

Ward: Ramsbottom + Tottington - Tottington

Item 01

Applicant: Capstone Care Limited

Location: Walshaw Hall, Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PJ

Proposal: Conversion of care home (Class C2) to 16 no. residential apartments (Class C3) with associated facilities and internal and external alterations

Application Ref: 69530/Full

Target Date: 08/08/2023

Recommendation: Minded to Approve

It is recommended that this application is Minded to Approve subject to the signing and completion of a Section 106 agreement for a contribution towards recreation provision and affordable housing pursuant to Policies RT2/2 and H4/1 of the Bury Unitary Development Plan.

Description

The site is located to the north of Walshaw village and is within the Green Belt. The site contains 2 buildings - Walshaw Hall and a separate care home building, which was granted consent in 2013.

Walshaw Hall is located centrally within the site and is on the draft local list. The Hall was last used as a care home but has been vacant since 2019. The building is 2 - 3 storeys in height and is constructed from stone and slate.

The L shaped care home building is located to the west of Walshaw Hall and is 3 storeys in height. The building is in use as a 53 bedroom care home and is built from stone and slate.

The surrounding grounds consist predominantly of woodland, which is covered by a Tree Preservation Order, with manicured gardens.

Both buildings are accessed via an access road from Bradshaw Road. There is a car park to the north of the buildings, which serves the care home building, a car park to the east of the buildings, which serves Walshaw Hall and a smaller car park to the south of the buildings.

The site is bounded by open fields to the west and south. Bradshaw Road forms the boundary to the north with open fields beyond. There are 2 residential properties, which are located adjacent to the eastern boundary with open fields beyond.

Building Preservation Notice

During a site visit, various features considered of historic importance were present within the building, including fireplaces, stained glass windows, wooden panelling and doors. As such, a Building Preservation Notice was served and a listing application was made to Historic England (HE). The building was researched and a decision was made by HE not to list the building. However, the building is still important historically at a local level.

Proposed development

The proposed development involves the conversion of the original building into 19 apartments. As part of the proposed development, the external staircase and a single storey extension, which are located within the courtyard would be demolished. With the exception of the demolition, there would be no external changes to the building.

The site would be accessed via the existing access road from Bradshaw Road. Car parking would be provided on the two existing car parks (to the east and south of the hall) and 3

disabled parking bays would be located to the north east of the hall.

Relevant Planning History

35009 - 16 bedroom extension at Walshaw Hall, Bradshaw Road, Tottington. Approved with conditions - 16 February 1999.

55803 - Proposed new 53 bed unit, 3 storeys high adjacent to existing residential home at Walshaw Hall, Bradshaw Road, Tottington. Approved with conditions - 23 February 2013.

60181 - Variation of condition 2 (approved plans) of planning permission ref. 55803 for proposed new 53 bed unit, 3 storeys high adjacent to existing residential home: Various amendments to the scheme including window and door position, number of bed spaces and the relocation of on site refuse/recycling store and its construction detail at Walshaw Hall, Bradshaw Road, Walshaw. Approved with conditions - 31 August 2016.

60183 - Surfacing of existing car park to existing care home, including kerbs and edgings and replacement of existing external lighting at Walshaw Hall, Bradshaw Road, Walshaw. Approved with conditions - 31 August 2016

Publicity

The neighbouring properties were notified by means of a letter on 10 May 2023 and a press notice was published in the Bury Times on 18 May 2023. Site notices were posted on 16 May 2023.

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

- Traffic on Bradshaw Road is a problem and there have been numerous accidents. Road calming measures have recently been put into place, but traffic volume and speed is worse now than 12 months ago. It is dangerous to walk on Bradshaw Road and there is no footpath provision.
- The proposed plans are marked for student use and are a fictitious description of a potential lifestyle at the hall. Object on this basis.
- It would be irresponsible to build this type of accommodation in a location that has no public transport and no safe means of walking to any local amenities without walking through muddy fields.
- The road in both directions of the nursing home is narrow with dangerous bends and is considered to dangerous to walk on.
- The historical character and setting of Walshaw Hall with its grand exterior & impressive heritage interior features & gardens needs to be retained as an elderly independent living facility.
- I am not against the principle of developing the characterful Walshaw Hall as I do not want to see it deteriorate. I feel the "stack them in" design is not sympathetic with the character of historic Walshaw Hall & its "green belt" setting.
- The last development by Capstone (Dementia Unit) saw additional rooms, a large flood lit car park getting retrospective planning. This was on top of seeing 163 trees removed (out of 288) stopped only by a TPO before further trees were felled. I request a full car parking assessment & landscaping plan to be submitted to mitigate future "scope creep".
- There is no emergency services assessment, Fire Engines cannot get down my narrow lane, previous consultation suggested access to be kept clear on the adjacent car park.
- There has been no assessment for my bin collections as the proposed crammed in parking spaces does not allow for my refuse collection.
- The current bat report is inaccurate, we do see bats each clear night. The bat roosts/habitat are in trees on my border. I therefore request a full bat survey be conducted.
- The site plan drawing C0701-101 is not accurate and in line with my current boundaries and HM Land Registry Titles.
- I would be delighted to see the original Hall sympathetically restored and maintained for repurposing but the current design proposals do not comply with this remit. Nor do the proposals clarify the intended market target, nor does it state if the units are to be sold

or rented.

- The accommodation proposed is extremely basic and leans towards a student type residence which is illogical given the location.
- Given the closeness to the dementia unit, larger apartments used for older retired couples and persons would be more appropriate.
- Further disruption would affect the excess of wildlife in this area and would be very interested to see an independent bat report, as I regularly see bats flying around the trees.
- Due to the rural location of this conversion, anyone without transport would find it difficult and dangerous to have to walk to access a bus to work or to do their food shop.
- The "stack them in" student design by designers specializing in student accommodation is not sympathetic with the character of the hall. Housing students next to an elderly care business is questionable. A retirement village would be more appropriate.
- The applicant has not engaged with neighbours.
- The Transport Statement is misleading, such as there have been no personal injury claims on Bradshaw Road. This is a notoriously dangerous stretch of road.
- The vehicle trip rates are inaccurate. They estimate 19 apartments would generate 44 2-way trips per day. I do on average 15 trips per day.
- How would the gardens and surrounding site be managed?
- Both car parks are in use and one floods regularly as there are no grids or drains.
- The additional parking, bin store and heat pump would be the first thing people see when entering the site.
- The accident data is inaccurate. There have been numerous accidents and damage caused to property, which were not notified to the Police, but have been communicated to Council officers. Despite the speed limit of 30mph, vehicles use Bradshaw Road as a race track with speeds in excess of 70mph.
- The isochrone maps show that Bury is accessible by cycling and the Public Rights of Way (PROW) are used by people. However, Bradshaw Road is not safe for cycling and the people that use PROW are hikers and dog walkers - not someone accessing the shops.
- Query whether the boundaries on the application are correct and may include land, which is owned by someone else.
- The dining room was originally used as a ballroom and was converted to a dining room later.

The neighbouring properties were notified of revised plans by means of a letter on 8 March 2024.

Any responses will be reported in the Supplementary Agenda.

The objectors have been notified of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - No objections in principle. Further comments to be reported in the Supplementary Agenda.

Drainage Section - No response.

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

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

Waste Management - No objections.

Conservation Officer - No objections.

GM Ecology Unit - No objections, subject to the inclusion of conditions relating to nesting birds and landscaping and an informative relating to bats.

United Utilities - No comments.

Designforsecurity - No response.

GM Fire Service - No objections.

Transport for GM - No objections.

Environment Agency - No response.

Pre-start Conditions - Awaiting confirmation that the applicant/agent has agreed with pre-start conditions.

Unitary Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/4	Conversions
H4/1	Affordable Housing
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN2	Conservation and Listed Buildings
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/1	Atmospheric Pollution
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8	Woodland and Trees
EN8/1	Tree Preservation Orders
EN8/2	Woodland and Tree Planting
OL1/4	Conversion and Re-use of Buildings in the Green Belt
OL7/2	West Pennine Moors
RT2/2	Recreation Provision in New Housing Development
HT2/4	Car Parking and New Development
HT4	New Development
HT5/1	Access For Those with Special Needs
HT6/2	Pedestrian/Vehicular Conflict
SPD1	Open Space, Sport and Recreation Provision
SPD5	DC Policy Guidance Note 5: Affordable Housing
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD 9	Conversion and Re-use of Buildings in the Green Belt
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework
PFE	Places for Everyone

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 - Green Belt - NPPF Chapter 13 - Protecting Green Belt Land and OL policies of the UDP set out the national and local considerations of development within the Green Belt. UDP Policies are largely consistent with the NPPF and therefore hold significant weight. The policies of the NPPF hold substantial weight in terms of the consideration of development within the Green Belt, not least as these policies are more up to date than the UDP.

Para 152 considers that inappropriate development in the Green Belt is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Para 155 states that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a. mineral extraction;
- b. engineering operations
- c. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d. the re-use of buildings provided that the buildings are of permanent and substantial construction;
- e. material changes to the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- f. Development brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Paragraph 153 of the NPPF states that when considering an application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph OL1/4 states that the conversion and re-use of buildings in the Green Belt is not inappropriate development and will be permitted providing that:

- a. it does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;
- b. any extension of re-used buildings, and any associated uses of land surrounding the building do not conflict with the openness of the Green belt and the purpose of including land in it;
- c. the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction;
- d. the form, bulk and general design of the buildings are in keeping with their surroundings;
- e. suitable access and likely traffic generation can be accommodated without creating a hazard or the need for major road improvements or lengthy new routes;
- f. all the necessary services can be provided without extensive works;
- g. it can be established by the applicant, to the satisfaction of the local planning authority, whether or not the building contains any protected species, such as bats or barn owls. Where it is shown that such species are present, measures to prevent damage to habitats will be required.

The proposed development involves the conversion of the existing building into 16 apartments. The existing building is of permanent and substantial construction and is capable of conversion without any reconstruction. With the exception of the demolition of a single storey extension and external staircase, there would be no external changes to the existing building. The existing use of the building is a care home and as such, the proposed change of use to apartments would not have a greater impact upon the openness of the Green Belt. Therefore, the proposed development would be in accordance with Policy OL1/4 of the Bury Unitary Development Plan and the NPPF.

Principle - Housing - 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.

The tilted balance does not apply to sites within the Green Belt. However, the housing delivery test is not being met currently and the proposal would help to deliver housing in the borough.

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

The proposed development would be located within a clearly defined complex of buildings and as such, the proposed development would not conflict with the surrounding land uses. Adequate infrastructure could be provided to the site. Therefore, the proposed development would be acceptable in principle and would be in accordance with Policy H1/2 of the Bury Unitary Development Plan and the NPPF.

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 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.

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 next step is for all nine PfE 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.

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 significant weight in the decision-making process in line with paragraph 48 of the National Planning Policy Framework and full weight will be given to the policies once the Plan is adopted.

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 will contribute towards meeting that target.

Policy JP-H2 - Seeks to significantly increase the supply of new housing, and supports the provision of affordable housing as part of new developments (avoiding where possible clusters of tenure to deliver mixed communities).

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 35 dwellings per hectare is applicable. The total site area is approximately 1 hectare, so 19 homes would equate to 19 dwellings per hectare. However, as the site is within the Green Belt and is the conversion of an existing building this is considered acceptable.

Heritage - Walshaw Hall is considered to be a Non-Designated Heritage Asset (NDHA). It is not within a conservation area.

Paragraph 209 of the National Planning Policy Framework (NPPF) states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

A site visit revealed the building still retains original internal ground floor historic fixtures, fittings, decorative architectural details in the Arts & Crafts style, wood panelling and carved wooden fireplaces with high quality inlaid marquetry. The carved fireplaces are potentially older than the Hall and as such may have a greater significance than can be currently understood. Externally the architecture is in the stone constructed Tudor Revival style. Internally, the upper floors of the Hall have been extensively altered and modernised for its previous use as a care home.

In saying that, the original scheme proposed the subdivision of the dining hall, addition of a

mezzanine floor and removal of the fireplaces, whether or not they are relocated elsewhere, which represented considerable harm and loss of architectural and aesthetic value, which could not be supported in terms of heritage conservation.

In view of this, the Council issued a Building Preservation Notice (BPN), which lasted for 6 months from the date of service. The BPN gave the building the same level of protection as though the building was listed and required the applicant to apply for listed building consent for any internal works, which would ordinarily have been permitted development, whilst the Secretary of State for the Department for Culture, Media and Sport (DCMS) considered any recommendation made by Historic England. A condition of the BPN is that the Council applied to Historic England for formal Listing, which was done at the time the BPN was issued.

The recommendation from Historic England to DCMS was the building should not be added to the national list for the reasons of it having been substantially altered at upper floor levels, the remaining internal features at ground floor being not of sufficient quality and no known national historic associations. However, it was concluded that the building is good but lacks the high level of distinction and overall level of survival of other listed examples and as such, its interest lies at local rather than national level. The Local Planning Authority is in agreement with this final assessment.

As such, the building reverts back to its original status as a Non-Designated Heritage Asset as defined in the NPPF.

The applicant has submitted a revised scheme which retains the dining room as a single room, removes the proposed mezzanine floor and retains in situ the fixtures, fittings and architectural features of historic interest throughout the ground floor.

Given the retention of the historic features within the building and the external appearance of the building would be unchanged, the proposed development would not represent harm or a loss of significance of the NDHA. Therefore, the proposed development would be in accordance with Policy EN2 of the Bury Unitary Development Plan and the NPPF.

Design and layout - The proposed development would involve the demolition of a single storey extension and an external staircase, both of which are located within the courtyard. The removal of these two elements would be welcomed as both have a negative impact upon the character of the building. With the exception of the demolition works, the proposed development would not result in any external changes to the main building, which would be acceptable.

There are extensive grounds around the hall and as such, there would be an acceptable level of private amenity space. The proposed bin store would be located on the northern elevation of the building and would be accessible from the existing car park.

Therefore, the proposed development would not be a prominent feature in the streetscene and would be in accordance with Policies H2/1, H2/2, EN1/2 and EN2 of the Bury Unitary Development Plan.

Impact upon residential amenity - SPD6 provides guidance on aspect standards between residential properties and new development and as such, is useful to consider in this case.

There would be 57.9 metres between the proposed development and the Coach House, which would be in excess of the aspect standards.

There would be 52.1 metres between the proposed development and Walshaw Hall Lodge, which would be in excess of the aspect standards.

There would be 14.2 metres from the proposed development to 'The Beeches', which is the care home, which is the same as the existing relationship. There would be a 2 metre strip of

land, which would be in the control of the apartment building. As the dining room would overlook this area, which is not a habitable room, this relationship would be acceptable in this instance.

Therefore, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring residents and would be in accordance with Policies EN1/2 and H2/2 of the Bury Unitary Development Plan.

Trees - There are a number of trees on site and all are protected by a Tree Preservation Order. No trees would be removed as part of the proposed development and as such, the proposed development would not have an adverse impact upon the character of the area. Therefore, the proposed development would be in accordance with Policies EN8 and EN8/2 of the Bury Unitary Development Plan.

Ecology - There are no significant ecological issues and the main issues relate to bats, other protected species, nesting birds and landscaping.

Bats - A bat survey and emergence survey was submitted with the application. The building was assessed as low risk and one emergence survey carried out at an appropriate time of year. No evidence of roosting bats was recorded. Given the minimal works to elevations and the roof, there are no reasons to disagree with the findings of the report. Although individual bats can on occasion turn up in unexpected locations, GM Ecology Unit recommend an informative relating to bats.

Other Protected Species - Other than a minor extension to hardstanding on to lawn, there is no loss of vegetated habitat or disturbance. As such, it is very unlikely that there are any other protected species issues and GM Ecology Unit have concluded that no further information or measures are required.

Nesting Birds - There appears to be no loss of trees or shrubs but evidence of birds nesting was recorded in the building. As all British birds, nests and eggs are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended, GM Ecology Unit have no objections, subject to the inclusion of a condition relating to nesting birds.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain
Section 180 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment. A very small area of low ecological grassland will be lost to the small car park extension with a new hedge/line of shrubs shown around the car park on the proposed layout. Wildlife issues would be restricted to nesting birds. GM Ecology Unit is satisfied that the proposed boundary planting would mitigate for the loss of amenity grassland at the south of the building and the provision of bird boxes around the site or on the building would mitigate for any loss of bird nesting habitat, which would be secured via a condition.

Therefore, the proposed development would not have a significant adverse impact upon bats, other protected species, nesting birds or landscaping and would be in accordance with Policies EN6 and EN6/3 of the Bury Unitary Development Plan.

Highways issues - The proposed development would be accessed from the existing access road, which forms a junction at Bradshaw Road. The level of visibility at this junction would be acceptable. The existing access road is 4.4 metres in width and a passing place is located roughly halfway along the access. All of the trees on site are protected by a Tree Preservation Order, due their contribution to the character of the area and their removal would be resisted. As such, it would not be possible to provide an additional passing place near the entrance without removing a tree. The agent has revised the plans to add a second passing place near the northern car park, which would assist with any traffic using the road.

A segregated pedestrian access was provided when the extension to the care home was constructed and this would be available for use by any pedestrians.

Transport for GM have no objections to the proposal and the Traffic Section have no objections in principle and further comments will be reported in the Supplementary Agenda

Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies H2/1, H2/2 and EN1/2 of the Bury Unitary Development Plan.

Parking - SPD11 states that the maximum parking standards is 2 spaces per 1 bed unit, 2.5 spaces per 2 bed unit and 3 spaces per 3 bed unit.

This equates to 43 spaces.

The proposed development would provide 45 spaces. Whilst this would be above the maximum standard of 43 spaces, it is acknowledged that it would be difficult to park on the access road and as such, the level of parking would be acceptable in this instance. Therefore, the proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Planning obligations - A contribution for recreation provision would be required of £24,991.20 in accordance with Policy RT2/2 of the Bury Unitary Development Plan and SPD1 and 2 affordable units would be provided in accordance with the NPPF. These provisions would be secured through a section 106 agreement.

Response to objectors

- The issues relating to bats, traffic, waste collection and parking have been addressed in the main report above.
- The proposed development is for apartments and is not for student accommodation.
- The interior features of Walshaw Hall are to be retained and this is secured by a condition.
- The proposed apartments can be accommodated within the building with no external changes or extensions. As such, the proposed development is not overdevelopment of the site.
- The site is remote and any residents would need to rely upon public transport or vehicle use to the nearest centre in Walshaw. This is one consideration within the planning balance, which seeks to find a sustainable use for the building.
- Land ownership is a private matter and is not a material planning consideration.

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: Minded to Approve

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered C0701-100 P4, C0701-101 P5, C0701-102 P5, C0701-110 P6, C0701-111 P6, C0701-112 P6, C0701-114 P2,

C0701-115 P2, C0701-140 P3, C0701-141 P3, C0701-142 P3, C0701-143 P1, C0701-144 P2, C0701-145 P2 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 proposal 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. Where during any works on site, unforeseen contamination is suspected or found, or contamination is caused, works on the site shall cease and the Local Planning Authority shall be notified immediately. The developer shall then produce a risk assessment and submit remediation proposals, if required, for approval to the Local Planning Authority. On approval of the remediation strategy, the development shall then be carried out in accordance with the approved details and process including any required timescales.

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

5. Prior to occupation, electric vehicle charging points shall be installed and made available for use. EV chargepoints shall be 7kW* as a minimum.

*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.

6. No building works associated with the roof shall 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 Local Planning Authority.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

7. A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include native tree and shrub planting and 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(s) is first occupied or within the first available tree planting season,; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

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

8. 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:
- Hours of operation and number of vehicle movements;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
 - Parking on site of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials;
 - Measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations

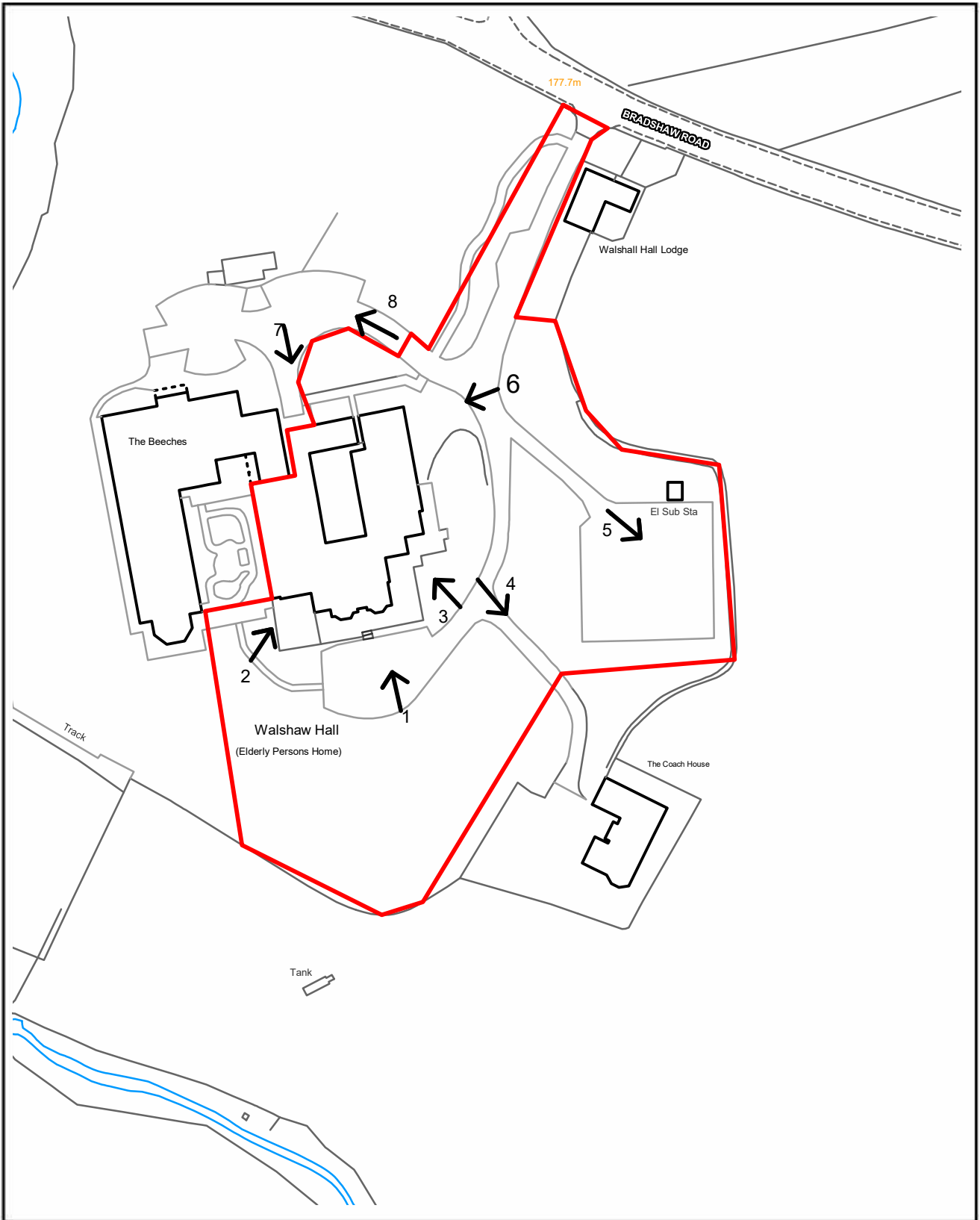
The approved plan shall be adhered to throughout the demolition/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the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

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

8. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the dwellings hereby approved being brought into use.
- 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.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 69530

ADDRESS: Walshaw Hall, Bradshaw Road,



Planning, Environmental and Regulatory Services

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69530

Aerial photo



69530

Photo 1



Photo 2



69530

Photo 3



Photo 4



69530

Photo 5



Photo 6



69530

Photo 7



Photo 8



69530

Photo 9 - Dining room



Photo 10 – Dining room



69530

Photo 11 – Dining room



Photo 12 - Hallway



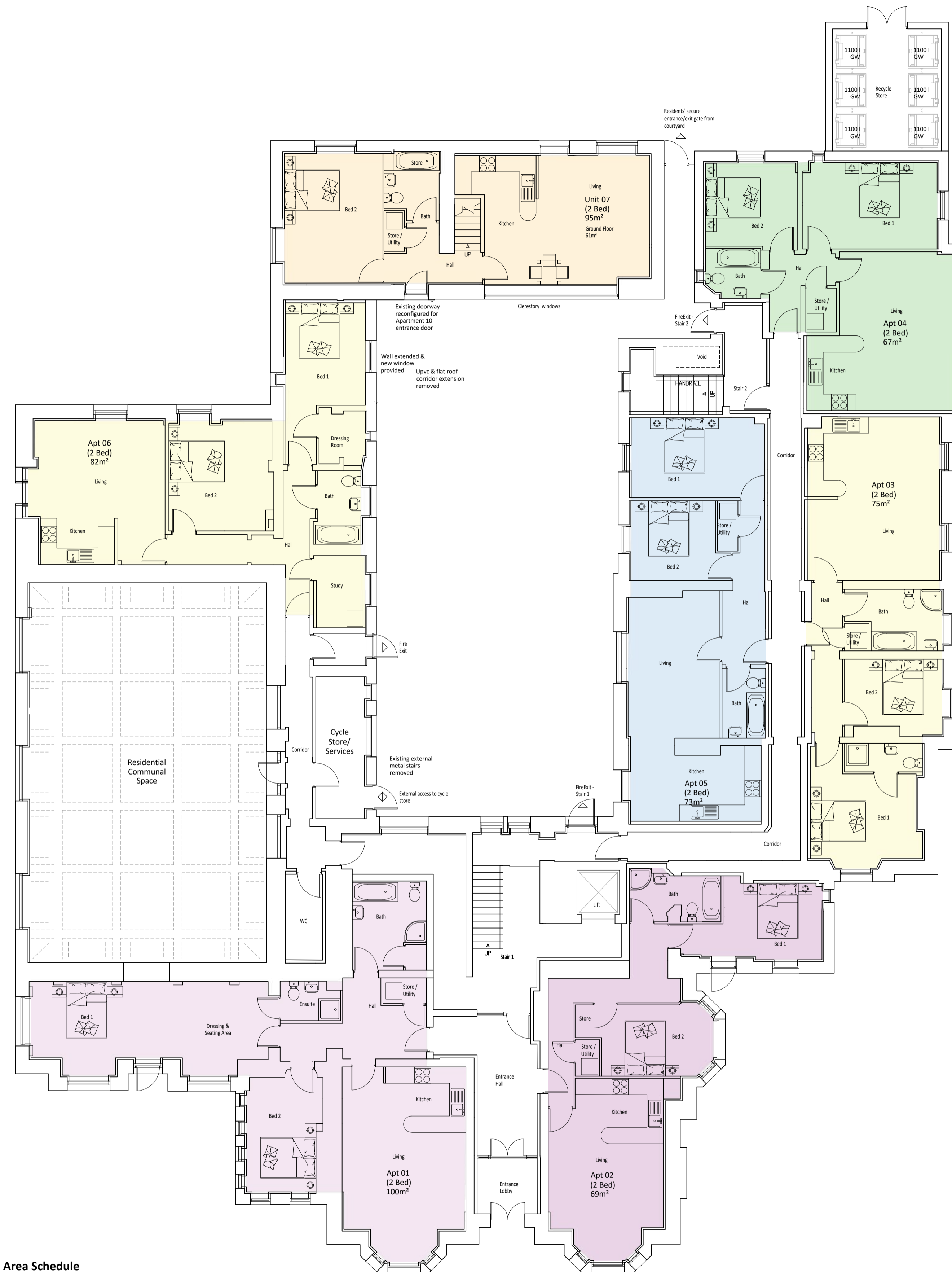
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Photo 13 - Staircase



Photo 14 - Hallway





Total Mix of Apartments	
1 Bed	7
2 Bed	9
2 Bed 2 storey	1
Total	16

Area Schedule	
Apt 01 - (2 Bed)	100m ²
Apt 02 - (2 Bed)	69m ²
Apt 03 - (2 Bed)	75m ²
Apt 04 - (2 Bed)	67m ²
Apt 05 - (2 Bed)	73m ²
Apt 06 - (2 Bed)	82m ²
Apt 07 - (1 Bed)	95m ²

PROPOSED GROUND FLOOR PLAN

REV	DATE	REVISION	INITIALS	CHECK
P1	20/12/22	Preliminary issue for comment	BRJ	AMC
P2	30/01/23	Modified to client comments	BRJ	AMC
P3	01/03/23	Modified & issued for comment	BRJ	AMC
P4	07/03/23	Issued for review	BRJ	JO
P5	27/03/23	Issued for Planning	BRJ	JO
P6	06/03/24	Mezzanine apartments removed and numbers updated	HPC	AMC

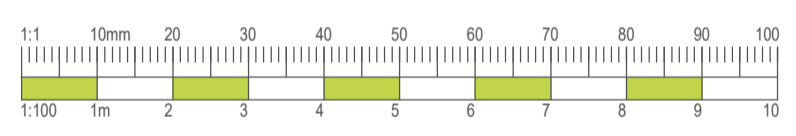
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Client
Capstone Care

Project
Walshaw Hall, Tottington

Drawing Title
Proposed Ground Floor Plan

Scale
1:100 @ A1

Date
19/12/22

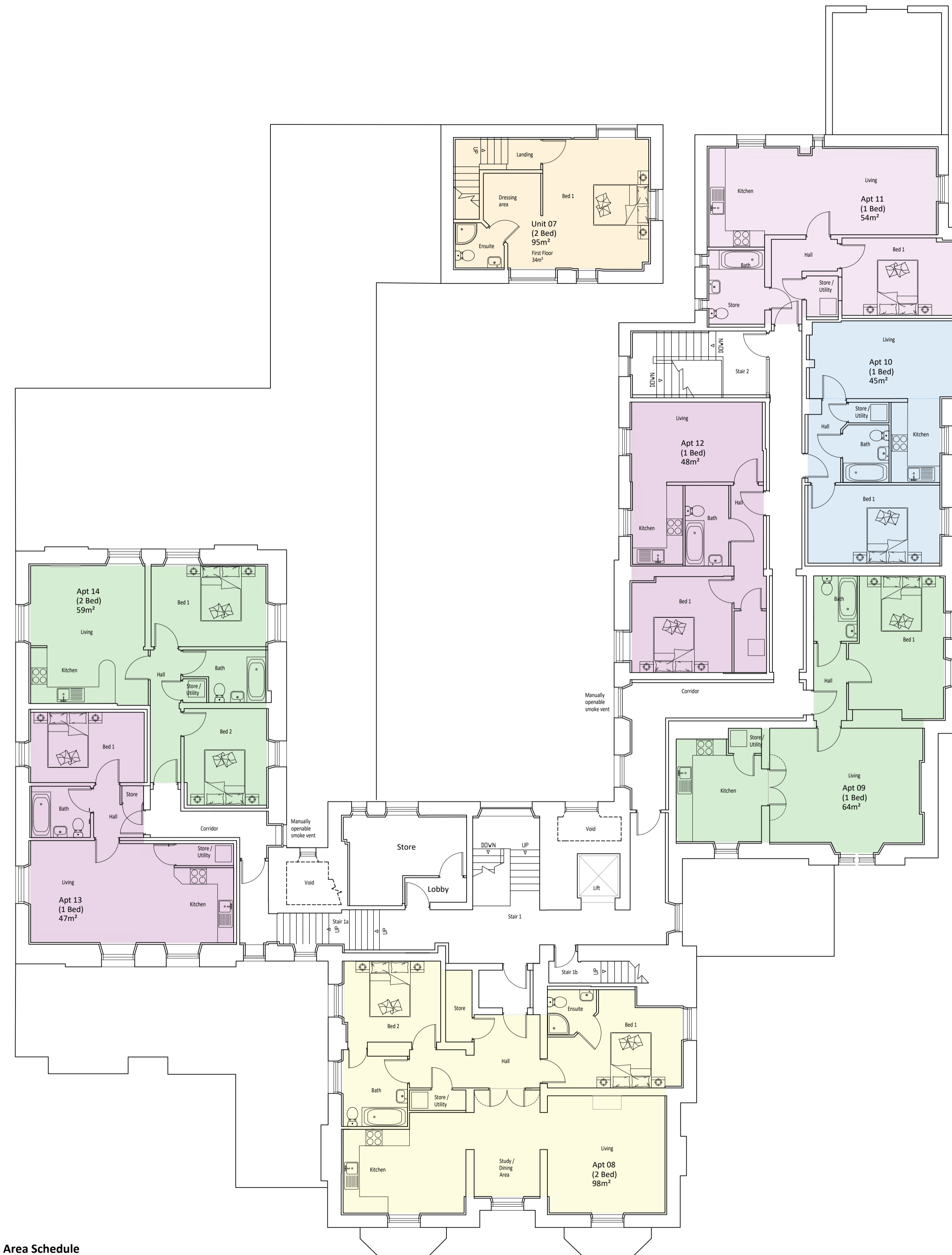
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Drawing No.
C0701-110

Revision
P6

PLANNING

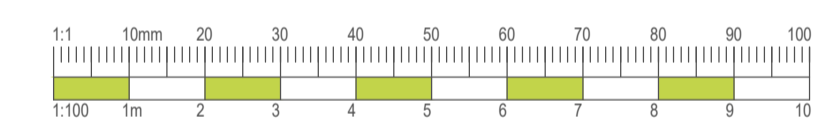
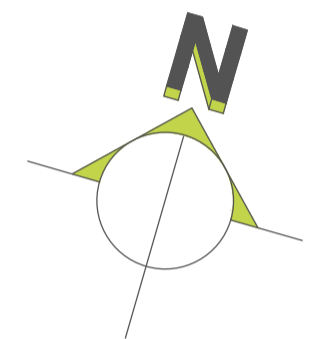


PROPOSED FIRST FLOOR PLAN

Total Mix of Apartments	
1 Bed	7
2 Bed	9
2 Bed 2 storey	1
Total	16

Area Schedule	
Apt 08 - (2 Bed)	98m ²
Apt 09 - (2 Bed)	64m ²
Apt 10 - (1 Bed)	45m ²
Apt 11 - (1 Bed)	54m ²
Apt 12 - (1 Bed)	48m ²
Apt 13 - (1 Bed)	47m ²
Apt 14 - (2 Bed)	59m ²

REV	DATE	REVISION	INITIALS	CHECK
P1	19/12/22	Preliminary issue for comment	BRJ	AMC
P2	30/01/23	Modified to client comments	BRJ	AMC
P3	01/03/23	Modified, issued for comment	BRJ	AMC
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P5	27/03/23	Issued for Planning	BRJ	JO
P6	06/03/24	Mezzanine apartments removed and numbers updated	HPC	AMC



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Drawing Title
Proposed First Floor Plan

Scale
1:100 @ A1

Date
19/12/22

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AMC

Drawing No.
C0701-111

Revision
P6

PLANNING



Notes

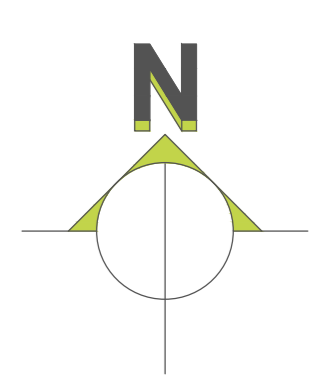
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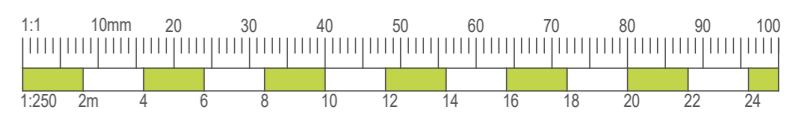
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P2	07/03/23	Issued for review	BRJ	JO
P3	27/03/23	Issued for planning	BRJ	JO
P4	12/07/23	Application site boundary checked	BRJ	JO
P5	06/03/24	Application site boundary revised and drawing sheet size increased	HPC	AMC



- Application site boundary
- Other land in Applicant's ownership



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Capstone Care

Project
Walshaw Hall, Tottington

Drawing Title
Existing Site Plan

Scale	Date
1:250 @ A0	01/03/23
Drawn by	Checked by
JO	BRJ
Drawing No.	Revision
C0701-101	P5

PLANNING

Notes

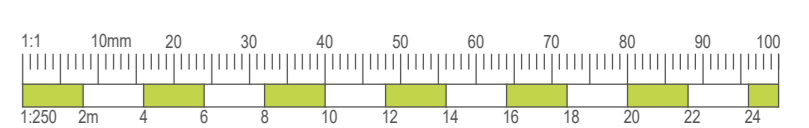
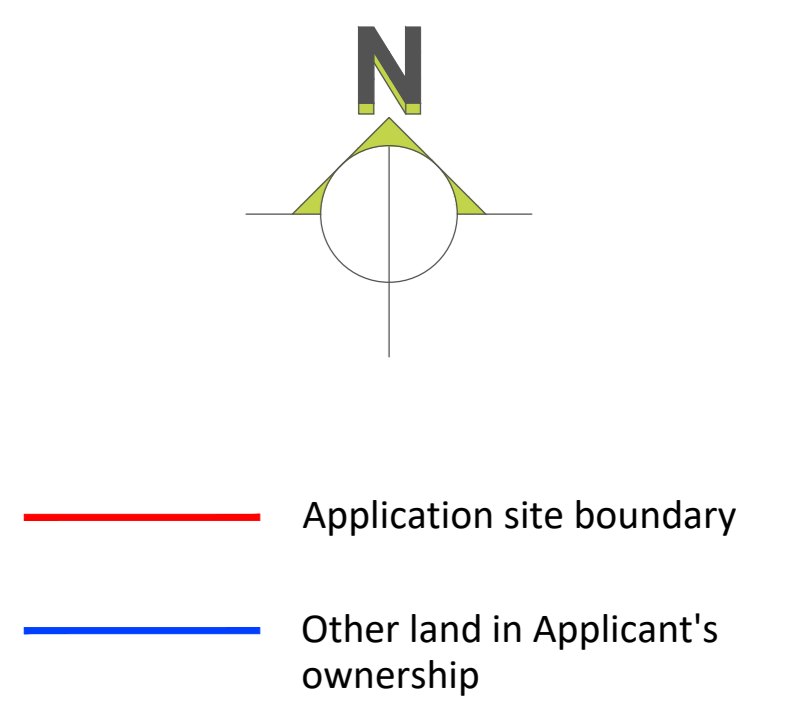
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P2	07/03/23	Issued for review	BRJ	JO
P3	27/03/23	Issued for Planning	BRJ	AMC
P4	12/07/23	Application site boundary revised	BRJ	JO
P5	06/03/24	Application site boundary revised, drawing sheet size increased and layo added as requested by Highways Officer	HPC	AMC



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Project
Walshaw Hall, Tottington

Drawing Title
Proposed Site Plan

Scale 1:250 @ A0
Date 19/12/22

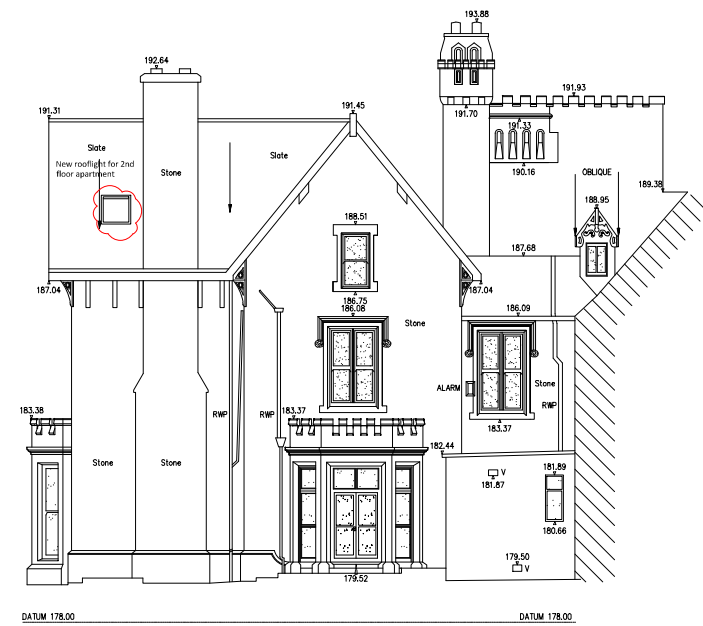
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Checked by AMC

Drawing No. C0701-102
Revision P5

PLANNING



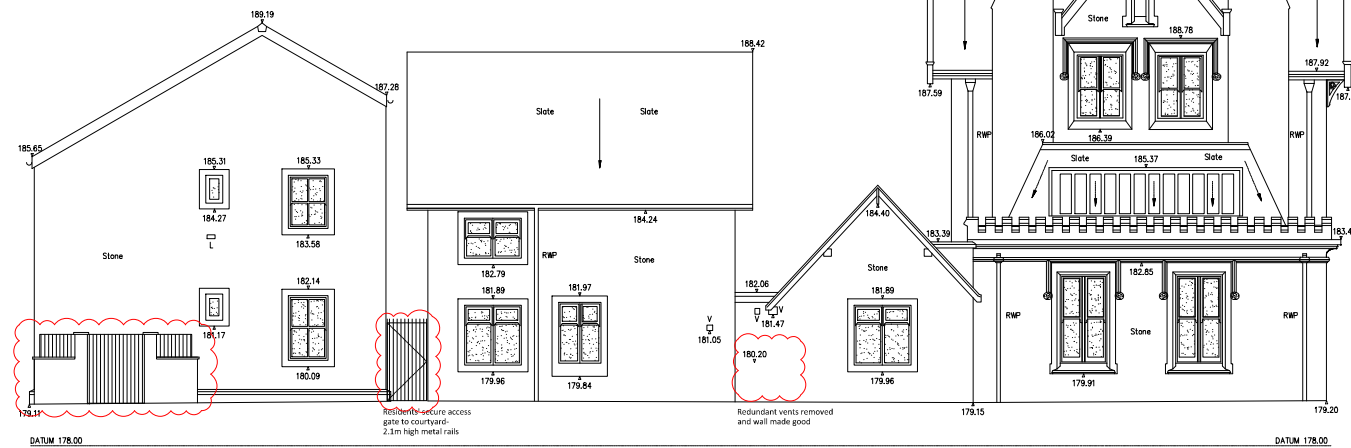
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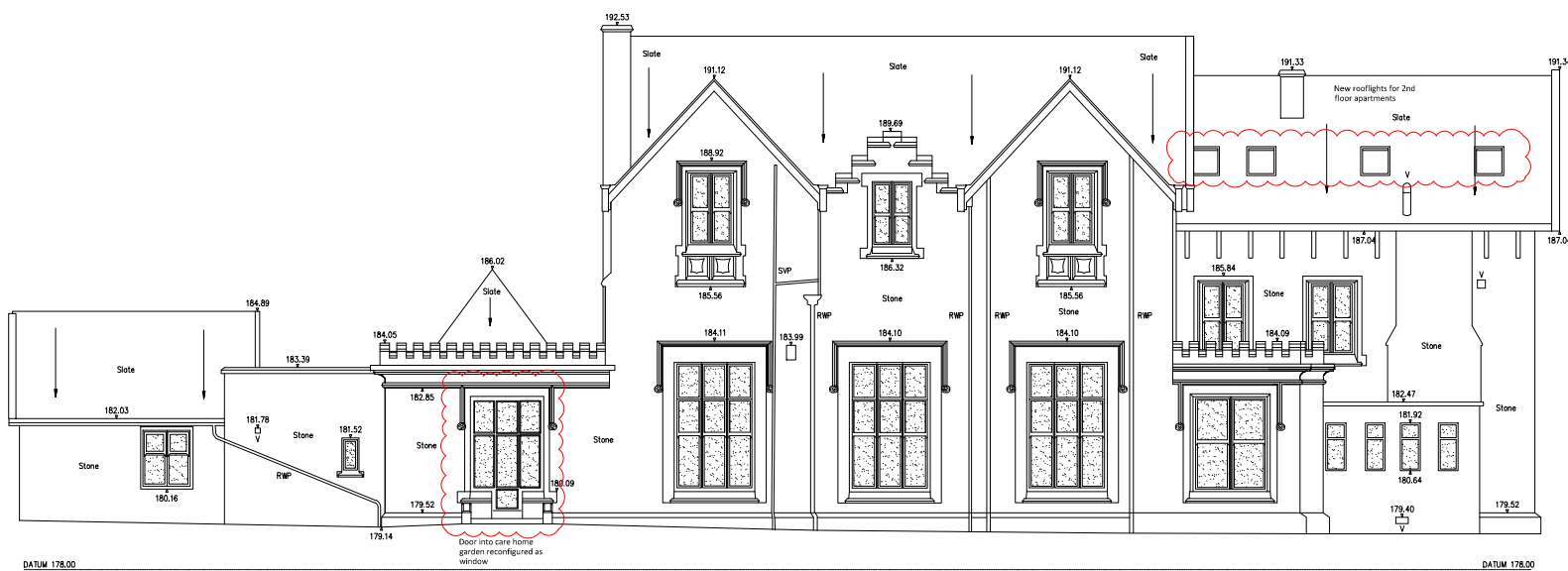
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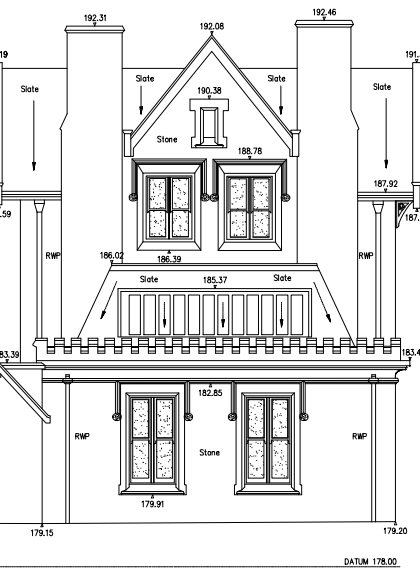
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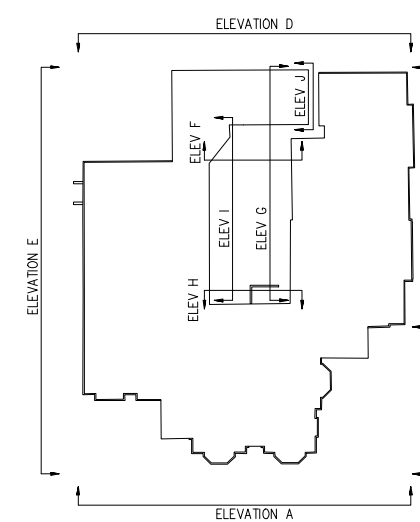
ELEVATION D



ELEVATION E



ELEVATION KEY



Notes

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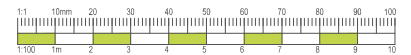
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Generally:-
External drainage, SVP
and RWP positions to be
assessed and rationalised
in detailed design.



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Client
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Project
Walshaw Hall, Tottington

Drawing Title
Proposed Elevations - 1

Scale
1:100 @ A1

Date
28/02/23

Drawn by
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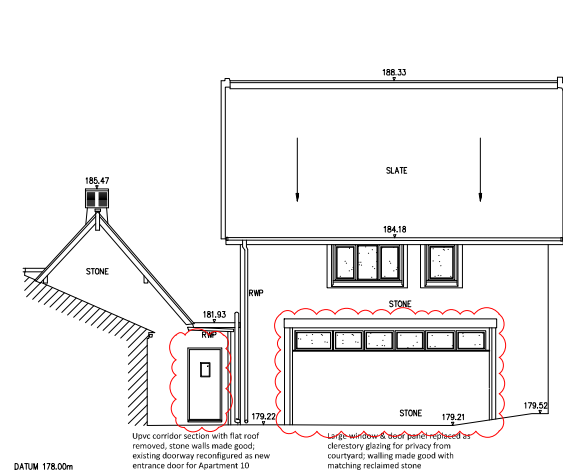
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Drawing No.
C0701-114

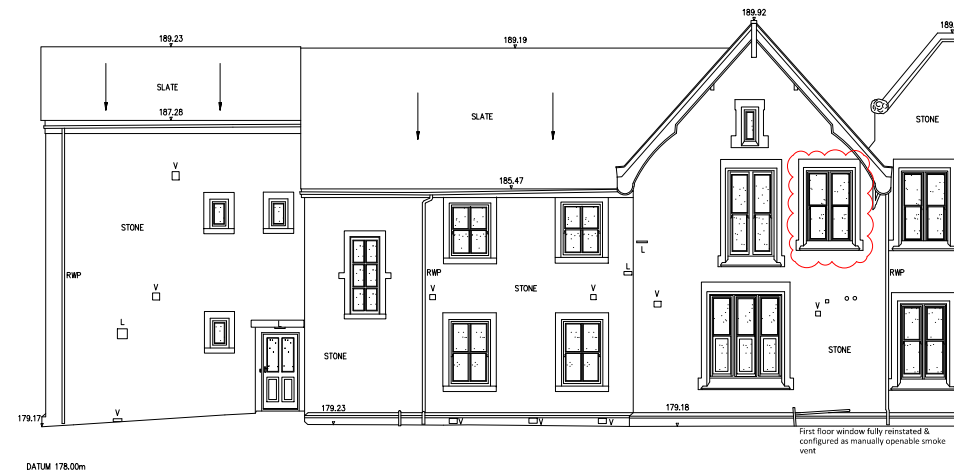
Revision
P2

PLANNING

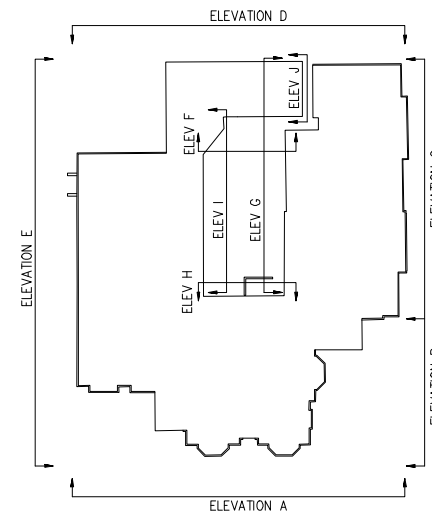
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ELEVATION F



ELEVATION G

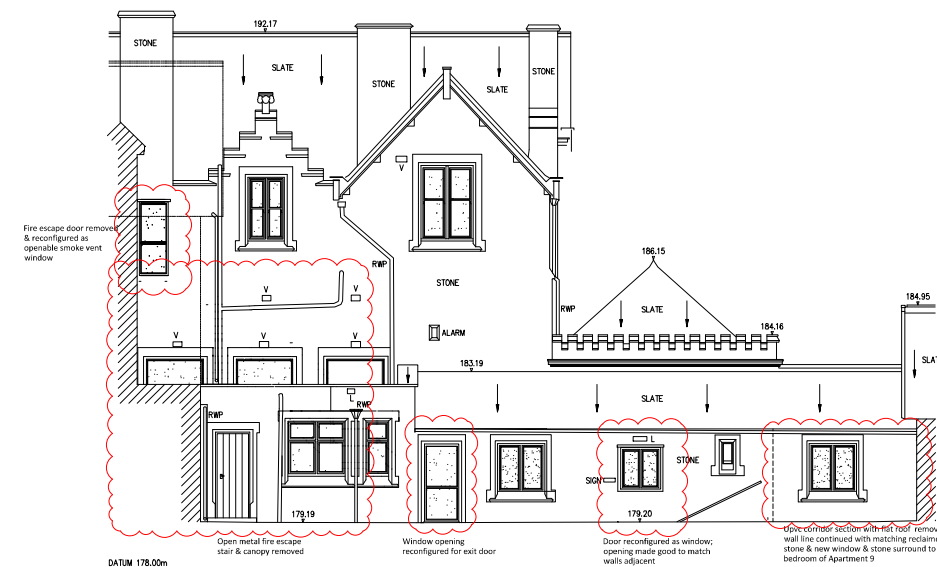


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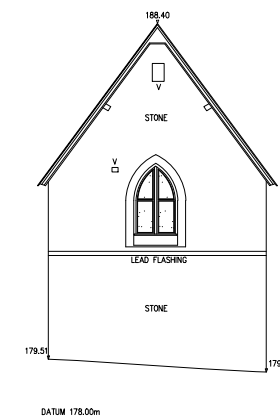
Generally:-
External drainage, SVP
and RWP positions to be
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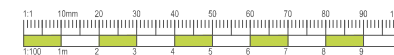
ELEVATION H



ELEVATION I



ELEVATION J





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Project
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Drawing Title
Proposed Elevations - 2

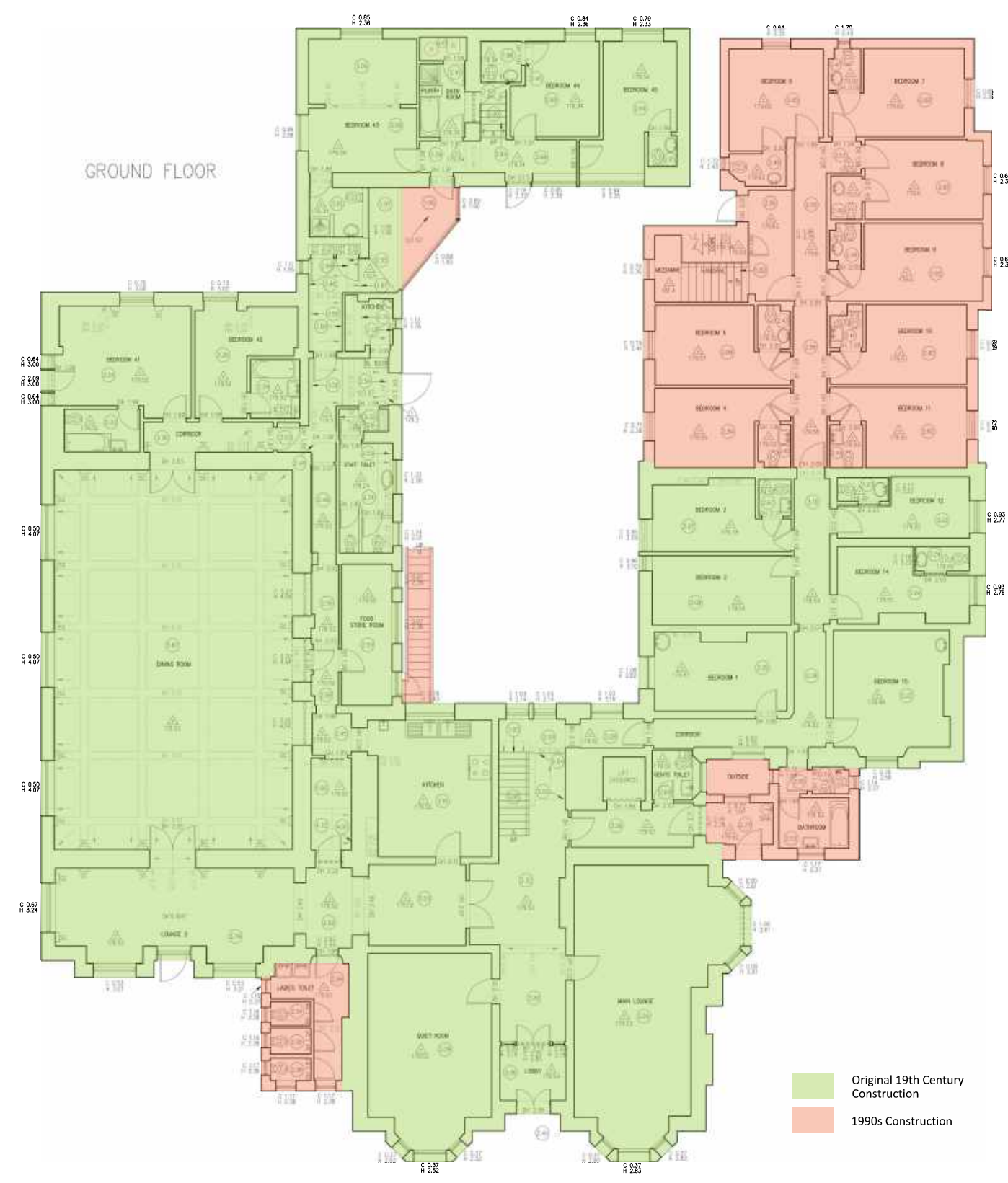
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Drawing No. C0701-115	Revision P2

PLANNING

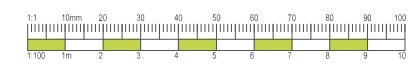
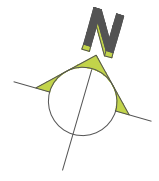
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P3	27/03/23	Issued for Planning	BRJ	AMC



EXISTING GROUND FLOOR PLAN



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Client
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Project
 Walshaw Hall, Tottington

Drawing Title
 Existing Ground Floor Plan

Scale 1:100 @ A1 **Date** 20/12/22

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Drawing No. C0701-140 **Revision** P3

PLANNING

Notes

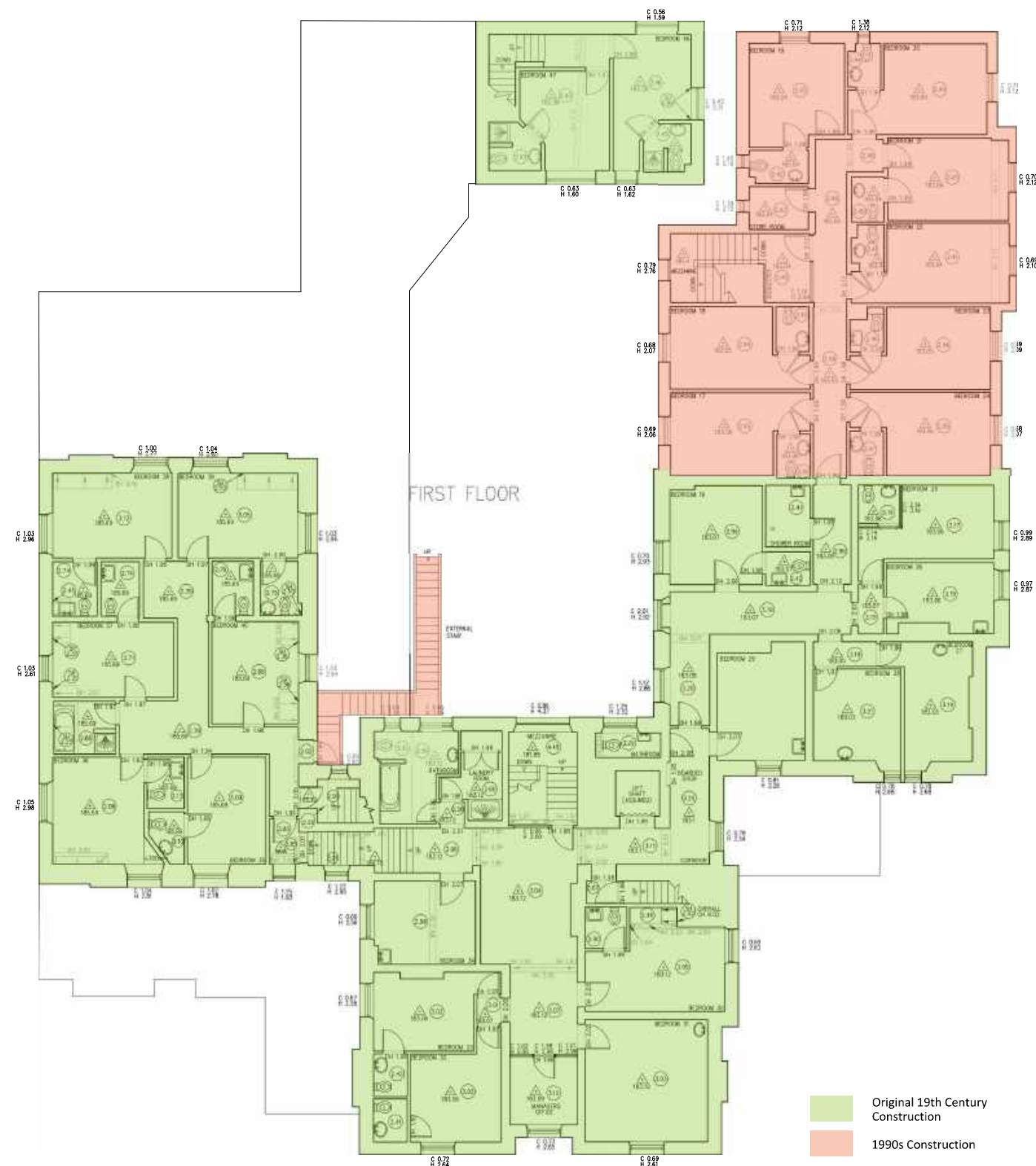
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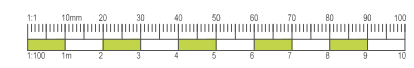
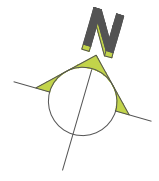
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P3	27/03/23	Issued for planning	BRJ	JO



EXISTING FIRST FLOOR PLAN



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Client: Capstone Care

Project
Walshaw Hall, Tottington

Drawing Title
Existing First Floor Plan

Scale
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Date
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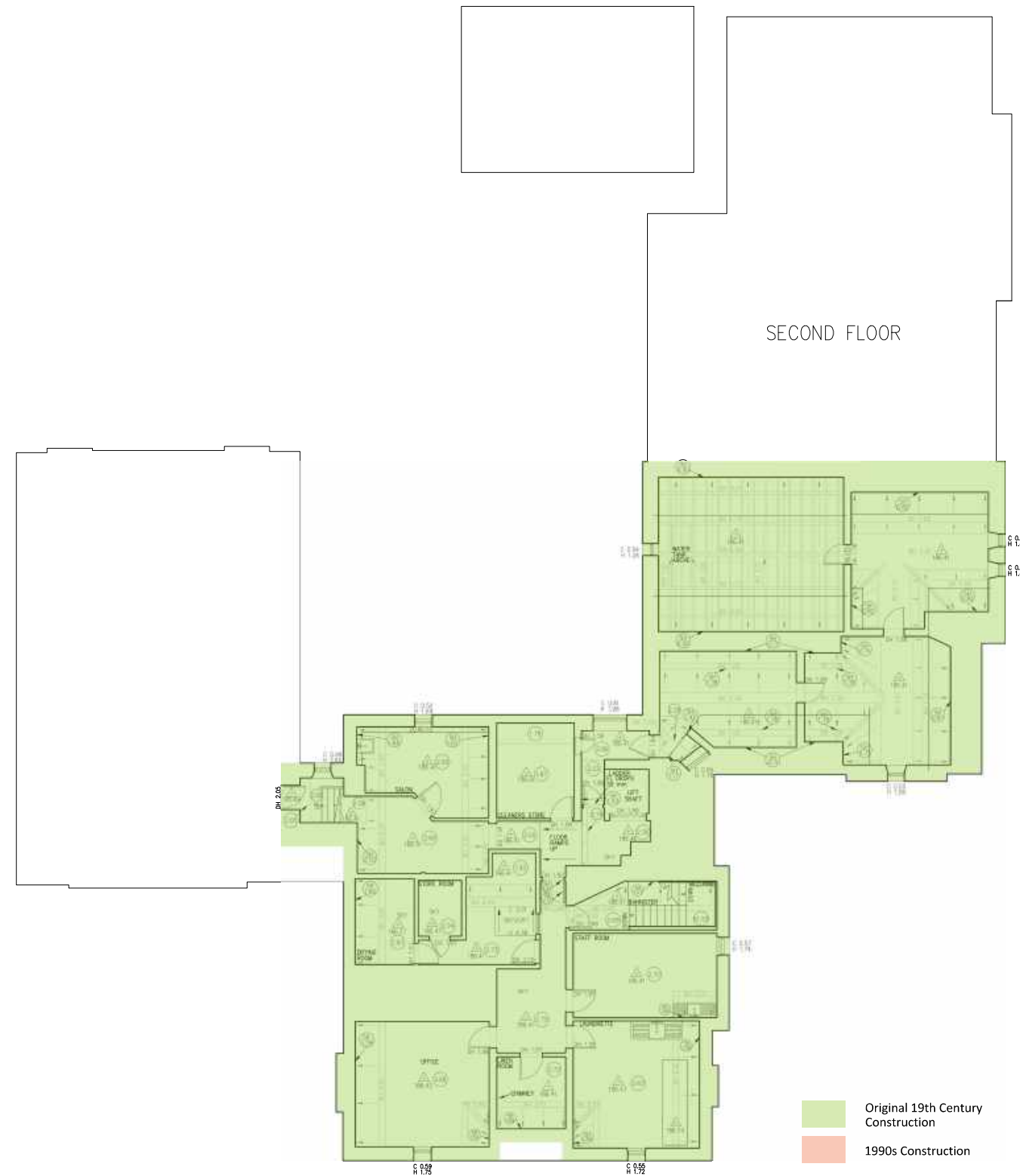
Revision
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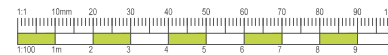
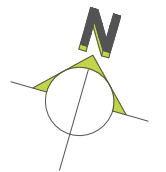
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EXISTING SECOND FLOOR PLAN

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Client
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Project
Walshaw Hall, Tottington

Drawing Title
Existing Second Floor Plan

Scale
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Date
20/12/22

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AMC

Drawing No.
C0701-142

Revision
P3

PLANNING