

**Ward:** Prestwich - Sedgley

Item 3

**Applicant:** Mr F Moghimi

**Location:** Land between 13 & 14 Scholes Walk, Prestwich, Manchester, M25 0AZ

**Proposal:** Erection of 1 no. bungalow

**Application Ref:** 70755/Full

**Target Date:** 02/09/2024

**Recommendation:** Approve with Conditions

### **Description**

The site relates to a vacant plot of land which is located within an established residential estate surrounded by dwellings on all sides.

The plot is accessed via a pathway which is formed between No 13 and No 14 Scholes Walk which gradually rises up from Scholes Walk by approx 2m and leads directly to an opening into the site but which is currently inaccessible due to the site entrance and plot being completely overgrown with vegetation and trees.

The site is enclosed by a perimeter fence to all boundaries.

The proposed development proposes the erection of 1 no dwelling. The dwelling would be a bungalow type, located centrally within the plot but with the front entrance orientated to face the access path to the site. It would be constructed of red brick with a tile roof.

The site is bounded by a 1.8m high fence which would be retained, repaired or replaced where necessary. The scheme proposes a lawned garden, tree planting and shrubbery.

The access to the site from Scholes Walk would be retained for pedestrians only with a parking space formed within an area of grassed land on Scholes Walk next to where other residents and visitors to the area park.

The site has previously been granted a planning consent for 1 no bungalow and parking space (approved 2016) to be provided within the grassed area of land, as proposed in this application.

To compare the scale of development now proposed -

#### Previously approved scheme

Footprint area of dwelling - 125sqm

Height - 6.4m

#### Proposed scheme

Footprint area of dwelling - 104.5sqm

Height - 4.6m

### **Relevant Planning History**

59530 - Erection of 1 no. bungalow (resubmission) - Approve with Conditions 21/01/2016

59086 - Erection of 1 no. bungalow - Withdrawn by Applicant 27/10/2015

43791 - Residential development - semi detached - Refused 13/12/2004 (inadequate garden area, insufficient and conflicting information regarding access and parking and

pedestrians),  
16/0272 - Untidy land - 15/07/2016  
16/0480 - Untidy Land - 23/01/2017  
17/0369 - Untidy Land - 02/10/2017

### **Publicity**

Letters sent to 25 properties on 21/5/24.

5 objections received (4 different addresses) which raise the following issues -

- Previously objected to this proposal when it was applied for in the past.
- Would cause noise pollution, the coming & going of work vehicles, spreading dirt & dust and the impact on health.
- A bungalow would still block any sun.
- Think the last proposal was refused due to water/sewage unavailability around the land.
- My garden is prone to sinking & any upheaval in the land that has asked for planning permission would likely cause more sinking due to the sewage tunnels under my garden.
- Capacity for parking in the cul de sac is already at breaking point as previously stated. Not only this but there is no pavement at the bottom where the proposal is and the road is only one car wide, pedestrians and children have to use the road so any increase in vehicle numbers will mean added danger as homes generate traffic other than their own, e.g. deliveries and visitors,
- The trees are under a preservation order so cannot be touched even if the idea was suggested.
- Planning permission has previously been refused on this plot due at least in part to parking issues.
- Utilities are stretched and failing with old pipes constantly having to be repaired. Also the government is against permission being granted on sites like this under so called " Garden Grabbing " which came into force in 2010 to prevent building in high density residential areas, relevant in this case as the plot was originally part of the garden of no 14 Scholes Walk and not deemed suitable to build on for above reasons.
- This is the only access for both houses number 13 and number 14 any building work on this plot means getting in and out from these property's will be impossible. The pathway is stepped and it is not wide enough for machine's to be driving in and out from this plot of land access will be restricted for both houses. It will be too dangerous for children from both households.

The application was made invalid (10/6/24) when it was confirmed by the applicant that the development would not be a self-build, and therefore a BNG metric and assessment would be required for validation purposes.

The application was subsequently made valid (9/7/24) on receipt of a BNG metric and assessment.

Neighbours were re-notified by letter on 9/7/24.

3 objections received with the following comments -

- I strongly object to the erection of a bungalow on this plot of land.
- It is a haven of wildlife living in this area & quite peaceful - I can think of nothing worse than building vehicles destroying this plot bringing nothing but dust dirt chaos & noise pollution.
- The dirt & dust would affect my health.
- In this area we have had many sewage bursts & ground sinking & the upheaval would

- contribute further to more sewage bursts that contribute to rats.
- Having received the amended proposal strongly object once more as it is now suggested a new parking space be carved into the 'green' , the centrepiece of Scholes Walk and what makes it such a lovely peaceful place to live.
  - A new parking space would not only damage our beloved green space but also spoil the general aesthetic of the view from surrounding properties
  - This is a cul de sac with already very limited parking. The application is now for no parking or access for the actual property which is certainly not enough for a three bedroomed property but would also be on a tight corner.
  - This cul de sac is unique in layout and has no pavement so all pedestrians walk on the road, already pretty dangerous but will be made worse by provisions for more vehicles being made.
  - Question how it can be possible for somebody to suggest a green space not owned by them can be dug up to assist in their application. This will set a precedence for everyone to apply to have a parking space made.
  - This land was originally part of the garden of a property and there was a reason it was not built on at the time. It is not appropriate.
  - There is lots of wildlife, including hedgehogs which are protected, and they will be put further at risk.

Comment -

- Suggest that the applicant should show some enhancements to this green area to minimise the additional visual intrusion by the introduction of another car parking space into the area.

Those who have made representations will be informed of the Planning Control Committee meeting.

### **Statutory/Non-Statutory Consultations**

**Traffic Section -**

**Property & Technical Services - Estates Consultancy -** No response received

**Environmental Health - Contaminated Land and Air Quality -** No objection subject to conditions

**Waste Management -** No response received.

**United Utilities (Water and waste) -** No objection subject to condition.

**Prestwich Village Neighbourhood Forum -** No objection

**Greater Manchester Ecology Unit -** No objection subject to conditions

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

### **Development Plan and Policies**

NPPF	National Planning Policy Framework
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/6	Garden and Backland Development
EN1/2	Townscape and Built Design
EN7/5	Waste Water Management
HT2/4	Car Parking and New Development
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
JP-S4	Flood Risk and the Water Environment
JP-C5	Streets For All
JP-C6	Walking and Cycling

JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-C2	Digital Connectivity
JP-S2	Carbon and Energy

## **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), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within 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 and PfE Policies 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.

## **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.

The joint Places for Everyone Plan was adopted with effect from 21 March 2024 and sets the up-to-date housing requirement for Bury against which the deliverable supply of housing land must be assessed. PfE Policy JP-H1 sets the following stepped targets for Bury:

- 246 homes per year from 2022-2025;
- 452 homes per year from 2025-2030; then
- 520 homes per year from 2030-2039.

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). In addition to the housing land supply in the SHLAA, the joint Places for Everyone Plan allocates significant strategic sites for housing within Bury and will accelerate housing delivery within the Borough to meet housing needs.

Following the adoption of Places for Everyone, the Council is now able to demonstrate a deliverable 5 year supply of housing land when assessed against the adopted PfE housing requirement.

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%) 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, 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.

### **Layout**

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. The site is within an area where a density of 50 dwellings per hectare applies.

The site area equates to around 0.44 hectares, which would indicate a minimum capacity of 2 dwellings. As set out in JP-H4, lower densities may be acceptable where they can be clearly justified by local housing market issues or site-specific issues.

Access to the site and consideration of separation distances to neighbouring dwellings on this small site constrain the ability of the site to achieve 50 dwellings per hectare. As such, the proposal for 1 dwelling on this plot is considered to be acceptable.

Policies H2/1 and H2/2 provide the assessment criteria for detailed matters relating to height, appearance, density and character, aspects and finishing materials for new residential developments. Policy JP-H3 - Seeks to provide an appropriate mix of dwelling types and sizes reflecting local plan policies and having regard to relevant local evidence.

UDP Policy H2/6 - Garden and Backland Development gives special regard to factors relating to -

- the concentration of such development in the surrounding area
- the relative density of the proposal to that of the surrounding area
- the impact on neighbouring properties and the local environment
- access arrangements

The site is broadly square in form and it is proposed to position the bungalow more or less centrally within the plot orientated with the front entrance to face the access path.

To the rear of the dwelling would be the garden area which would extend to the rear

boundary by over 7m which would provide an acceptable level of amenity space and in accordance with SPD6.

The site is bounded on 3 sides by an existing fence and the southern boundary would be reinstated with a 1.8m high fence which would screen the lower half of the new dwelling from views from No 13 Scholes Walk.

It is also proposed to landscape the garden and provide tree planting to areas around the boundary which would aid in screening parts of the development.

The access to the site is unusual in that there is only a pathway wide enough for pedestrians with little if any capacity to widen the access to facilitate a vehicle safely and as such this would remain a pedestrian access only.

It is therefore proposed to provide parking remote from the site by using part of the grassed piece of land on Scholes Walk to form one parking space. Many of the houses on Scholes Walk do not have in-curtilage parking and there are other spaces within this area of land which provide parking for residents on Scholes Walk and as such the proposal would be acceptable in principle (details discussed further in the Highway section below).

Internally, living accommodation would comprise living room, kitchen/diner and 3 no bedrooms.

PfE Policy JP-H3 - Seeks to provide an appropriate mix of dwelling types and sizes. All new dwellings must -

1. comply with the nationally described space standards, and
2. be built to the 'accessible and adaptable standard in Part M4(2) of Building Regulations unless specific site conditions make this impracticable.

The applicant states that the dwellings comply with the nationally described space standards for a 3 bed dwelling. The applicant has confirmed that the dwelling will be built to the accessible and adaptable standard in Part M4(2) of Building Regulations and this would be secured by condition.

It is therefore considered the proposed development would be acceptable and would comply with Policies H2/1, H2/2, H2/6, JP-H3 and JP-H4.

### **Design and appearance**

In terms of its setting, the site is located within a residential estate comprising mews, semi-detached properties and bungalows. Given the site constraints and relationship to the surrounding dwellings, it is considered that a bungalow would be the appropriate solution in providing a dwelling on this particular plot.

The proposed dwelling would have a footprint area of 104.5sqm with a ridge height of 4.6m and as such would be a modest sized building within the plot.

It would be brick built with a tiled roof and elevations would be simple and incorporate windows to habitable rooms. Materials would be secured by condition.

The site is more or less enclosed by surrounding development and not widely open to public views and therefore visual impact would be limited. That said, it is considered the design and appearance, scale and setting of the dwelling would be appropriate to this area and as such is considered to comply with Policies H2/1, H2/2, H2/6, JP-H3 and JP-H4.

### **Impact on residential amenity**

SPD6 provides guidance on aspect standards between residential properties and as such, would be relevant in this case, requiring a distance of 6.5m between a blank wall and directly facing window.

The proposed dwelling would be orientated at an angle to the surrounding houses and as such there would not be a direct interface between habitable windows in the new dwelling and those in neighbouring properties.

The only habitable room windows proposed would be to the front and rear elevations and given these would be at the ground floor, the distance away from adjacent dwellings, orientation of the property together with the provision of a 1.8m high boundary fence and landscaping, it is considered the proposed development would not have a significantly harmful impact on the amenity of nearby occupiers.

The proposed development would therefore comply with Policies H2/2 and SPD6.

### **Parking and access**

SPD11 states that the maximum number of parking spaces would be 2 spaces per 3 bed property within a high access area.

The development proposes 1 parking space.

The parking space would be provided adjacent to the existing parking spaces which are formed within the square on Scholes Walk. This land is council owned and the applicant has served the appropriate notice to the Council who have agreed in principle to the release of the land for the parking space.

The parking space would be added next to two existing spaces within the square. Whilst set close to a bend in the road, there would be sufficient space to manoeuvre in/out of the space with adequate levels of visibility. Scholes Walk is a circular route and whilst not signed as a one-way system, cars appear to travel in one direction. The area is relatively quiet, only serves the residents on Scholes Walk and does not generate significant levels of traffic.

The proposed parking space would be located no closer to a corner of the road than the other bays which are provided around the square and no worse a situation than already exists in the area.

In terms of the level of parking to be provided for the development, the site has good access to public transport and local services and as such in this instance one space would be considered acceptable.

The Highway Authority have raised no objection to the proposed development subject to conditions.

The proposed development would therefore comply with Policies HT2/4, JP-C5 and JP-C6.

### **Ecology**

All issues can be dealt with by condition or informative.

#### Nesting Birds & Hedgehogs

There is the potential for birds & hedgehogs to use shrubs/trees to be removed. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. Should there be a need to remove any of the foliage for the development until after the 1st of March in any one year, GMEU would recommend a condition be added to restrict tree and shrub removal.

#### Biodiversity Net Gain

The information submitted with the application includes a Preliminary Ecological Appraisal

and Statutory Biodiversity Metric from David Bentley Ecology (Jul 2024).

The appraisal found the site had some ecological value, being largely bramble scrub with some scattered trees. The majority of the trees on the site are due to be lost to the development.

GMEU have examined the Biodiversity Net Gain (BNG) metric spreadsheet (Jul 2024) provided by the applicants ecologist and are satisfied with the calculations provided.

After construction of the development and on-site biodiversity remediation there is due to be a loss of 0.14 scrub units and a gain of 0.16 individual tree units, with an overall net gain of 0.02 area unit.

All habitat distinctiveness trading rules have not been adhered to. The loss of 0.14 units of medium distinctiveness scrub units should be replaced with the same broad habitat or with a more higher distinctive habitat.

The applicant should now provide and implement a suitable Biodiversity Gain Plan (BGP) including a Habitat Management and Monitoring Plan (HMMP) for the on site and potential off site element of the BNG.

This document must be retained and used to inform future monitoring and compliance of the time to target enhancement methods and ongoing management required to maintain the agreed level of habitat distinctiveness and quality.

GMEU therefore recommend conditions to this effect.

In addition to the BNG requirements and in line with the guidance provided by the applicants surveying ecologist (David Bentley Ecology), GMEU would also suggest the following replacement cover for breeding and reducing predation for birds and hedgehogs are provided and suitably positioned.

- 1 swift brick incorporated into the development
- 2 x Birds boxes incorporated into the landscape plan or building development.
- Hedgehog friendly fencing

It is therefore considered that with appropriate conditions the proposed development would be acceptable and comply with Policy JP-G8 and chapter 15 - Conserving and enhancing the natural environment.

### **United Utilities**

With regards to the proposed parking space only, UU have identified that there is a legal easement that crosses close to the additional parking space which is in addition to their statutory rights for inspection, maintenance and repair. The easement has restrictive covenants that must be adhered to. It is the applicant's responsibility to obtain a copy of the easement document, available from United Utilities Legal Services or Land Registry. The applicant must comply with the provisions stated within the document.

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

Given the size and nature of the pipeline concerned, UU strongly recommend that if they



have not already done so, the applicant contacts the Water Developer Services team at the earliest opportunity for advice on determining the precise location of the pipeline and additional protection measures they must consider both during and after construction.

UU have advised an informative to the applicant and this would be included on the decision notice subject to approval of the application.

UU have also advise that the development include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. This would be included as an informative to the applicant.

### **Air quality**

The Environmental Health Section have identified that one EV chargepoint should be provided.

The parking space would be provided remote to the development site and given the installation and maintenance of the equipment in this area and that there would be the potential the EV unit could be used by those other than the applicant, it is considered in the instance it would not be reasonable to expect this facility to be provided.

### **Carbon and energy**

The applicant states that the proposed development would incorporate sustainability and energy saving mechanisms to achieve the minimum energy consumption as specified in building regulations Part L (2022).

The proposed development would therefore comply with Policy JP-S2.

### **Digital connectivity**

Ducting and installation to the local wired network will be installed to future proof for gigabit installation.

It is considered the proposed development would comply with Policy JP-C2.

### **Response to objectors**

- There are no TPO trees either on the development site or the area proposed for parking.
- The same development for a bungalow and remote parking space have previously been approved on the site in 2016.
- A Construction Traffic Management Plan would be required prior to commencement of development.
- United Utilities have been consulted and have no objection subject to condition.
- The site is privately owned and not publicly accessible. Given its enclosed position and does not contribute to the visual amenity of the area as an area of green open space.
- issues relating to impact on residential amenity, ecology, access and parking have been covered in the above report.

### **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 - Block plan SK.1 rev C; Revised proposed site plan 835-01 rev e; Topographical site plan - levels and proposed parking space 02 rev A; Proposed floor plan 83502 rev b; Existing site plan 835-04 rev; Existing sections 835-05 rev b; Proposed sections b; Energy Statement; Design and Access Statement and the development shall not be carried out except in accordance with the drawings hereby approved.  
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. No development shall commence unless and until:-
  - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
  - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
  - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
4. Following the provisions of Condition 3 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.  
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
5. The dwelling hereby approved shall be built in accordance with the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations.  
Reason. To secure the satisfactory development of the site pursuant to Places for Everyone Joint Development Plan Policy JP-H3: Type, Size and Design of New Housing.
6. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of

the Order, without the submission and approval of a relevant planning application.  
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

7. No tree or shrub clearance shall occur between the 1st March and 31st August in any year unless a detailed bird nest & hedgehog survey by a suitably experienced ecologist has been carried out immediately prior to works and written confirmation provided that no active bird nests or hedgehogs are present, which has been agreed in writing by the LPA.

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.

8. The Biodiversity Gain Plan shall be prepared in accordance with the Extended Preliminary Ecological Assessment and prepared by Dave Bentley and must include:

- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- the pre-development biodiversity value of the onsite habitat;
- the post-development biodiversity value of the onsite habitat, including an amended Biodiversity Net Gain Metric Calculation that ensure that the loss of 0.14 units of medium distinctiveness scrub units should be replaced with the same broad habitat or with a more higher distinctive habitat.;
- any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- any biodiversity credits purchased for the development; and
- any such other matters as the Secretary of State may by regulations specify.

Reason. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.

9. Prior to the occupation of the development hereby approved, the development shall provide for -

- 1 x swift brick incorporated into the new dwelling;
- 2 x bird boxes incorporated into the landscaping or new dwelling;
- hedgehog friendly fencing.

The installations shall thereafter be maintained.

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, JP-G8 - A Net Enhancement of Biodiversity and Geodiversity and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

10. Prior to any above groundworks, details samples of the materials to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials 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 and H2/1 - The Form of New Residential Development.

11. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

1. a non-technical summary;
2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;
3. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
4. the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
5. the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to, and approved in writing by, the local planning authority.

Reason. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.

12. The development hereby approved shall not be occupied unless and until:

- the habitat creation and enhancement works set out in the approved HMMP have been completed; and
- a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Reason. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.

13. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.

14. The parking bay extension on Scholes Walk indicated on the approved plans shall be surfaced and made available for use prior to commencement of construction of the dwelling hereby approved and thereafter maintained available for use at all times.

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

15. 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 adopted highway abutting the site and the unadopted pedestrian access to the site from Scholes Walk in the event that subsequent remedial works are required following construction of, and statutory undertakers connections to, the dwelling;
  2. Access route for all construction vehicles to the site from the Key Route Network;
  3. If proposed, details of site hoarding/gate positions, taking into consideration the need to maintain pedestrian access to the adjacent property;
  4. The provision, where necessary, of temporary pedestrian facilities/protection measures;
  5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
  6. Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated on the adjacent residential streets that serve the site and number of vehicle movements;
  7. Measures to control/manage delivery vehicle deliveries and manoeuvres;
  8. Provision of storage on site or on land within the applicant's control of construction materials;
  9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent highways as a result of the demolition works and groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented prior to the development hereby approved being brought into use.

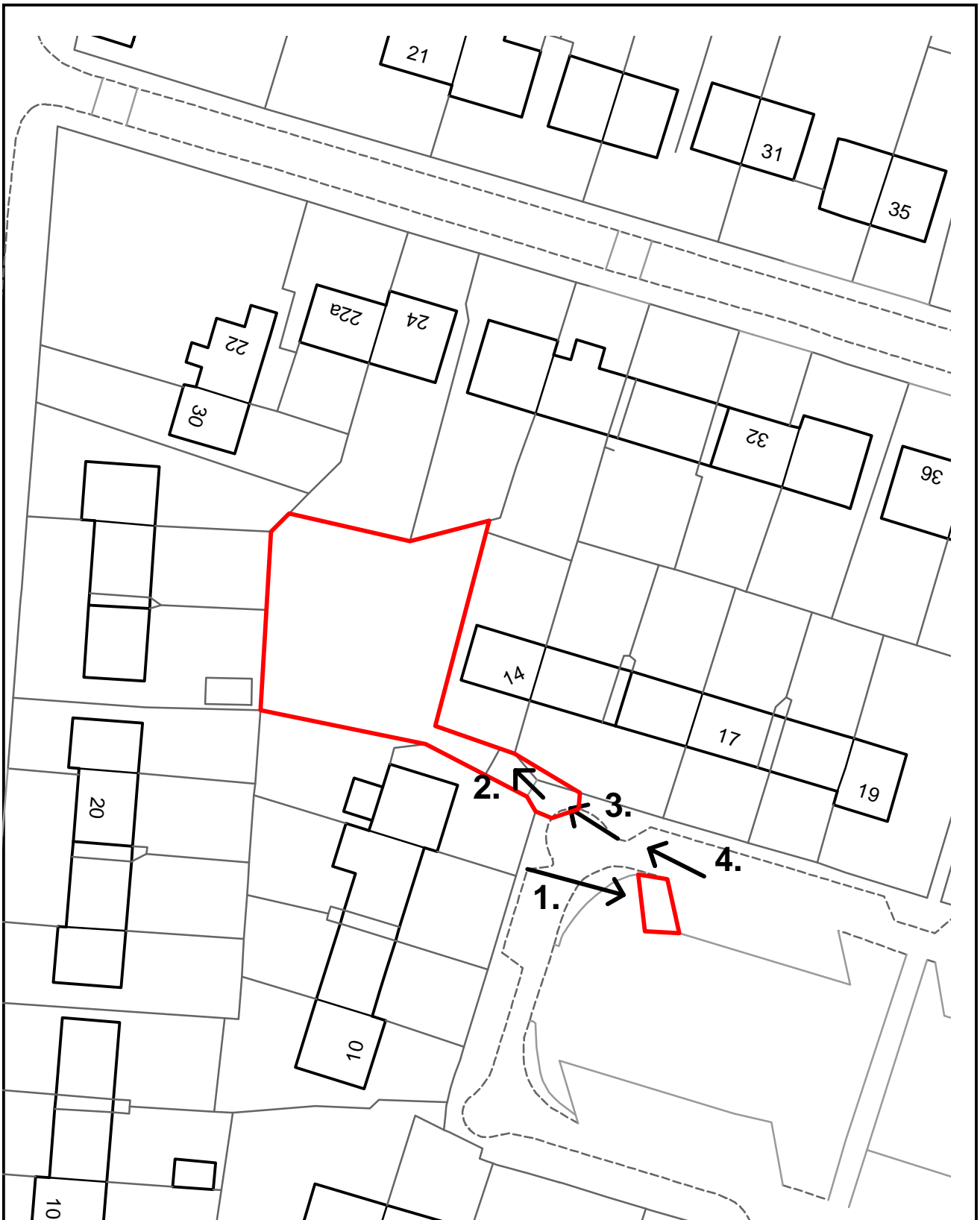
Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction 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 Development Plan Policies EN1/2, JP-C5 and JP-C6.

16. The bin storage facilities indicated on the approved plans shall be made available prior to the dwelling hereby approved being first occupied and maintained thereafter.
- Reason. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway pursuant to Policies H2/2 - The Layout of New Residential Development.

For further information on the application please contact **Jennie Townsend** on **0161 253-5320**



# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

APP. NO 70755

ADDRESS: Land between 13 & 14 Scholes Walk,  
Prestwich, Manchester, M25 0AZ

Planning, Environmental and Regulatory Services

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**Bury**  
Council

70755

Photo 1



Photo 2





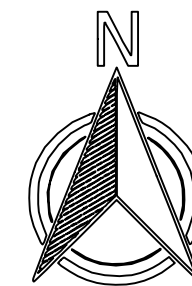
70755

Photo 3



Photo 4

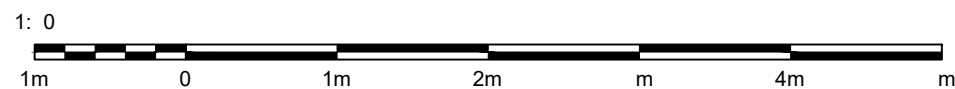
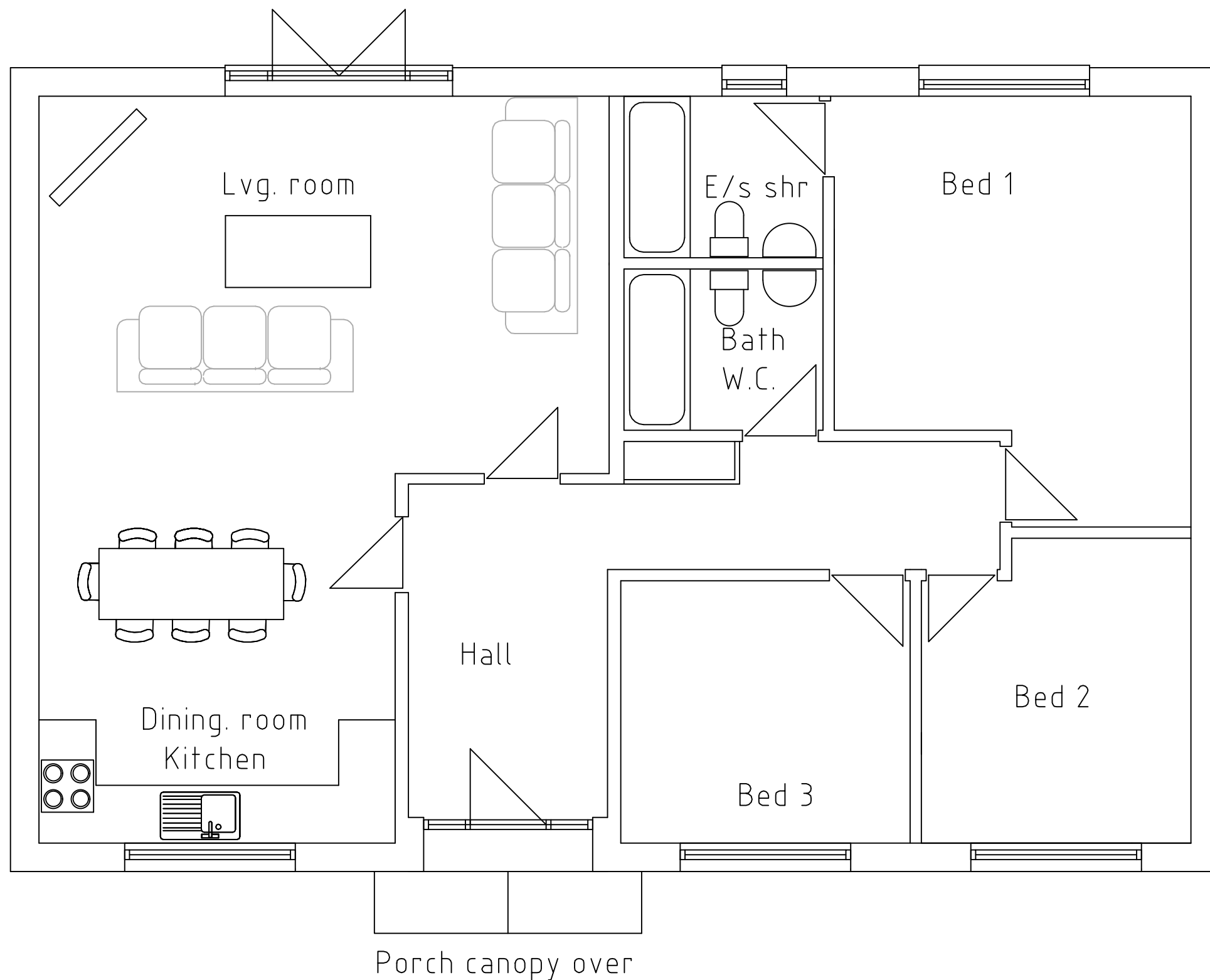
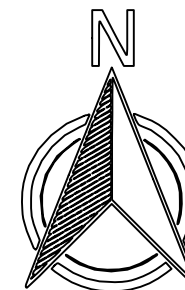




All levels and dimensions must be checked on site by contractor prior to commencement of works. Any variations must be reported to the client.

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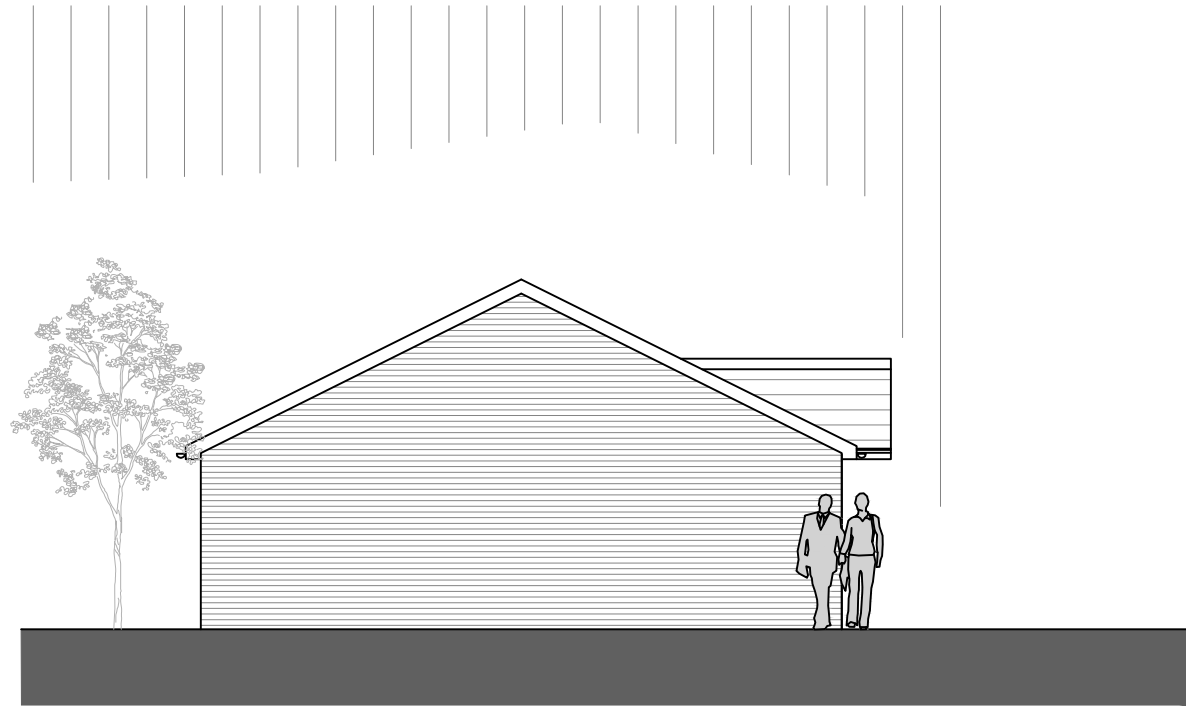
Client	Mr Moghimi	Revision	0
Project	New dwelling at 13-14 Scholes Walk		
Title	Proposed Site Plan	Drawing Number	835-01
	<b>M A H E</b> Architecture	Dwg Scale	1: 00 α3



All levels and dimensions must be checked on site by contractor prior to commencement of works. Any variations must be reported to the client.

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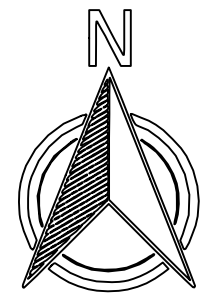
Client	Mr Moghimi	Revision	b
Project	New dwelling at 13-14 Scholes Walk		
Title	Proposed Floor Plan	Drawing Number	835-0
Dwg. Scale	1:50 a3		



GABLE



REAR



GABLE



FRONT

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Client	Mr Moghimi	Revision	b
Project	New dwelling at 13-14 Scholes Walk		
Title	Proposed Elevations	Drawing Number	835-03
Dwg. Scale	1:100 a3		