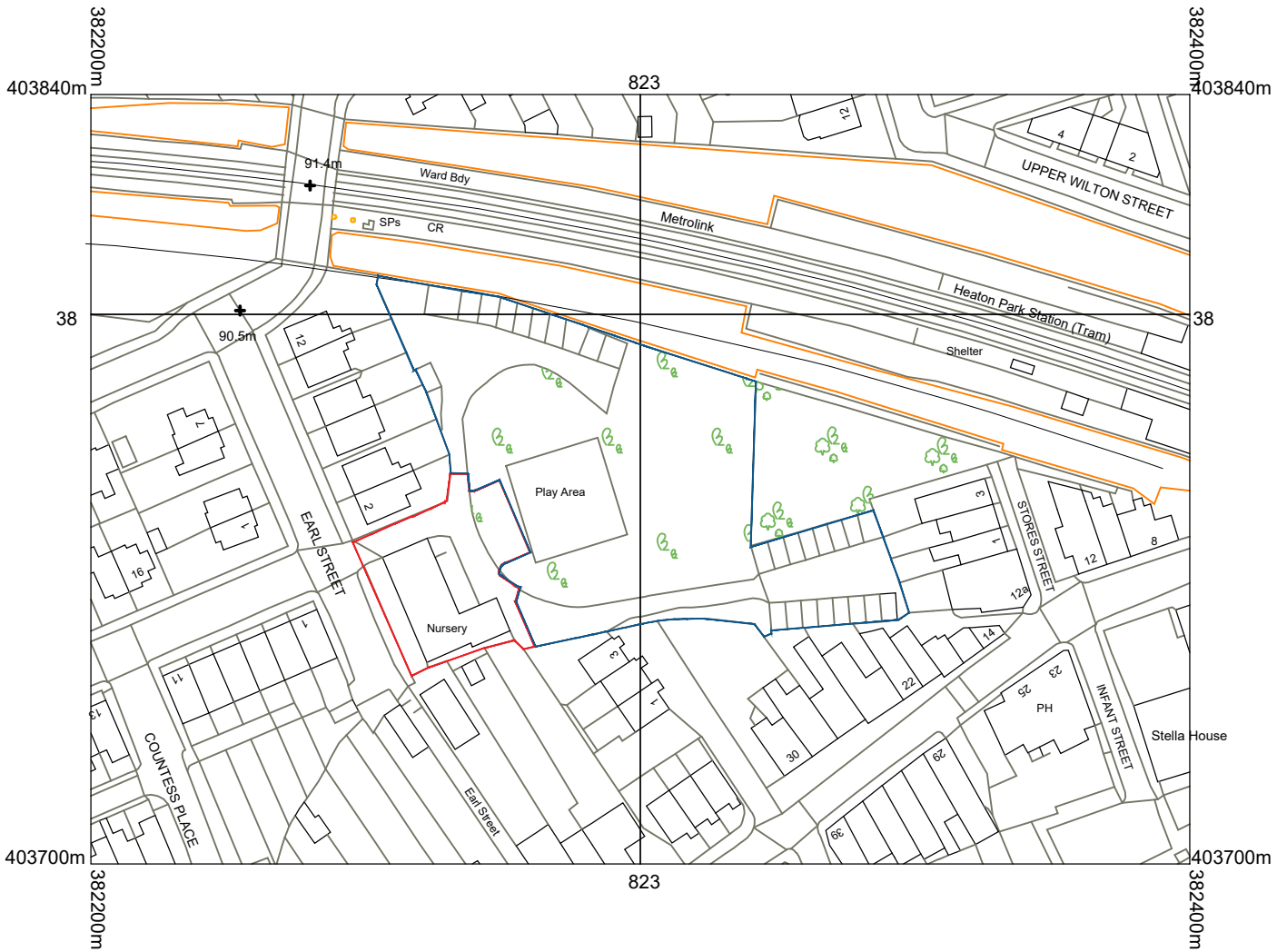
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Photo 7



Photo 8






Metres

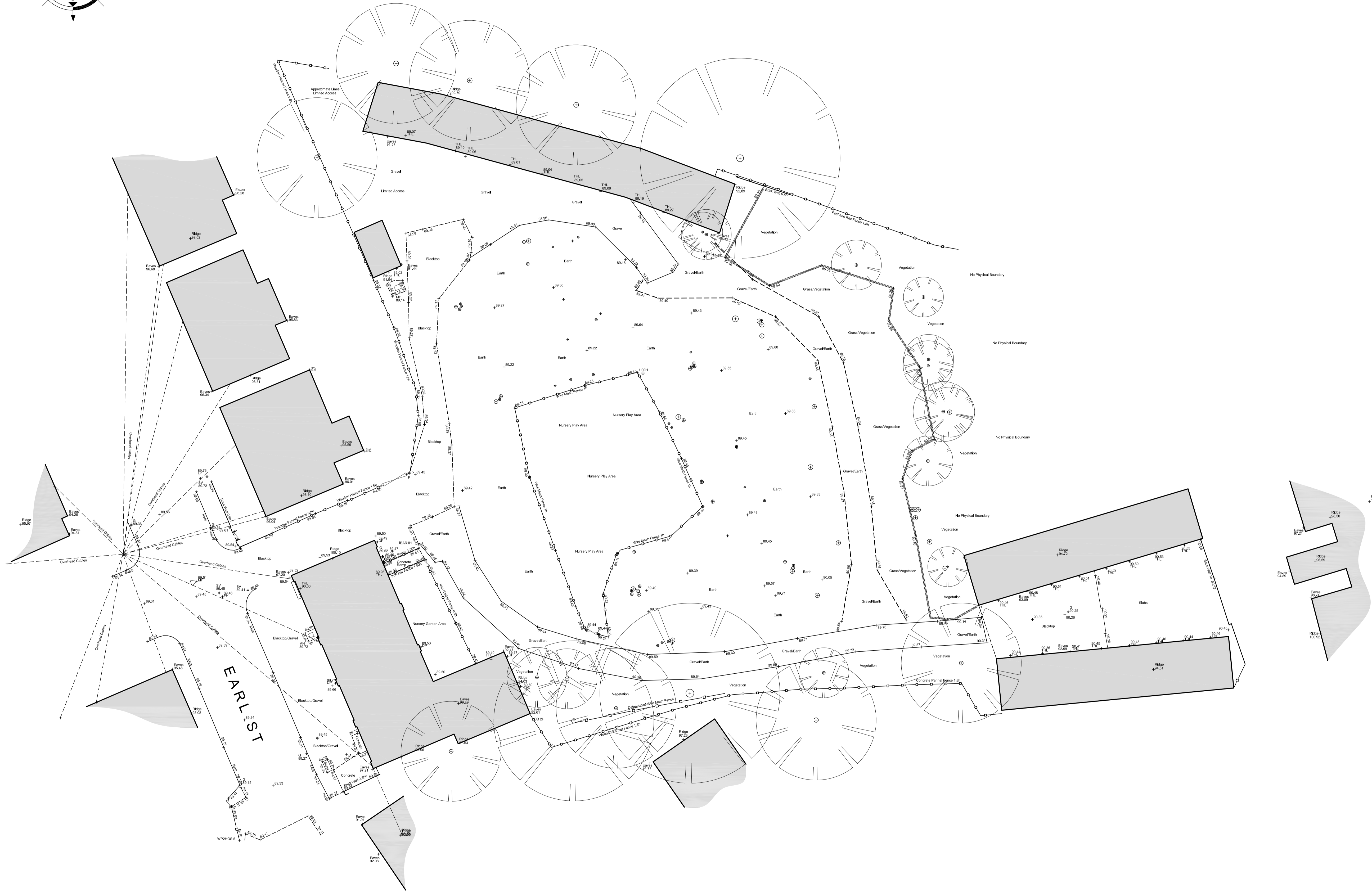
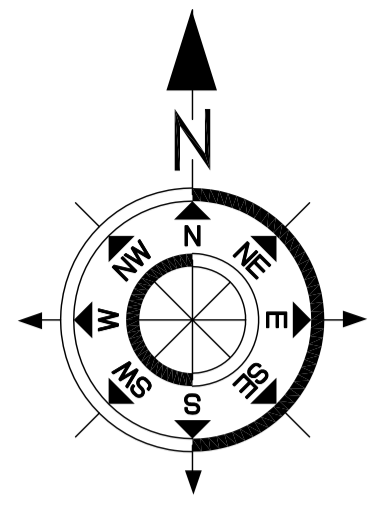
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B	BOUNDARY REVISED	TB	22.11.23
A	FIRST ISSUE	TB	11.07.23
REV	DESCRIPTION	BY	DATE

 HOWARD & SEDDON A.R.I.B.A. CHARTERED ARCHITECTS 64 WASHWAY ROAD SALE, CHESHIRE, M33 7RE TEL NO. 0161 - 973 8296 FAX NO. 0161 - 962 3485 E-MAIL : ADMIN@HOWARDANDEDSDON.CO.UK	PROJECT/TITLE PROPOSED RESIDENTIAL DEVELOPMENT EARL STREET PRESTWICH M25 1GQ	DRAWN TB	DRG No. 14,347/OS
	LOCATION PLAN	DATE 11.07.23	AMENDMENT B
CLIENT Mr. MEHDI YAZDANPANA	SCALE 1:1250 (A4)		



Topographical Survey Abbreviations

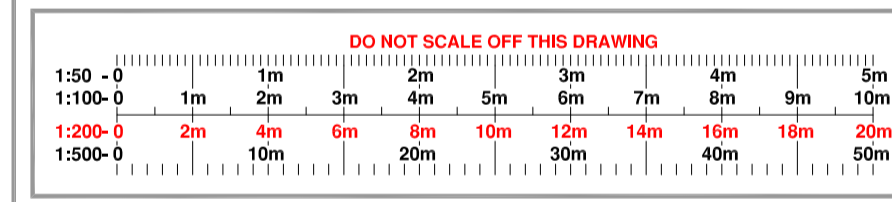
AC	AIR CONDITIONING UNIT	LP	LAMP POST
B	BOLLARD	MKR	MARKER POST
BB	BELISHA BEACON	MH	MANHOLE
BED	BED LEVEL	CHC	OVERHEAD CABLE
BH	BORHOLE (WITH No.)	PM	PARKING METER
BS	BUS STOP	P	POST
BT	BRITISH TELECOM COVER	RE	RODDING EYE
CATV	CABLE TELEVISION COVER	RS	ROAD SIGN
CC	CONTROL CABINET	RWL	RETAINING WALL
CL	COVER LEVEL (MANHOLE)	SA	SOAK AWAY
COL	COLUMN	SCAM	SECURITY CAMERA
CP	CATCH PIT	SG	STRIP GULLY
DP	RAIN WATER DOWN PIPE	SP	SIGN POST
EC	ELECTRIC CABLE	SV	STOP VALVE
EL	ELECTRIC COVER	TAP	WATER TAP
EP	ELECTRIC POLE	TCB	TELEPHONE CALL BACK
ER	EARTH ROD	THL	THRESHOLD LEVEL
FFL	FINISHED FLOOR LEVEL	TL	TRAFFIC LIGHT
FH	FIRE HYDRANT	TOF	TOP OF FENCE LEVEL
FLT	FLOODLIGHT	TOW	TOP OF WALL LEVEL
G	GULLY	TP	TELEGRAPH POLE
GP	GATE POST	TPIT	TRIAL PIT (WITH No)
GV	GAS VALVE	VP	VENT PIPE
IC	INSPECTION CHAMBER	WLV	WATER LEVEL
IL	INVERT LEVEL	WLY	WATER METER
KO	KERB OUTLET	WM	WATER METER
LB	LITTER BIN	WO	WASH OUT

Floor Plan Abbreviations


BH	BEAM HEIGHT	■	BUILDINGS
BL	BEAM LEVEL	□	OPEN SIDED BUILDINGS
CH	CEILING HEIGHT	○	TREE
CL	CEILING LEVEL	○	SPREAD & DIA. TO SCALE
CU	CONSUMER UNIT		
DH	DOOR HEIGHT		
FL	FLOOR LEVEL		
OH	OPENING HEIGHT		
OL	OPENING LEVEL		
ST	STOP TAP		

FL 50.21 FLOOR LEVEL
 BL 53.69 BEAM LEVEL
 CL 54.42 CEILING LEVEL

- Technical Notes:**
- All survey levels and co-ordinates are related to OS Datum using the GPS Active Network. The Grid is orientated to Grid North with a Scale Factor of 1.00.
 - All Boundaries surveyed are physical features. Please bear in mind that these may not represent the legally conveyed ownership.
 - Trees are drawn to scale showing the average canopy spread and are approximate only. Where heights are shown they have been taken from ground level and are an estimate only.
 - All underground features have been measured from the surface, therefore pipe sizes, depths etc are only an estimate or assumption. If dimensions are critical information must be checked and verified prior to work commencing.
 - Whilst every effort has been made to locate all physical features during the survey no responsibility can be taken where features are obscured or hidden at the time of survey. This is especially important where high volumes of plant or vehicles are present on site.
 - Off site features may have been measured remotely and as such may not show the full detail of the feature due to limited access or obstructions with line of sight.
 - All critical dimensions including levels should be checked prior to construction. Any errors or discrepancies should be reported immediately.
 - All measurements have been taken from ground level only.
 - Do not scale from this drawing.



SAXON HOUSE
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 CHESHIRE
 CW11 1AT
 TEL: 0800 024 8052
 WEB: WWW.REDBOXSURVEYS.CO.UK
 EMAIL: INFO@REDBOXSURVEYS.CO.UK



Client:
View Associates

Project:
**Land off Earl St
 Prestwich
 Manchester**

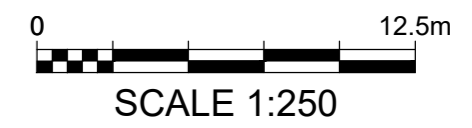
Drawing Title:
Topographical Survey

Rev.	Description	Surveyed	Approved	Date

Surveyor:	Checked By:	Approved By:	Date of Survey:	Date of Issue:
VM/SB	VM	AJS	14/05/19	17/05/19
Drawing Status:	Scale:	Paper Size:	Sheet No:	
Final	1:200	A1	1 of 1	
Project No:	Drawing No:	Revision:		
RBS - 19/1577	RBS - 19/1577/001	-		



NOTES
 ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY MANUFACTURING OR FABRICATION AND ANY ANOMALIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.



	FLOOR AREA (m ²)
Dwelling 1 - 4bed, 1 bath	49.7
Dwelling 2 - 3bed, 1 bath	33.0
Dwelling 3 - 4bed, 1 bath	35.5
Dwelling 1 - 4bed, 1 bath	49.0
Dwelling 2 - 3bed, 1 bath	33.6
Dwelling 3 - 4bed, 1 bath	36.8
Dwelling 1 - 4bed, 1 bath	47.4
Dwelling 2 - 3bed, 1 bath	35.1
Dwelling 3 - 4bed, 1 bath	36.4
Dwelling 1 - 4bed, 1 bath	146.1
Dwelling 2 - 3bed, 1 bath	101.7
Dwelling 3 - 4bed, 1 bath	108.7
TOTAL	356.5 (N.B excluding Lightwells)

REV	AMENDMENTS	BY	DATE
E	LANDSCAPING INFO ADDED	TB	09.11.23
D	CAR PARKING CH.	TB	03.11.23
C	CAR PARKING CH.	TB	24.10.23
B	CAR PARKING CH.	II	02.10.23
A	FIRST ISSUE	II	13.07.23

PROJECT
 PROPOSED RESIDENTIAL DEV.
 LAND TO REAR OF EARL STREET
 PRESTWICH M25 1GQ

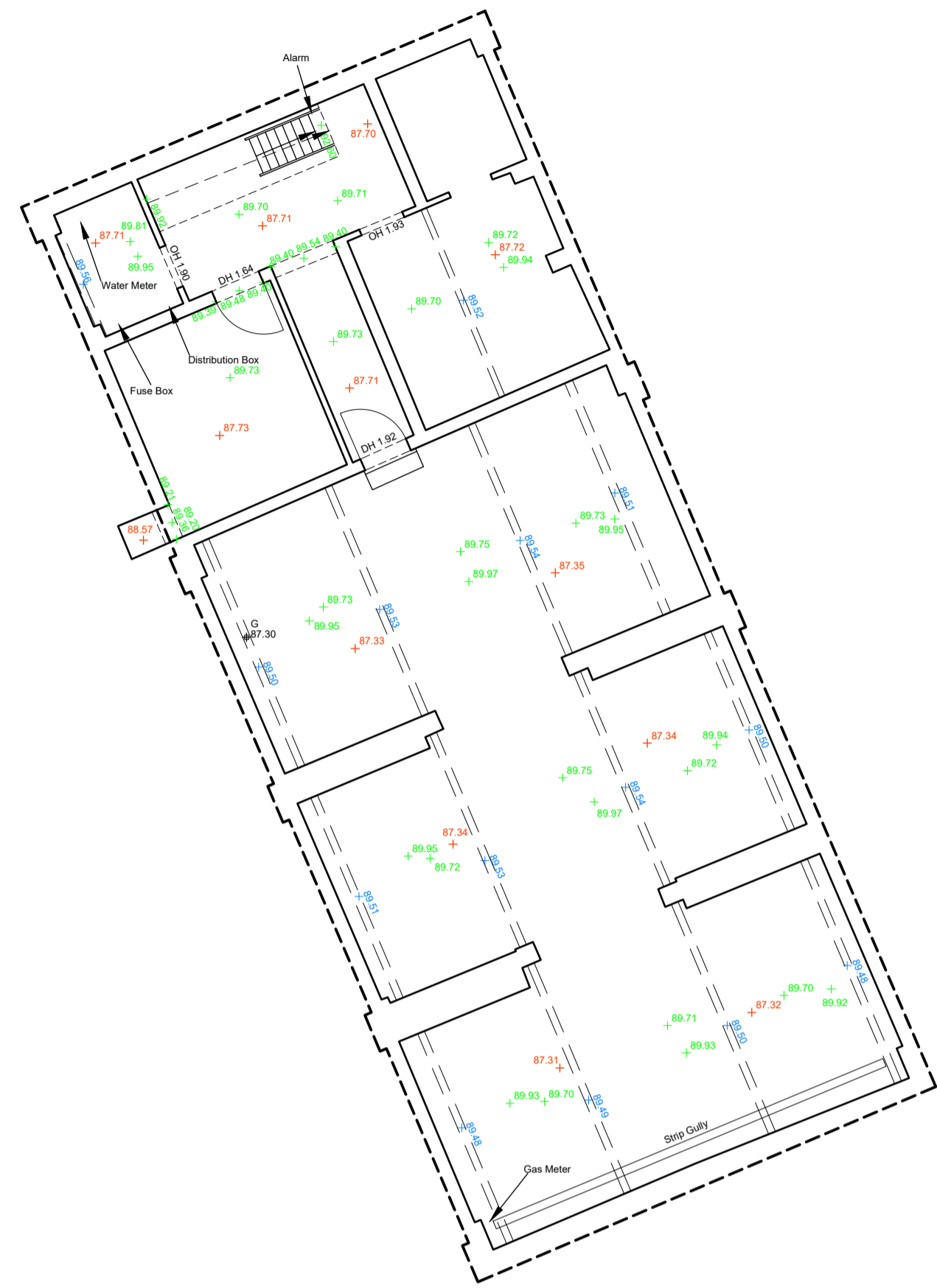
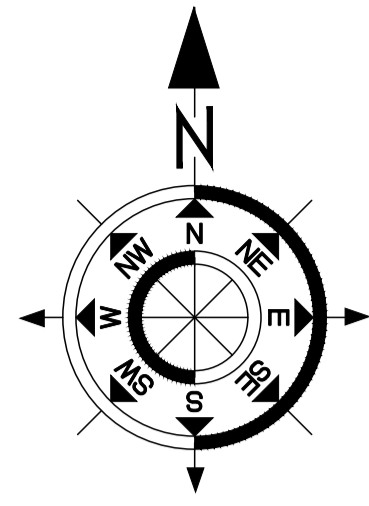
CLIENT
 MR. MEDHI YAZDANPANH

DRAWING TITLE
 SITE PLAN AS PROPOSED

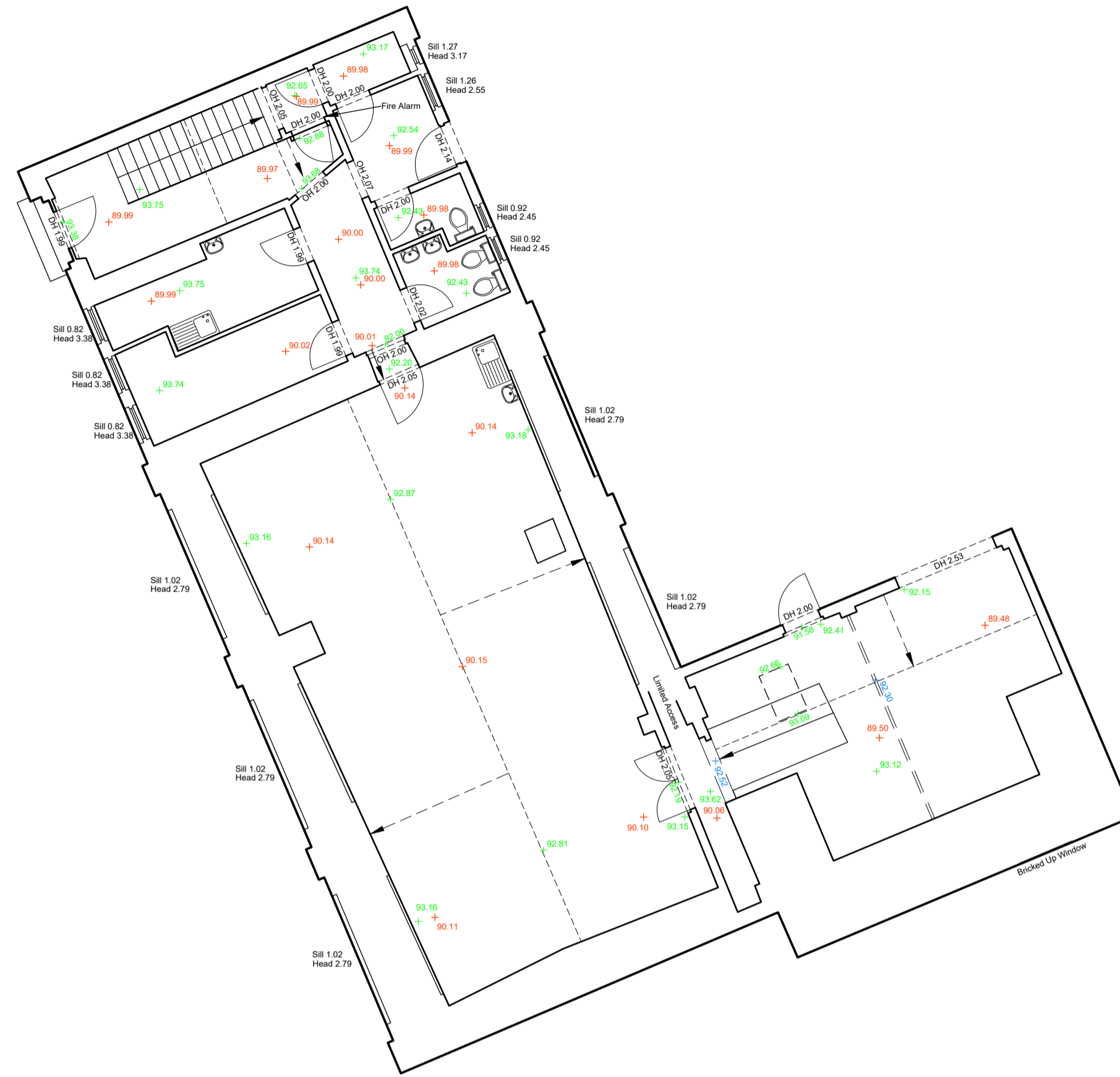
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CHECKED		SCALE	1:250 (A2)
APPROVED			

HOWARD & SEDDON A.R.I.B.A.
CHARTERED ARCHITECTS
 64 WASHWAY ROAD
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 FAX NO. 0161 - 962 3485
 E-MAIL: ADMIN@HOWARDANDEDSON.CO.UK

JOB No.	14,347	DRG No.	100	REVISION	E
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Basement



Ground Floor



First Floor

Floor Plan Abbreviations & Legend

AH	ARCH HEIGHT	MH	MANHOLE
BH	BEAM HEIGHT	OH	OPENING HEIGHT
CH	CEILING HEIGHT	OVH	OVERHEAD
CU	CONSUMER UNIT	ST	STOP TAP
DH	DOOR HEIGHT	TCC	TOP OF COLUMN LEVEL
F/C	FALSE CEILING HEIGHT	TOW	TOP OF WALL LEVEL
G	GULLY	UIS	UNDERSIDE

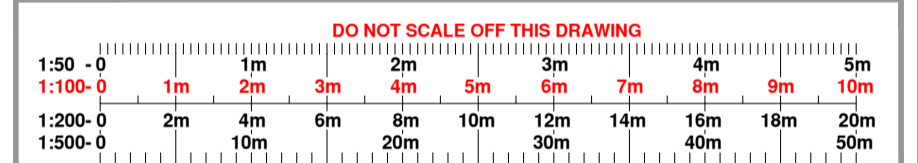
FL 50.21	FINISHED FLOOR LEVEL
SL 53.69	UNDERSIDE BEAM LEVEL
CL 54.42	UNDERSIDE CEILING LEVEL/FALSE CEILING

(Solid line)	EXTERNAL BUILDING LINE (FOOTPRINT)
(Dashed line)	INTERNAL WALL LINE
(Dotted line)	CEILING LINE/CHANGE CEILING LEVEL
(Long dashed line)	BEAM LINE
(Blue line)	WINDOW

(Arrow symbol)	SLOPING CEILING LINE	(Sink symbol)	SINK (SYMBOLIC) NOT TO SCALE
(Stairs symbol)	STAIRS/STEPS	(Toilet symbol)	TOILET (SYMBOLIC) NOT TO SCALE
(Ramp symbol)	RAMP	(Urinal symbol)	URINAL (SYMBOLIC) NOT TO SCALE
(Step symbol)	SINGLE STEP	(Shower symbol)	SHOWER (SYMBOLIC) NOT TO SCALE
(Arc symbol)	DOOR SWING (SYMBOLIC)		
(Section line symbol)	SECTION LINE		

Technical Notes:

- All survey levels and co-ordinates are related to OS Datum using the GPS Active Network. The Grid is orientated to Grid North with a Scale Factor of 1.00.
- Critical Dimensions, Steel Sizes and Heights MUST be checked on site prior to construction.
- Above ground features and heights have been measured from floor level using non-contact methods. Actual heights and sizes may vary owing to end point definition.
- Wall finishes are, in places, uneven. Therefore, measurements have been taken to the best fit corners. This may mean wall thickness may vary from that shown.
- Wall measurements where possible have been taken to the main face at approx 1.5m above floor level.
- Levels shown to Ceilings/Beams/portal Frames/Wind Bracing/Ducts are taken to underside unless specified.
- Radiators and other M&E Apparatus including pipework, ducting, cables, switches/sockets have not been shown.
- Some areas of the building may have been inaccessible at the time of survey, details in these areas have been omitted or are approx but will have been noted accordingly.
- Some Window, Door and Architectural detailing may have been simplified for clarity
- Do not scale from this drawing.



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Client:

Dream Homes Construction

Project:

Former Friesner Nurseries
Earl St
Prestwich

Drawing Title:

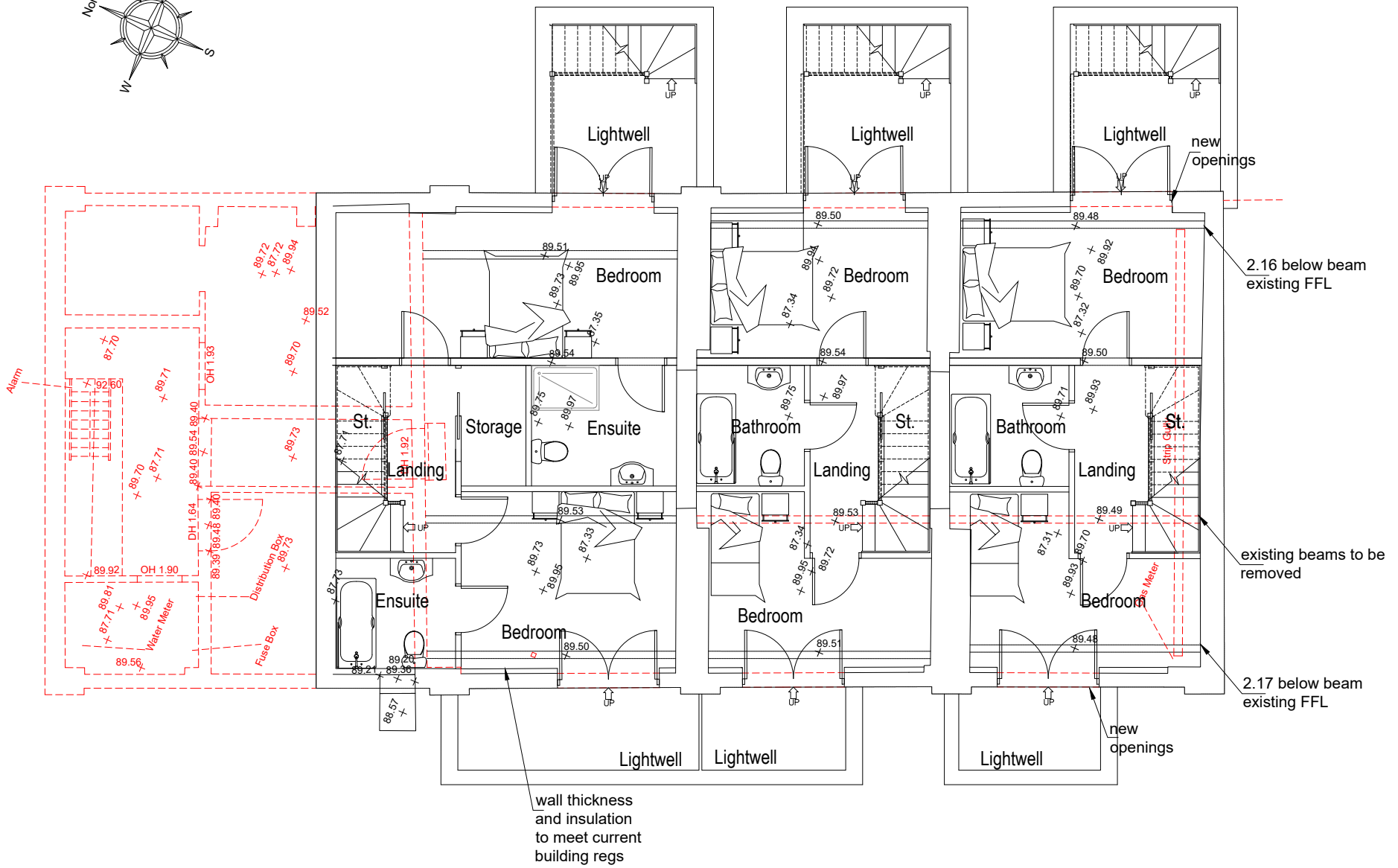
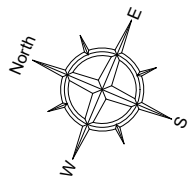
Floor Plan

Rev.	Description	Surveyed	Approved	Date
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Surveyor:	Checked By:	Approved By:	Date of Survey:	Date of Issue:
VM	AJS	ART	04/08/20	07/08/20
Drawing Status:	Scale:	Paper Size:	Sheet No:	
FINAL	1:100	A1	1 of 1	
Project No:	Drawing No:	Revision:		
RBS - 20/2031	RBS - 20/2031/001	-		

This drawing is not intended to be used for contract pricing or fabrication purposes. All content subject to change.

Survey by others. All dimensions to be checked on site



--- to be removed



SCALE 1:100

B	VOID UPDATE	II	04/10/23
A	FIRST ISSUE	II	13/07/23
REV	DESCRIPTION	BY	DATE



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 FAX No. 0161 - 962 3485
 E-MAIL : ADMIN@HOWARDANDEDSON.CO.UK

PROJECT
 PROPOSED RES. DEVELOPMENT
 LAND TO REAR OF EARL STREET
 PRESTWICH M251GQ

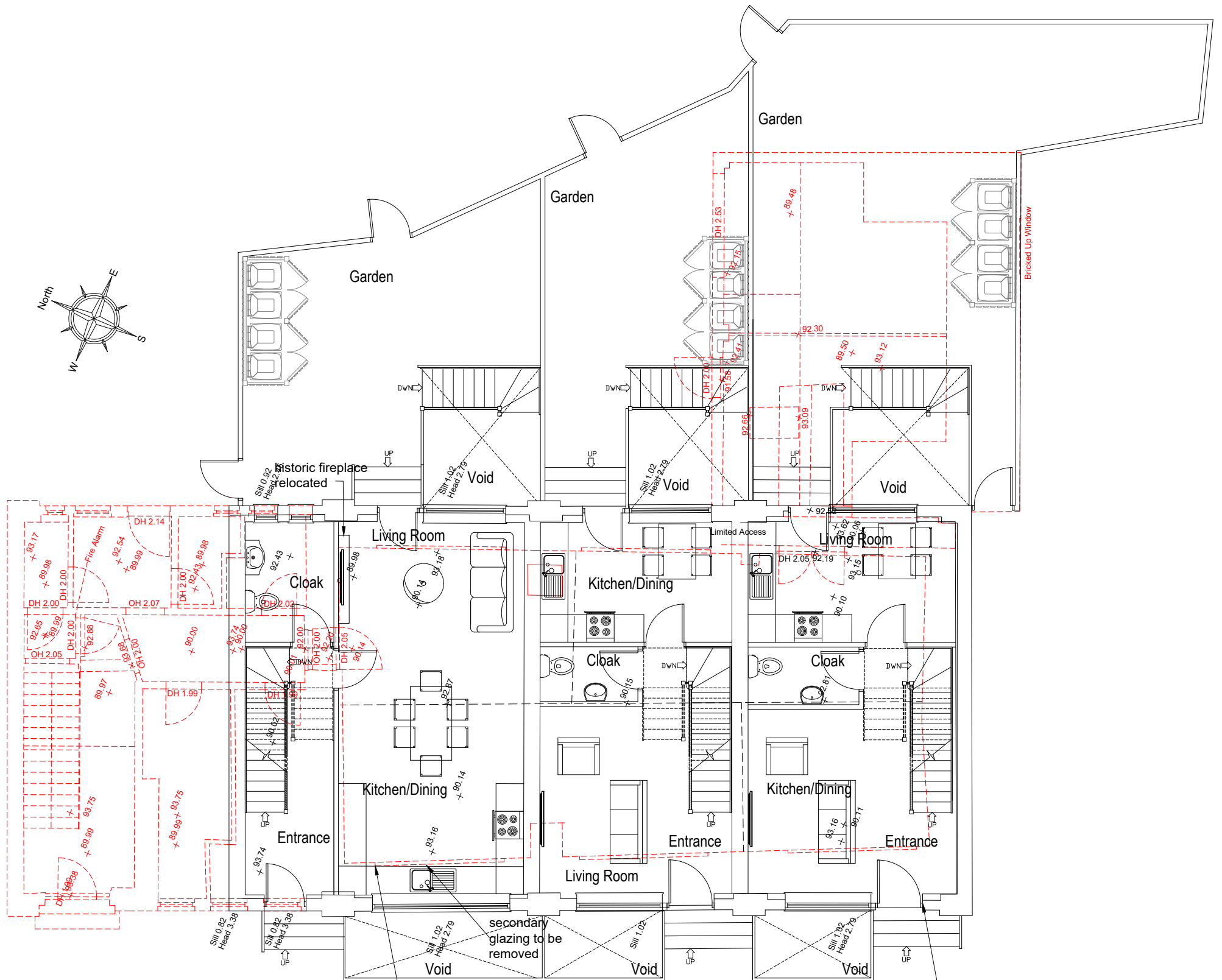
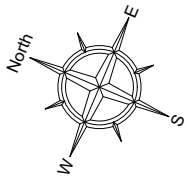
CLIENT
 MR MEDHDI YAZDANPANH

TITLE
 BASEMENT PLAN
 AS PROPOSED

DRAWN II	DRG No. 14,347
DATE 13/07/23	101
SCALE 1:100 (A3)	AMENDMENT B

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to be removed



SCALE 1:100

B	VOID UPDAT/BINS	II	04/10/23
A	FIRST ISSUE	II	13/07/23
REV	DESCRIPTION	BY	DATE



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PROJECT
 PROPOSED RES. DEVELOPMENT
 LAND TO REAR OF EARL STREET
 PRESTWICH M251GQ

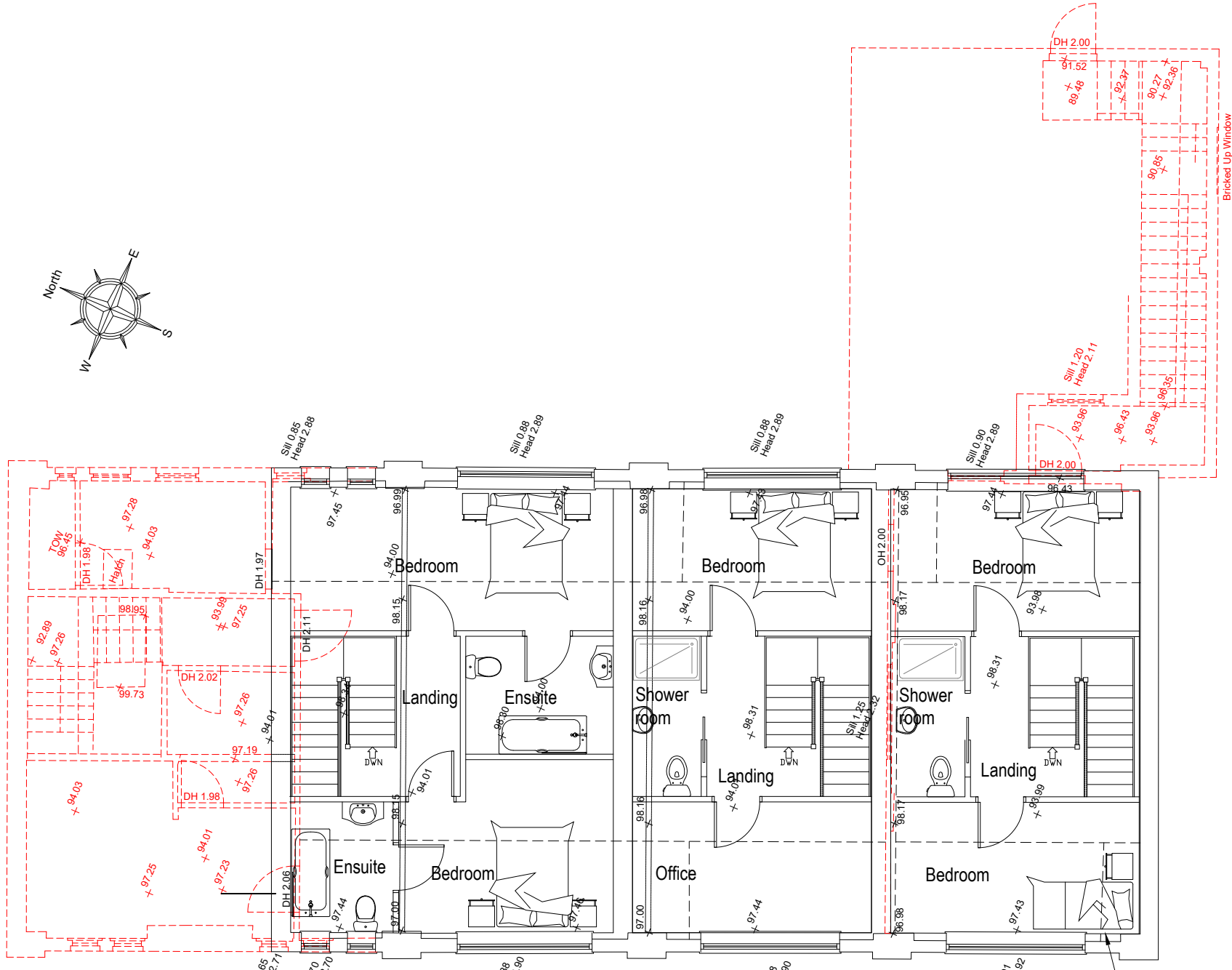
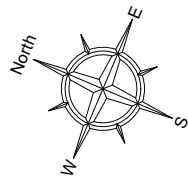
CLIENT
 MR MEDHDI YAZDANPANH

TITLE
 GROUND FLOOR PLAN
 AS PROPOSED

DRAWN	II	DRG No.	14,347
DATE	13/07/23		102
SCALE	1:100 (A3)	AMENDMENT	B

This drawing is not intended to be used for contract pricing or fabrication purposes. All content subject to change.

Survey by others. All dimensions to be checked on site



wall thickness and insulation to meet current building regs

to be removed



SCALE 1:100

A	FIRST ISSUE	II	13/07/23
REV	DESCRIPTION	BY	DATE



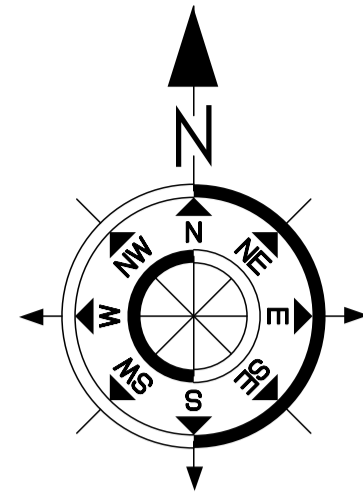
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 FAX No. 0161 - 962 3485
 E-MAIL : ADMIN@HOWARDANDEDSON.CO.UK

PROJECT
 PROPOSED RES. DEVELOPMENT
 LAND TO REAR OF EARL STREET
 PRESTWICH M251GQ

CLIENT
 MR MEDHDI YAZDANPANH

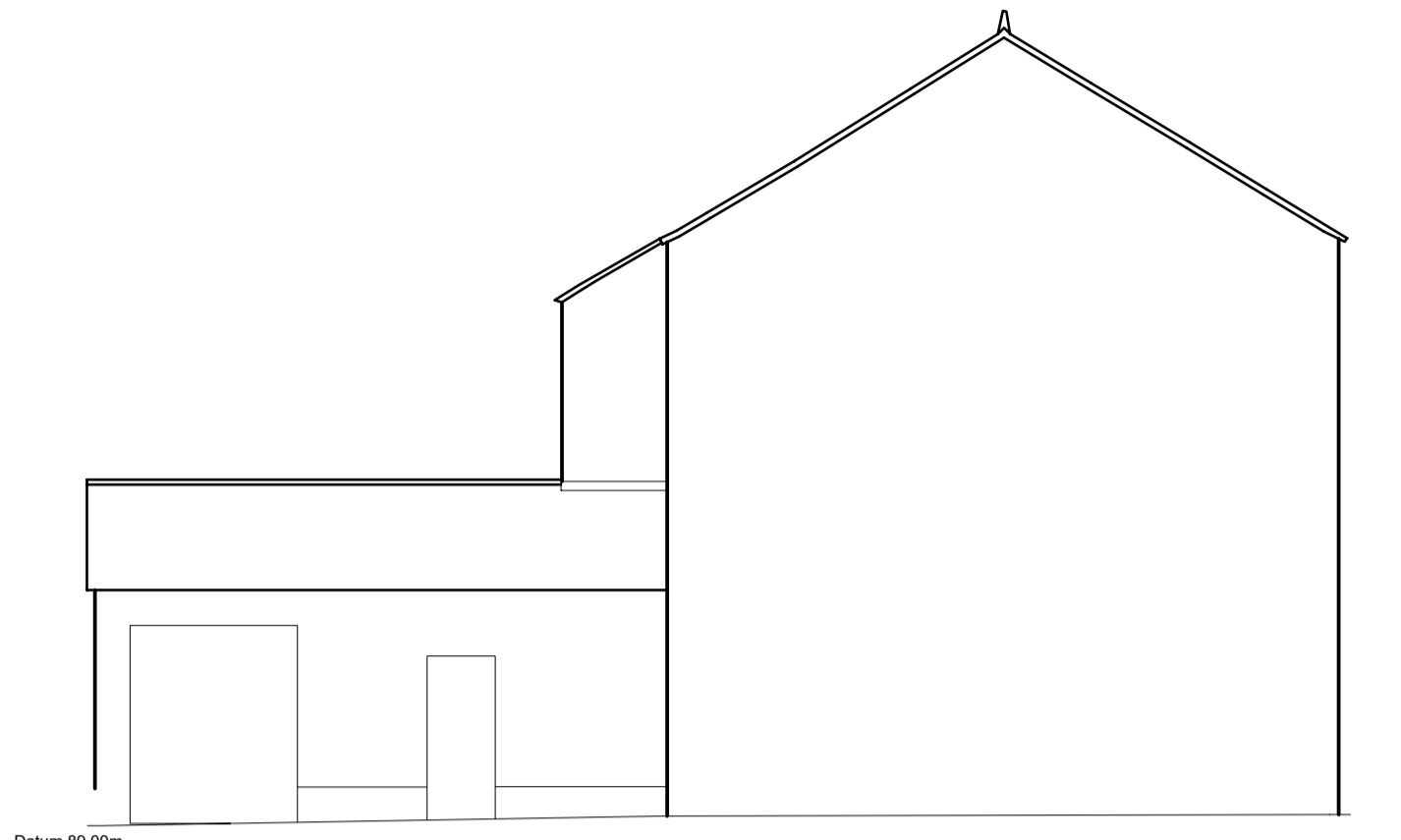
TITLE
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 AS PROPOSED

DRAWN II	DRG No. 14,347
DATE 13/07/23	103
SCALE 1:100 (A3)	AMENDMENT A



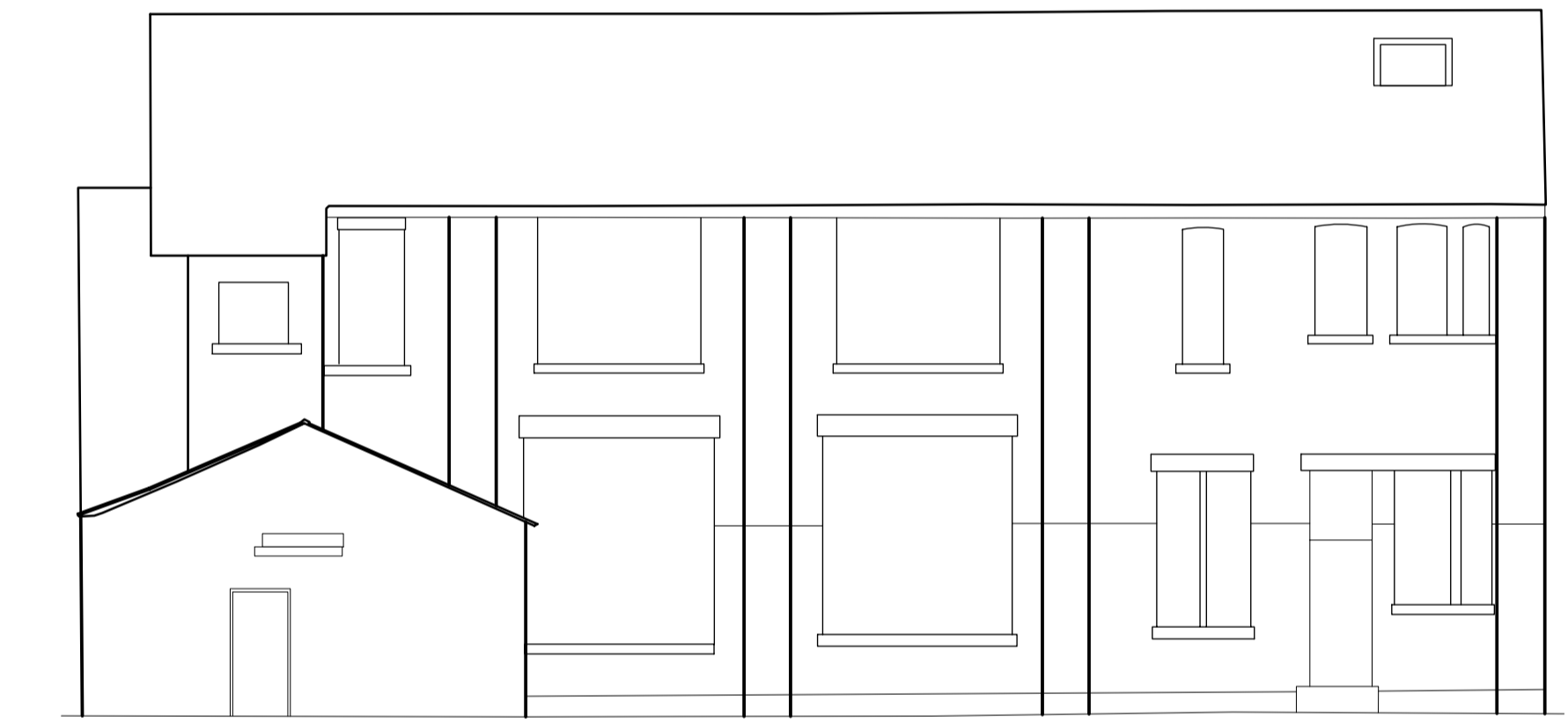
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Elevation 1



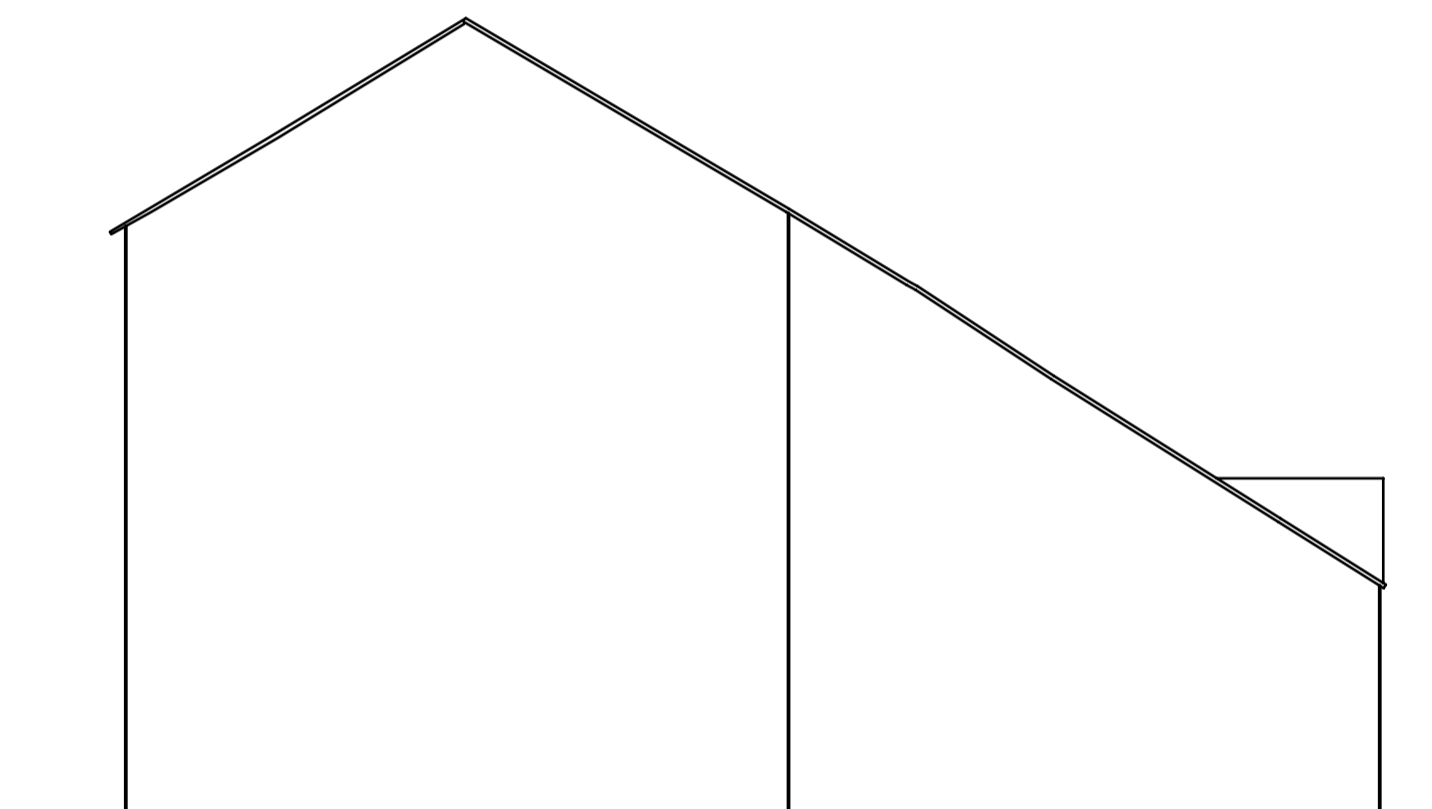
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Elevation 2



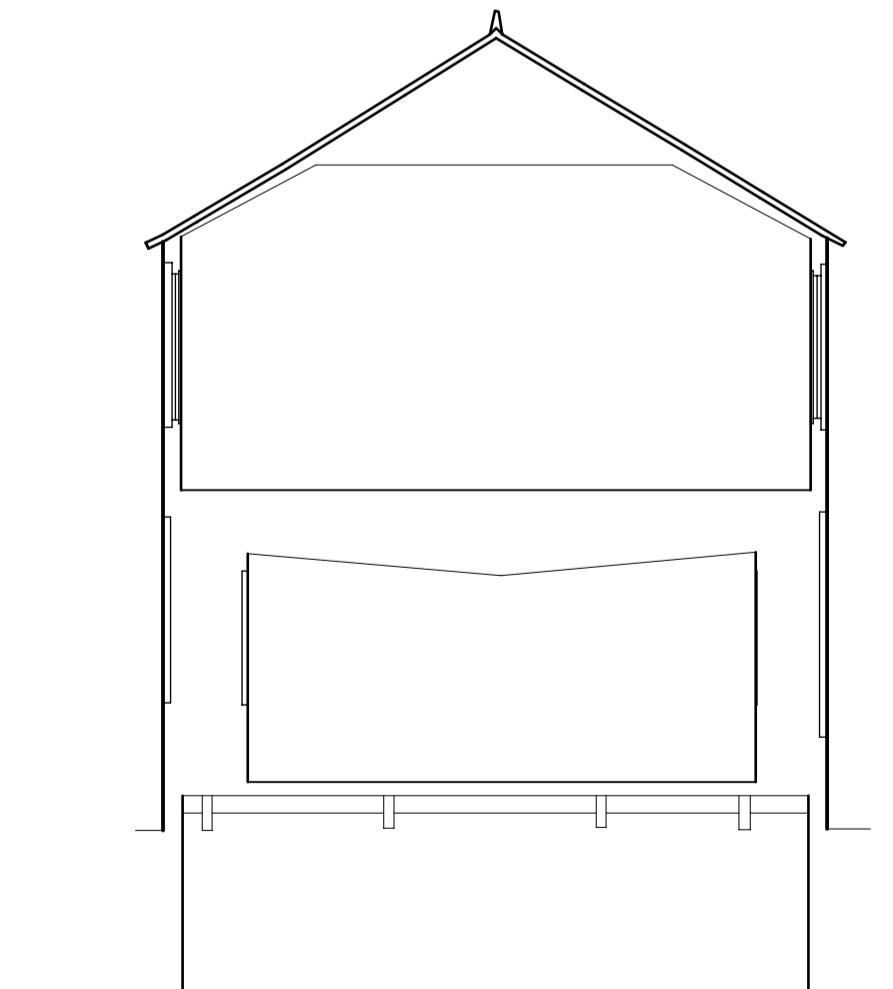
Datum 89.00m

Elevation 3



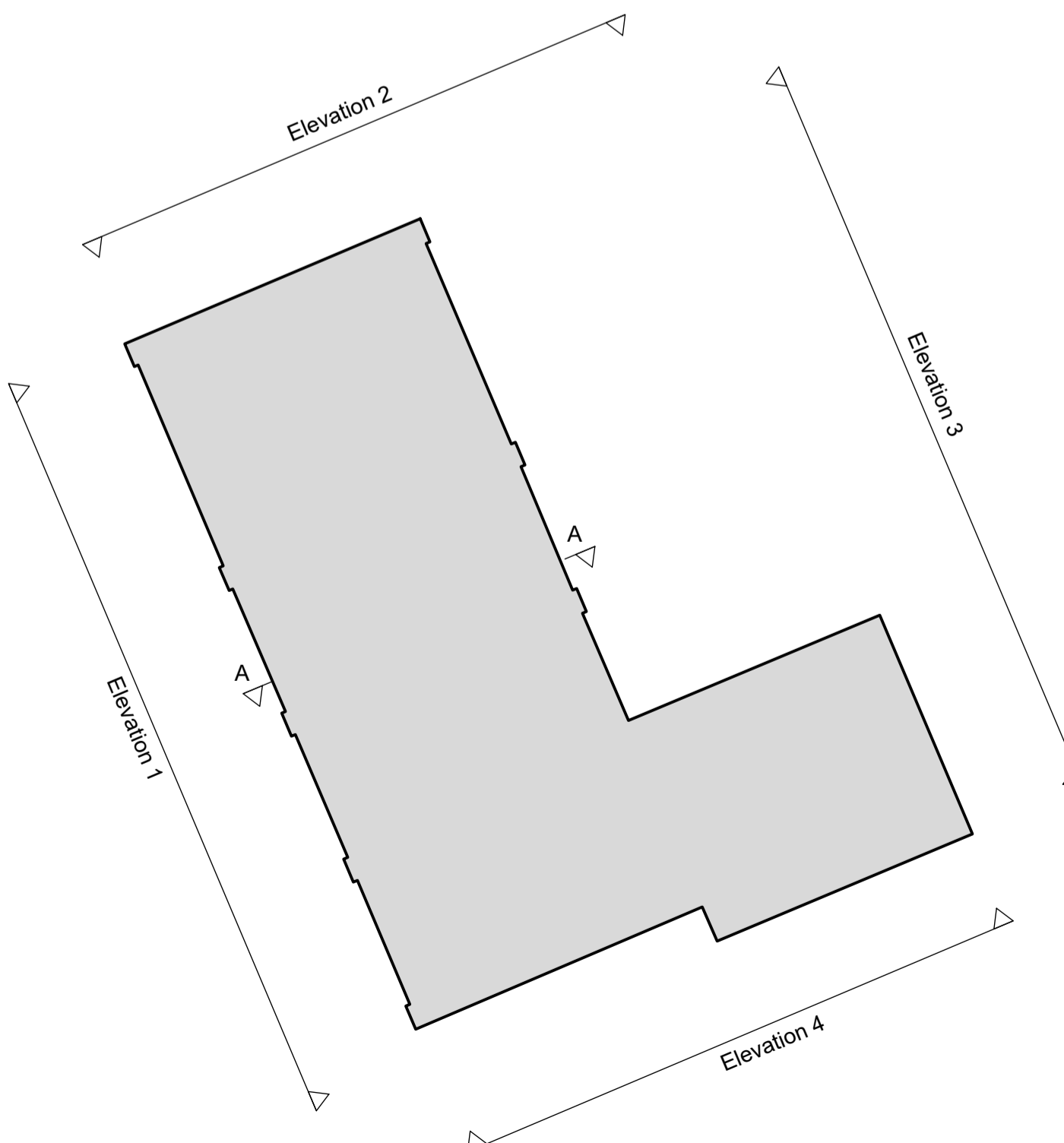
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Elevation 4



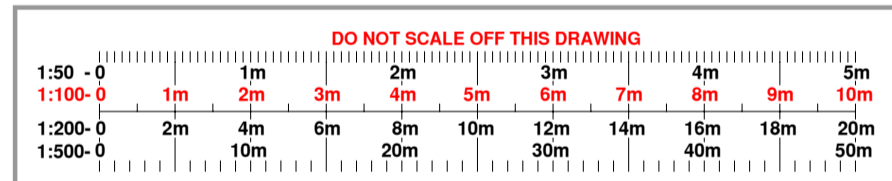
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Section A-A



Floor Plan Abbreviations & Legend			
AH	ARCH HEIGHT	MH	MANHOLE
BH	BEAM HEIGHT	OH	OPENING HEIGHT
CH	CEILING HEIGHT	OVH	OVERHEAD
CJ	CONSUMER UNIT	ST	STOP TAP
DH	DOOR HEIGHT	TOC	TOP OF COLUMN LEVEL
F/C	FALSE CEILING HEIGHT	TOW	TOP OF WALL LEVEL
G	GULLY	UIS	UNDERSIDE
FL 50.21	FINISHED FLOOR LEVEL		
BL 53.69	UNDERSIDE BEAM LEVEL		
CL 54.42	UNDERSIDE CEILING LEVEL/FALSE CEILING		
---	EXTERNAL BUILDING LINE (FOOTPRINT)		
---	INTERNAL WALL LINE		
---	CEILING LINE/CHANGE CEILING LEVEL		
---	BEAM LINE		
---	WINDOW		
---	SLOPING CEILING LINE	---	SINK (SYMBOLIC) NOT TO SCALE
---	STAIRS/STEPS	---	TOILET (SYMBOLIC) NOT TO SCALE
---	RAMP	---	URINAL (SYMBOLIC) NOT TO SCALE
---	SINGLE STEP	---	SHOWER (SYMBOLIC) NOT TO SCALE
---	DOOR SWING (SYMBOLIC)		
A	SECTION LINE		

- Technical Notes:**
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 - Critical Dimensions, Steel Sizes and Heights MUST be checked on site prior to construction.
 - Above ground features and heights have been measured from floor level using non-contact methods. Actual heights and sizes may vary owing to end point definition.
 - Wall finishes are, in places, uneven. Therefore, measurements have been taken to the best fit corners. This may mean wall thickness may vary from that shown.
 - Wall measurements where possible have been taken to the main face at approx 1.5m above floor level.
 - Levels shown to Ceilings/Beams/portal Frames/Wind Bracing/Ducts are taken to underside unless specified.
 - Radiators and other M&E Apparatus including pipework, ducting, cables, switches/sockets have not been shown.
 - Some areas of the building may have been inaccessible at the time of survey, details in these areas have been omitted or are approx but will have been noted accordingly.
 - Some Window, Door and Architectural detailing may have been simplified for clarity.
 - Do not scale from this drawing.



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Client:
Dream Homes Construction

Project:
**Former Friesner Nurseries
Earl St
Prestwich**

Drawing Title:
Elevations

Rev.	Description	NE	AJS	12.2.21
A	Section A-A Added			

Surveyor:	Checked By:	Approved By:	Date of Survey:	Date of Issue:
VM	AJS	ART	04/08/20	19/08/20
Drawing Status:	Scale:	Paper Size:	Sheet No:	
FINAL	1:100	A1	1 of 1	
Project No:	Drawing No:	Revision:		
RBS - 20/2031	RBS - 20/2031/002	A		



I	Void update	II	04/10/23
H	Reduced scheme	II	12/07/23
G	Scheme design updates	EJG/II	10/10/22
F	Scheme design updates	EJG/II	22/03/22
E	Scheme design updates E2 sixth ISSUE	EJG/II	15/03/22
D	Scheme design updates	EJG/II	14/02/22
C	Scheme design updates	EJG/II	9/12/21
B	Scheme design updates	EJG/II	21/06/21
A	Scheme design updates	EJG/II	16/06/21
		VK	25/05/21
Rev	DESCRIPTION	By	Date



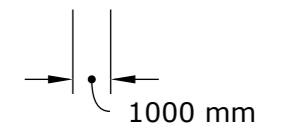
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Project
 PROPOSED RESIDENTIAL DEVELOPMENT LAND TO REAR OF EARL STREET PRESTWICH M25 1GQ

Client
 Mr. MEDHDI YAZDANPANA

Title
 Side Elevation B - As Proposed

Drawn II	DRG no. 14,347
Date 04/10/23	42
Scale 1:100(A3)	Amendment I





I	Void update	II	04/10/23
H	Reduced scheme	II	12/07/23
G	Scheme design updates	EJG/II	10/10/22
F	Scheme design updates	EJG/II	22/03/22
E	Scheme design updates E2 sixth ISSUE	EJG/II	15/03/22
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C	Scheme design updates	EJG/II	09/12/21
B	Scheme design updates	EJG/II	21/06/21
A	Scheme design updates	EJG/II	16/06/21
		VK	25/05/21
Rev	DESCRIPTION	By	Date



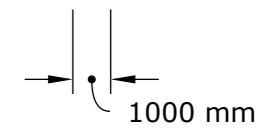
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Project
 PROPOSED RESIDENTIAL
 DEVELOPMENT LAND TO REAR OF
 EARL STREET PRESTWICH M25 1GQ

Client
 Mr. MEDHDI YAZDANPANA

Title
 Front elevation
 as proposed

Drawn II	DRG no. 14,347
Date 04/10/23	39
Scale 1:100(A3)	Amendment I





I	Void update	II	04/10/23
H	Reduced scheme	II	12/07/23
G	Scheme design updates	EJG/II	10/10/22
F	Scheme design updates	EJG/II	22/03/22
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B	Scheme design updates	EJG/II	21/06/21
A	Scheme design updates	EJG/II	16/06/21
		VK	25/05/21
Rev	DESCRIPTION	By	Date



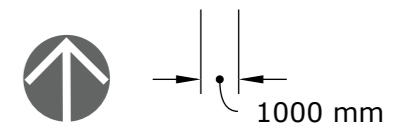
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Project
 PROPOSED RESIDENTIAL DEVELOPMENT LAND TO REAR OF EARL STREET PRESTWICH M25 1GQ

Client
 Mr. MEDHDI YAZDANPANA

Title
 Rear elevation as proposed

Drawn II	DRG no. 14,347
Date 04/10/23	40
Scale 1:100(A3)	Amendment I





I	Void update	II	04/10/23
H	Reduced scheme	II	12/07/23
G	Scheme design updates	EJG/II	10/10/22
F	Scheme design updates	EJG/II	22/03/22
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A	Scheme design updates	EJG/II	16/06/21
		VK	25/05/21
Rev	DESCRIPTION	By	Date



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Project
 PROPOSED RESIDENTIAL DEVELOPMENT LAND TO REAR OF EARL STREET PRESTWICH M25 1GQ

Client
 Mr. MEDHDI YAZDANPANA

Title
 Side Elevation A - As Proposed

Drawn II	DRG no. 14,347
Date 04/10/23	41
Scale 1:100(A3)	Amendment I

