

**Ward:** Bury East

Item 2

**Applicant:** Cairnwell Developments

**Location:** Former Bury Police Office HQ, Irwell Street, Bury, BL9 0HE

**Proposal:** Hybrid application comprising Full application for specialist care home (Class C2) with associated parking, landscaping and infrastructure and Outline application for care home (Class C2) with all matters reserved.

**Application Ref:** 70565/Full

**Target Date:** 29/07/2024

**Recommendation:** Minded to Approve

**It is recommended that this application is Minded to Approve subject to the signing and completion of a legal agreement to ensure proposed habitats created as a result of Biodiversity Net Gain are maintained in the target condition for 30 years. If the agreement is not signed within a reasonable timeframe, then delegated authority is sought by the Development Manager to determine the application.**

#### **Description**

The application relates to a vacant site located on Irwell Street. The site is bound by Lower Bank Street to the north, Irwell Street to the west, Jubilee Way to the south and the Castle Leisure Centre car park to the east. Irwell Street and Lower Bank Street have terraced residential properties facing the site. The site was formally occupied by a multi-storey, concrete block sectional building and associated car park that was utilised by Greater Manchester Police. Permission for the demolition of this building was approved in 2013 and the site has been subsequently cleared.

The application is a hybrid application comprising of a full planning permission, and outline planning permission. For the northern part of the site full planning permission is proposed for the construction of an "L" shaped, 2 - 3 storey specialist care home (C2) with car parking located to the west of the proposed building fronting Irwell Street.

Outline permission is also sought for a second care home (C2) with all matters reserved for the southern part of the site closest to Jubilee Way.

Access for both phases would be from Irwell Street utilising the existing access to the site.

As this is a C2 scheme, the units of occupation are not classed as "dwellings" in planning terms. The proposal will therefore fall under the classification of "all other uses" within the scheme of delegation and as such is coming before Planning Control Committee as the site is over 0.5 hectares.

#### **Relevant Planning History**

45666 - Extension of car park and creation of new access at Irwell Street, Bury. Refused - 24 January 2006

45901 - Extension to existing car park including closing access from Lower Bank Street at Irwell Street car park, Bury. Approved with conditions - 13 March 2006.

56466 - Outline application (Means of Access to be approved at outline stage) for demolition

of existing on-site structures and development of up to 12,077 sq.m (130,000 sq.ft) gross Class A1 retail floorspace (provided by a single large foodstore unit together with the option for unit shops of a maximum of 1,850 sq.m, this floorspace being part of the 12,077sqm) with Petrol Filling Station, car parking, landscaping and other associated elements at Castle Leisure Centre, Bolton Street, Bury. Approved with conditions - 11 October 2013

56479 - Prior notification of demolition of existing buildings at Former GMP building, Irwell Street, Bury. Prior approval granted - 9 August 2013.

56482 - Erection of temporary chain link fence 2.1m high - Approved with conditions - 13 August 2013

61390 - Erection of 1 no. attached dwelling at land adjacent to 7 Lower Bank Street, Bury. Approved with conditions - 17 July 2017.

02910/E - Hybrid application comprising of a full planning application for the construction of a 40-bed care home with associated parking, landscaping, and infrastructure, and an outline planning application for a 40-bed care home with associated parking, landscaping, and infrastructure. - Complete

### **Publicity**

Letters sent to 63 neighbouring properties on the 30th April 2024.

Site Notice 3rd May 2024

Press Notice 2nd May 2024

1 comment received confirming no objection to the application.

Additional neighbour letters sent 30th May 2024 in relation to an amended site layout and utilising the existing site access off Irwell Street. No representations received.

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

**Conservation Officer** - No objections raised.

**Traffic Section** - Conditions requested in relation to access arrangements, construction traffic management plan, implementation of parking, turning and bin storage facilities.

**Environmental Health - Contaminated Land** - Conditions requested in relation to the submission of a preliminary risk assessment, site investigation, detailed risk assessment, remediation strategy and site verification report. Conditions also requested in relation to a dust emissions scheme and electric vehicle charging point.

**Environmental Health - Pollution Control** - Request that the conclusions of the submitted noise assessment are conditioned.

**Waste Management** - No response

**United Utilities (Water and waste)** - Condition requested in relation to carrying out the proposal in accordance with the submitted SUDs scheme

**Greater Manchester Police - designforsecurity** - No response

**Greater Manchester Ecology Unit** - Potential ecological issues include nesting birds, invasive species and biodiversity net gain. Requested nesting birds condition, invasive species informative, landscaping scheme to include the provision of bird and bat boxes and BNG.

BNG to be secured via legal agreement

**G M Archaeological Advisory Service** - Satisfied that the proposal would not impact any archeological remains. As such no further consideration is required at this time.

**Borough Engineer - Drainage Section** - No response.

**Planning & Building Regs Consultation Fire Protection Dept** - The closest fire hydrant is located approximately 200m from the furthest point of site 2, which is over the 165m required.

**Transport for Greater Manchester** - Access arrangements have been altered to utilise the existing southern access on Irwell Street addressing comments concerning the conflict of servicing manoeuvres with the existing on street parking bays.

**Pre-start Conditions** - To be agreed with applicant/agent

### **Development Plan and Policies**

CF1/1	Location of New Community Facilities
CF3/1	Residential Care Homes and Nursing Homes
EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
EN7/2	Noise Pollution
EN7/3	Water Pollution
EN7/5	Waste Water Management
JP-C1	Our Integrated Network
EN8/2	Woodland and Tree Planting
HT2/4	Car Parking and New Development
H4/2	Special Needs Housing
JP-C2	Digital Connectivity
JP-C3	Our Public Transport
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-H3	Type, Size and Design of New Housing
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-P1	Sustainable Places
JP-P6	Health
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G1	Landscape Character
NPPF	National Planning Policy Framework
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury

### **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.

### **Principle**

The site is unallocated within the UDP. The proposals are therefore to be assessed on its individual merits based upon relevant policies.

UDP Policy CF1/1 states that proposals for new and improved community facilities will be considered with regard to the following factors:

- impact on residential amenity and the local environment;
- traffic generation and car parking provision;
- the scale and size of the development;
- where applicable, access to shops and other services;
- if the use is intended to serve a local community, or catchment area, the suitability of the chosen location in relation to that community or catchment area;
- accessibility by public and private transport;
- the needs and requirements of the disabled.

UDP Policy CF3/1 states that residential care homes will be located in residential areas and will be permitted where they do not conflict with the amenity of adjoining areas.

PfE Policy JP-P6 confirms improvements in health facilities will be supported, responding to the changing needs and demands of both existing and new residents, including where appropriate, the provision of new or improved health facilities as part of new developments proportionate to the additional demand that they would generate.

UDP Policy H4/2 states that the Council would encourage the provision of special needs housing and would be assessed with regard to the location of health care facilities, the location of local shops, public transport, the gradient of the site and the provision of car parking and amenity space.

PfE 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. Development across the plan area should seek to incorporate a range of dwelling types and sizes, including for self-build.

Paragraph 63 of the NPPF confirms that within the context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.

The proposed full planning application would provide a 40no. bed care home, which would be used to provide specialist care homes for those with acute care needs. The proposed outline permission seeks to provide a secondary circa 40 bed care home. The proposed care homes would be located within a residential area and would not conflict with the surrounding land uses. There would be adequate infrastructure and the site would have

good access to public transport due to town centre location. Therefore, the proposed development would be acceptable in principle and would be in accordance with Policies CF1/1, CF3/1, JP-P6, JP-H3, H4/2 and the NPPF.

### **Layout and Design**

UDP Policy EN1/2 seeks to ensure that development proposals would not have a detrimental effect on the visual amenity and character of a particular area. PfE Policy JP-P1 Sustainable Places aims to promote a series of beautiful, healthy and varied places.

#### Full Planning Permission

There are various scales of development adjacent to the site, with two storey terraced residential properties located along Irwell Street and Lower Bank Street, and the larger scale Leisure Centre building located to the rear of the site. Due to the natural incline of the site and adjacent streets and the scale of the existing Leisure Centre building this building is currently sited approximately 9.8 metres higher than the existing residential properties on Lower Bank Street. The proposed building would be L shaped and reach a maximum of 3 stories in height. The site sections submitted indicate that the 3 storey element of the proposed building would be 4.7 metres higher than the terraced properties on Irwell Street, with the 2 storey element approximately 650mm lower. The ridge of the proposed 3 storey element would be approximately 7.1 metres higher than the properties on Lower Bank Street, but the highest part of the ridge would be sited 3.5 metres lower than the existing Leisure Centre Building that is sited to the east of this row of properties. Given this juxtaposition, the scale and massing of the proposed building is considered to be acceptable relating well in scale to the scale of both the existing residential and Leisure Centre uses.

The proposed gable roof and gable detailing would reflect the traditional style and design of the neighbouring terraced residential dwellings. The proposed windows are suitably aligned presenting an appropriate rhythm. The use of red facing brick work would replicate the materials within the wider street scene, with the introduction of areas of dark wood cladding creating areas of interest in the elevations that face towards Irwell Street and Lower Bank Street.

The site currently slopes gradually towards the rear boundary with the Leisure Centre car park to the east of the site. Existing spot levels indicate that the site increases from between 90.630 - 90.980 AOD along Irwell Street to between 93.910 - 94.250 AOD at the boundary with the car park. The proposal would see the site levelled providing finished floor levels at 92.000 AOD. A new 1.4 metre high retaining wall introduced to the front of the existing car park retaining wall. An additional retaining wall would be introduced around the air source heat pump enclosure reaching a maximum height of approximately 1.9 metres.

Supplementary Planning Document 1 states that C2 schemes cater for people who are in need of attentive care and whose physical mobility is likely to be restricted. Such uses would not place a significant demand upon the need to provide new formal recreational facilities. On-site amenity land and communal space has been provided through the provision of areas of garden are located to the front, side and rear of the site and communal terraces/seating areas are located to the side and rear. The proposed amenity space would also include pathways around the building and a growing area thus providing green separation and amenity space to the site.

The car parking would be located to the front of the proposed building, with areas of soft landscaping in the parking areas and frontage with Irwell Street. Further soft landscaping is located to the front, side and rear (Lower Bank Street) of the proposed building and in connection with the amenity space for the future residents.

Boundary treatments fronting Irwell Street and the corner of Lower Bank Street would comprise of 1200mm black bow top fencing which would allow a level of permeability between the site and the highway along the main frontage of the site whilst still highlighting a clear defensible space. The remaining boundary along Lower Bank Street, and the boundary to the rear with the car park would comprise of 2.1 m close boarded timber fencing which is common in residential areas and as such no objections are raised.

### Outline

The indicative plan shows that the site can accommodate an "L" shaped building and associated amenity space for any future residents. The indicative plan also shows an area that can be accommodated for parking and bin storage.

The layout and appearance is not subject to consideration at this outline stage but would be a matter for the reserved matters application.

### **Amenity**

There are no adopted aspect standards for new build residential properties however, Supplementary Planning Document 6 provides guidance on aspect standards between residential properties and new development and as such, would be a reasonable guide in this case.

For clarity the following aspect standards would be applicable:

- 20 metres between directly facing habitable room windows;
- 13 metres between an existing habitable room window and a proposed two storey blank wall
- 6.5 metres between an existing habitable room window and a proposed single storey blank wall
- 7 metres between a proposed first floor habitable room window and a directly facing boundary with a neighbouring property.

Any assessment will need to take into account significant change in levels or new accommodation to be provided at a higher storey which may result in, for example, principal windows to single storey extensions having the same effect as a two storey extension. In this regard, there should be an extra 3 metres of separation for each 2.5m or one storey of height or level difference in each of the above cases.

### Full Planning Permission

A distance of approximately 23 metres can be provided between the proposed windows, and the front elevations of the properties on Lower Bank Street complying with aspect standards. The elevation facing the site is 2 storeys in height and as such presents a limited impact. As 23 metres can be provided the proposal would comply with the aspect standards thus mitigating overbearing relationships.

A distance of approximately 28.9 metres can be provided between the proposed windows and the front elevations of the properties on Irwell Street exceeding aspect standards. As 28.9 metres can be provided the proposal would also comply with the aspect standards for overbearing relationships.

10 metres can be provided between the proposed windows, and the rear boundary with the car park to the rear of the site complying with aspect standards.

A 1.4 metre high retaining wall is proposed to the rear of the proposed ground floor windows of the proposed building. This wall would be located a minimum of approximately 6.6metres from these windows. As such the 6.5 metres required between blank single storey walls and

ground floor windows can be provided protecting the amenity of the users of these ground floor rooms. Similarly a distance of 10.4 metres can be provided between the ground floor bedroom and lounge windows and the proposed 1.8 metre close boarded fence protecting the amenity of any users of these ground floor rooms.

### Outline

The layout is not under consideration at present and would be a concern for the reserved matters application however, the indicative layout submitted shows that separation distances can be accommodated.

### Noise

Policy EN7/2 seeks to limit noise pollution and will not permit development that would lead to an unacceptable noise nuisance or would be close to a permanent source of noise.

A noise impact assessment has been submitted with the application. The ambient noise climate at the site is characterised (dominated) by road traffic on the A58 Jubilee Way, with a lesser contribution from vehicles on Lower Bank Street accessing Castle Leisure Centre. No significant noise was noted from the leisure centre. East Lancashire Railway is also located to the east of the site however by virtue of the limited use of this railway, during non-sensitive hours the noise assessment considered this impact of the line to be negligible.

The closest noise sensitive receptors to the site are considered to be the existing residential dwellings on Lower Bank Street to the north and the existing residential dwellings on Irwell Street to the west.

The full planning application would be located further from the A58 than the proposed outline site. On the assumption that set out in the supporting report, the site would be provided with some form of mechanical ventilation the noise impact assessment would suggest mitigation at the site through appropriately rated double glazing, in conjunction with rated acoustic wall vents. The details of this mitigation can be secured through condition.

In relation to the outline application the indicative layout shows that the site would be closer to the elevated noise levels of the A58. As the layout of this site has not been formalised it is considered that the submission of a noise assessment at reserved matters for layout should be submitted, taking into consideration the appropriate solutions set out in the submitted noise impact assessment - namely mechanical ventilation heat recovery and mechanical extract ventilation.

### **Access and Parking**

UDP Policy EN1/2 requires the consideration of the design and appearance of access, parking and service provision. PfE Policies JP-C5 and JP-C6 require streets to be well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport.

Pedestrian, cycle and vehicular access to the proposed development would be taken from the existing site access located at the southern end of Irwell Street site frontage. It is proposed to widen this access to 6 metres to accommodate larger vehicles entering and existing the site. Visibility splays are the same as the existing access, and in accordance with current design standards.

The existing access to the site from Lower Bank Street, adjacent to the sub station, would be stopped up and reinstated as a footway.

The Traffic Section have been consulted as part of the application process, and have raised no objections to the proposed access to the full planning permission element of the site

subject to conditions.

In relation to the outline permission, access would be a concern for the reserved matters application.

### Transport Requirements

PfE Policy JP-C8 requires new development to be located and designed to enable and encourage walking, cycling and public transport use and to reduce the negative effects of car dependency.

The Transport Statement notes that pedestrian access to the site can be provided from Irwell Street, which is served by footways on both sides of the carriageway. Street lighting is also provided at regular intervals. Bolton Street to the north of the site can provide access to Bury town centre, and there is pedestrian and cycle access to the south of the site towards the A58. A large range of amenities are located within 1km walking distance of the site including Bury Interchange.

In terms of cycle access the site is in close proximity to the shared cycle/footway that runs from Irwell Street/Bolton Street. This route is part of Bury's Cycle 'Traffic Free' routes demonstrated within the Transport for Greater Manchester (TfGM) cycle maps. The site is therefore considered to be highly accessible by cycle for staff living within 5km of the site.

The nearest bus stops to the site are located on Jubilee Way, and Bolton Street providing wider accessibility to the site to and from Manchester, Rochdale and Bolton and access to nearby residential areas including but not limited to Radcliffe, Elton, Tottington and Ramsbottom. In addition, Bury Interchange is located approximately 700m to the east of the site where a number of additional bus and tram services can be reached.

It is therefore considered that it has been demonstrated that the site is highly accessible on foot, by cycling and by public transport.

### Parking

In terms of parking standards UDP Policy HT2/4 requires all applications for development to make adequate provision for their car parking and servicing requirements. Supplementary Planning Document 11 provides parking standards for developments. PfE Policy JP-C8 requires new development to be located and designed to enable and encourage walking, cycling and public transport use and to reduce the negative effects of car dependency.

The site is located within a town centre location close to transport links and can be accessed on foot or through cycling. Traffic Regulation Orders (TROs) are in place on Irwell Street and Lower Bank Street providing resident only parking permits and a large public car park is located to the rear of the site. SPD 11 states that the maximum parking standards for care homes is 1 space, per 4 beds this would equate to 10 spaces.

The applicant's have confirmed that there will be a total of 38 members of staff during the day at the site, including ancillary staff with shift patterns split over two 12-hour shifts. There would be no resident members of staff employed at the site. 10no. spaces are proposed to be provided, with an additional 3no. disabled parking spaces located directly to the front of the proposed entrance to allow accessibility to the building.

The proposal would comply with maximum standards for parking as set out within SPD 11. SPD 11 confirms that standards for care/nursing homes are for staff and visitors. Given the highly accessible nature of the site outlined above within the Transport Requirements section, the existing TROs and the town centre location proposed it is considered that the parking proposed would be adequate.



In terms of cycle parking, the proposal would provide 8 spaces which would exceed the minimum of 2 spaces required by SPD 11. As such the proposed cycle parking would comply with guidance.

In terms of the outline permission again, the layout is not under consideration at present and would be a concern for the reserved matters application however, the indicative layout submitted shows similar level of parking could be provided.

### **Ecology and Biodiversity Net Gain**

PfE Policy JP-G8 states that through local planning and associated activities a net enhancement of biodiversity resources will be sought. This is supported by UDP Policy EN6/3 that seeks to retain, protect and enhance the natural environment and seeks to retain features of ecological or wildlife value. Paragraph 180 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment. UDP Policy EN8/2 supports and encourages new woodland and tree planting within the borough.

#### Protected Species

No evidence of any protected species was found and as such no further information or measures are required.

#### Nesting Birds

Trees and shrubs are present along the southern boundary, potential bird nesting habitat, with some removal proposed as part of the outline part of the development. A condition has been requested by GMEU to limit works to trees to outside of the bird nesting season.

#### Invasive Species

Two species of Cotoneaster were recorded on the site. Certain species of Cotoneaster are listed under schedule 9 part 2 of the Wildlife & Countryside Act 1981 (as amended). It is illegal to introduce various species of Cotoneaster to the wild, which this location is not, with one of the species identified as *C. frigidus*, which is not one of the Cotoneaster listed under schedule 9. Given the low level of infestation and uncertainty regarding whether the species present are regarded as invasive, GMEU recommend an informative.

#### Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

The development site is primarily brownfield, characterised by short ephemeral species a low value habitat. A small area of broadleaved plantation/urban tree planting is also present along the southern boundary, some of which is shown as lost as part of the outline part of the application. Wildlife issues appear restricted to nesting birds.

The development is subject to mandatory 10% BNG as submitted after the 12th February 2024.

For the outline site GMEU have confirmed that they are happy with the outline baseline values and are satisfied that this can be utilised for any future reserved matters applications.

An on-site loss is deemed likely, with a shortfall of 0.43BU (Biodiversity Units) to achieve 10% BNG. This is in part reliant on enhancement of retained trees from moderate to good, which may or may not be achievable. Given the scale of the shortfall GMEU are satisfied that off-site compensation is feasible with finalised details on how BNG will be provided as part of reserved matters.

In relation to the full planning part of the site the metric currently only achieves 8.8% Net gain, with a shortfall of just 0.01BU to achieve 10% net gain. Following this calculation the

planting schedule has been amended to include native trees and GMEU consider that 10% BNG would be achievable on site. The habitats creation sites are however reliant on the urban trees and other neutral grassland both medium distinctiveness habitats. Based on Defra guidance these habitats are classed as significant. GMEU would therefore recommend that a legal agreement is signed with the developer to ensure the individual trees and grassland are maintained in the target condition for 30 years.

With regards wildlife, GMEU consider that the only issue would be nesting birds and primarily with regards the outline part of the development. GMEU have therefore recommend provision of bird boxes primarily within the outline part of the development, on the retained trees. As wildlife enhancement GMEU recommend integrated bat boxes within both the full and outline applications. These elements have been conditioned.

### Trees

The arboricultural impact assessment submitted with the application confirms that the majority of the trees to be impacted by the proposal would be within site 2, which is the outline part of the proposed application. TT5 and T74 have been categorised as Category U trees and identified for removal due to their condition. As the layout of this part of the scheme is yet to be determined a condition will be attached to require the submission of an arboricultural method statement at first reserved matters stage to avoid the loss of trees which are of amenity value.

Tree T35 however appears to be within site 1. This is identified within the assessment as an ash tree and is not indicated as being felled, however this tree is not shown on the proposed layout or planting plan as being retained. The tree is a C1 tree which is considered to be a low quality tree. Given the low quality of the tree, and the number of trees proposed to be planted along this frontage no objections are raised to the removal of this tree.

### **Health and Wellbeing**

PfE Policy JP-P6 supports improvements in healthcare facilities. Where appropriate, the provision of new or improved health facilities will be required proportionate to the additional demand generated.

A Health Impact Assessment (HIA) has been submitted with the application. The submitted HIA includes an assessment of the health impacts of the development over both the construction and operation phases and has utilised the HUDU Rapid Health Impact Assessment Matrix.

The HIA identifies that there is a higher proportion of younger people (0-14) and people aged 15-24 within the vicinity of the site when compared to Bury and the North West, with a lower proportion of people aged 65+. In terms of overall deprivation the HIA states that the site is located in one of the 20% most deprived neighbourhoods in the country. Health is ranked in the 3rd decile and the site is situated in an area which is in the 10% most deprived areas in terms of Crime and Living Environment.

The HIA however also highlights that the site is well served in terms of community and social infrastructure, and many amenities and services would also be provided on site for the residents of the care home.

During the construction stage of development the HIA considered that there will be increased jobs and spending in the local area. Environmental Control can be achieved through the agreement of conditions. During the operational phase the addition of the care home spaces will help to address the specified housing need in Bury. The proposal will also create both full time and part time jobs which will represent a notable uplift in a site that is currently vacant. The HIA recommends a number of mitigations including, but not limited

to, implementation of the landscaping strategy, implementation of the mitigation measures within the noise assessment and implementation of the SuDs report.

In summary the HIA concludes that the proposed development would achieve the objective of creating homes, jobs and services that people need whilst reducing the environmental risks.

### **Carbon and Energy**

PfE Policy JP-S2 sets out the steps required to achieve net zero carbon emissions. A detailed Energy Statement has been submitted with the planning application.

The construction of the building is based on well insulated cavity walls, solid concrete floors and highly insulated roof. With the under floor heating the building heats up and retains heat within the fabric and thermostatic controls steadily reduce the need to heat due to the thermal storage capacity of the building fabric, reducing energy/electric consumption. The submitted Energy Statement confirms that these would comply with Part L of the bidding regulations.

Low energy light fittings are proposed internally and externally. Heating would be provided through Air Source Heat Pumps. Hot water would be provided via high efficiency, low NOx gas fired water heaters. Gas hot water currently provide lower carbon emissions than air source heat pumps within Part L of the building regs. The submitted Energy Statement states that Photovoltaic (PV) Panels are proposed to be installed east facing to provide renewable energy, reducing the carbon footprint of the building. The level of PV has been set to provide an economically feasible amount of carbon reduction. Glazing areas have been lowered to reduce heat losses.

The Energy Statement confirms that the proposed building was modelled in SBEM 2021 to determine the CO2 emissions. These calculations show that with the development emissions are below that required for the current building regulation requirements (SBEM 2021) and show a reduction in CO2 of in excess of 34% compared to the previous requirements of SBEM 2013.

The proposal is therefore considered to be in conformity with Policy JP-S2.

### **Digital Connectivity**

PfE Policy JP-C2 requires development to have full fibre to premises connections unless infeasible or unviable, with multiple-ducting. The policy supports the provision of free, secure, high-speed public wi-fi connections, particularly in the most frequented areas. The applicant has confirmed that the development will be provided with full connections in accordance with the requirements of Policy JP-C2.

### **Drainage**

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

United Utilities have reviewed the submitted drainage strategy and confirmed that the proposals are acceptable in principle and have requested a condition to ensure that the proposal is carried out in accordance with the principles set out within the submitted Foul and Surface Water Drainage Design Drawings.

**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

- CONDITIONS RELATING TO ALL PARTS OF THE PLANNING APPLICATION (SITE 1 AND SITE 2)**
- This decision relates to drawings numbered:  
IRWEL WBA SI ZZ DR A PL-001 P1, IRWEL WBA SI ZZ DR A PL-002 P1, IRWEL WBA SI ZZ DR A PL-003 P15, IRWEL-WBA-NB-00-DR-A-PL\_100 P5, IRWEL-WBA-NB-01-DR-A-PL\_101 P5, IRWEL-WBA-NB-02-DR-A-PL\_102 P5, IRWEL-WBA-NB-RF-DR-A-PL\_103 P3, IRWEL-WBA-NB-ZZ-DR-A-PL 201 P4, IRWEL-WBA-NB-ZZ-DR-A-PL 202 P4, IRWEL-WBA-NB-ZZ-DR-A-PL 203 P3, IRWEL WBA SI ZZ DR A PL-205, IRWEL WBA SI ZZ DR A PL-205 P1, IRWEL-WBA-NB-ZZ-DR-A-PL\_206 P1, 23389-DCE-XX-XX-D-C-101-P03, 23389-DCE-XX-XX-D-C-102 P02, 23389-DCE-XX-XX-D-C-103 P02, 23389-DCE-XX-XX-D-X-104 P02, 23389-DCE-XX-XX-D-C-156 P01, 23389-DCE-XX-XX-D-X-155-P05, AT.24.11879.101 R.07, AT.24.11879.102. R.08, AT.24.11879.103. R.01, TR-01 V1, 60307MCLS-01B Revision B.

#### Supporting Documents

Planning Statement March 2024

Noise Impact Assessment 18th March 2024 NIA-11288-24-11502-v2

Extended Phase One Habitat Survey (Preliminary Ecological Appraisal) 11761

Bury PEA - RW – V1– 08.12.23

Potential roost feature inspection surveys - trees 08/12/2023

Arboricultural Impact Assessment 28.02.2024

Air Quality Assessment March 2024

Design and Access Statement

Site 1 Drainage Strategy and Calculations 14/03/2024

Combined Phase 1 Desk Study and Phase 2 Geo-Environmental Ground

Investigation Report 3842-01

Crime Impact Statement 2024/0095/CIS/01

Health Impact Statement May 2024

Transport Statement TS01B July 2024

Full Fibre Broadband Statement 29th July 2024

Assessment of Biodiversity - Biodiversity Net Gain (BNG) Version 5 29/08/2024

The Biodiversity Metric 4.0 -Technical Annex 1: Condition Assessment Sheets and Methodology

Statutory Biodiversity Metric Calculator - Full Site

Statutory Biodiversity Metric Calculator - Outline site

Energy/Sustainability Statement Version 1.1

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 Development Plan listed.

3. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
  - (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan. This condition can be satisfied in phases.

Reason. To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

4. No development shall commence unless and until:-
- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
  - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
  - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

This condition can be satisfied in Phases.

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

5. Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

This condition can be satisfied in Phases.

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

6. Prior to occupation the applicant shall provide:

Electric vehicle (EV) charging points (minimum 7kW\*) for a minimum of 20% of the proposed parking spaces.

Certification and photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted to Local Planning Authority for approval prior to the development being brought into use.

\*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. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life with respect to Local Air Quality, in accordance with paragraphs 111e, 116e, 180e and 192 of the National Planning Policy Framework (December 2023) and Places for Everyone Policy JP-S5 (Clean Air).

7. No development shall commence unless and until a scheme to minimise dust emissions arising from the construction process has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all dust control measures to be used during any associated construction phase within the application site and to include the methods to monitor emissions of dust arising from the development. The development shall be implemented in accordance with the approved scheme with the approved dust control measures being retained and maintained in a fully functional condition for the duration of the development hereby approved. This condition can be satisfied in Phases.  
Reason. The information is required to reduce the impacts of dust disturbance from the site on the local environment, pursuant to chapter 15 of the NPPF - Conserving and enhancing the natural environment.
8. No works to trees or shrubs shall occur or demolition 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 JP-G8 - A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
9. An Overall Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. The Biodiversity Gain Plan shall be prepared in accordance with the Assessment of Biodiversity - Biodiversity Net Gain (BNG) Version 5 29/08/2024 prepared by Simon Brain and must include:
  1. 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;
  2. the pre-development biodiversity value of the entire onsite habitat;
  3. any registered offsite biodiversity gain allocated or proposed to be allocated to the entire development and the biodiversity value of that gain in relation to the development;

4. any biodiversity credits purchased or proposed to be purchased for the entire development; and
5. the post-development biodiversity value of the onsite habitat for the entire development and each phase of development.

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 Places for Everyone Joint Development Plan Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.

10. 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 Places for Everyone Joint Development Plan Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.

11. The development hereby approved shall not be occupied unless and until:
  1. the habitat creation and enhancement works set out in the approved HMMP have been completed; and
  2. 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 Places for Everyone Joint Development Plan Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.

12. 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 Places for Everyone Joint Development Plan Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.
13. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details and programme of implementation of the following have been submitted on a topographical survey of the site and adjacent adopted highways to the Local Planning Authority:

1. Swept path analysis of the amended site access onto Irwell Street and proposed turning facilities serving both the full and outline proposals to ensure that appropriately sized delivery and refuse collection vehicles can enter and leave the site in a forward gear and access the proposed bin store positions, including any associated alterations to the access and car parking arrangements shown.
2. Following the above exercise, formation of the proposed site access alterations and pedestrian improvements on Irwell Street and Lower Bank Street to a scope and specification to be agreed, incorporating revised access width and junction radii onto Irwell Street, the reinstatement of the redundant vehicular access to adjacent footway levels on Lower Bank Street, demarcation of the limits of the adopted highway, and all associated highway and highway drainage remedial works required as a result of the construction of the full and outline developments and any statutory undertakers connections to/works at the site;
3. Scheme of site perimeter footway remedial works on Irwell Street and Lower Bank Street to a scope and specification to be agreed, required as a result of the demolition of the former police station and works at the interface with the adopted highway to form the proposed site boundary, incorporating the demarcation of the limits of the adopted highway and all proposed boundary treatment.
4. Provision and retention of adequate levels of visibility at the junctions of the site access and Lower Bank Street with Irwell Street in accordance with the guidance in Manual for Streets, with no obstructions, including proposed boundary railings/treatment, above the height of 0.6m within the splays (other than on-street parking with the existing bays to be retained).

The details subsequently approved shall be implemented to an agreed programme,

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, minimise the standing and turning movements of vehicles on the highway, maintain the integrity of the adopted highway and ensure the intervisibility of the users of the site and the adjacent highways, all in the interests of highway safety pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

14. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:
  1. Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site, including, if required, a review of the surveyed information between the full and outline application phases.
  2. Access route for all construction vehicles to the site from the Key Route Network.
  3. Access point/arrangements for construction traffic, taking into consideration the need to maintain safe pedestrian/vehicular access to adjacent residential properties and Castle Leisure Centre, and all temporary works required to facilitate access for construction vehicles.
  4. Hours of work for site preparation, delivery of materials and construction and number of vehicle movements.



5. Arrangements for the parking of vehicles for site operatives and visitors on land within the applicant's control, together with storage on site or on land within the applicant's control of construction materials.
6. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres, including details of areas designated for the loading, unloading and storage of plant and materials.
7. Details of the siting, height and maintenance of any site hoardings.
8. The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway.
9. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access(es).
10. Arrangements for the provision of wheel washing facilities for vehicles accessing the site.
11. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to control the emission of noise, dust and dirt during construction.
12. A scheme for recycling/disposing of waste resulting from construction works.

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. The condition can be satisfied in phases.

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 Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

15. **CONDITIONS RELATING TO THE FULL PLANNING PERMISSION (SITE 1)**

16. 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.

17. Details/Samples of the materials/bricks to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design

18. The drainage for the development hereby approved, shall be carried out in accordance with the principles set out in the submitted Foul & Surface Water Drainage Design Drawing 23389-DCE-XX-XX-D-C-101 Rev P03 which was prepared by DUDLEYS. For the avoidance of doubt surface water on site 1 must

drain at the restricted rate of 3.0 l/s and surface water on site 2 must drain at the restricted rate of 2.4 l/s. No surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason. To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding. To promote sustainable development and reduce flood risk pursuant to Development Plan Policies JP-S4 - Flood Risk and the Water Environment, EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

19. The landscaping scheme (softworks and planting plan AT.24.11879.102 Rev R.08) hereby approved shall be implemented to the written satisfaction of the Local Planning Authority not later than 12 months from the date the building is first occupied and shall include the provision of integrated bat boxes and swift bricks. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted to the written satisfaction of the Local Planning Authority.

Reason. To secure the satisfactory development in the interests of visual amenity and to ensure provision for protected species pursuant to policies JP-G8: A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

20. A Phase Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority before the development of site 1 is commenced. The Phase Biodiversity Gain Plan shall include:

1. the post-development biodiversity value of the onsite habitat for the phase of the development (which is the subject of the Plan);
2. the post-development biodiversity value of the onsite habitat for each other phase of development (whether begun or otherwise);
3. any registered offsite biodiversity gain allocated to the entire development and the biodiversity value of that gain for the development prior to submission of the phase plan;
4. any registered offsite biodiversity gain which is proposed to be allocated to the entire development and the biodiversity value of that gain in relation to the development;
5. any biodiversity credits purchased for the entire development prior to submission of the phase plan; and
6. any biodiversity credits proposed to be purchased for the entire development.

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 Places for Everyone Joint Development Plan Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.

21. The accommodation hereby approved shall include double glazing rated at 28 dB Rw+C with acoustic wall vents rated at least 43 dB Dn,e,w per 5000 mm<sup>2</sup> (vent open) in accordance with the submitted Noise Impact Assessment ref NIA-11288-24-11502-v2. The acoustic attenuation scheme hereby approved shall be implemented in full and available for use before use of the premises first commences.

Reason. To protect the amenity of the occupants of the premises once the development hereby approved is occupied pursuant to Bury Unitary Development

Plan Policy EN7/2 - Noise Pollution.

22. Within 6 months of the occupation of the development hereby approved a Travel Plan shall be produced for the development, with the objective of reducing reliance on the private car, particularly single occupancy use and shall be submitted to, and agreed in writing by the Local Planning Authority. The Travel Plan should be designed to raise awareness of opportunities for reducing travel by car and should feature a range of measures and initiatives promoting a choice of transport mode, and a clear monitoring regime with agreed targets.

The details subsequently approved shall be implemented to an agreed programme.

Reason. Information not submitted with the planning application. To encourage sustainable travel choices pursuant to Development Plan Policies JP-C1 - An Integrated Network and JP- C3 - Public Transport.

23. Subject to the provisions of Condition 13, the turning facilities indicated on the approved plans shall be provided before the areas of the development to which they relate are brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.  
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

24. Subject to the provisions of Condition 13, the car, TWMV and cycle parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the development hereby approved being brought into use and thereafter maintained 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 Unitary Development Plan and Supplementary Planning Document 11: Parking Standards in Bury.

25. Subject to the provisions of Condition 13, the refuse storage and access arrangements to be provided within the curtilage of the site shall be made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reason. To ensure that adequate bin storage arrangements are provided within the curtilage of the site, clear of the adopted highway To ensure that adequate bin storage arrangements are provided within the curtilage of the site, clear of the adopted highway pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

26. **CONDITIONS RELATING TO THE OUTLINE PART OF THE PLANNING APPLICATION (SITE 2)**

27. Applications for approval of reserved matters must be made not later than:
- the expiration of three years beginning with the date of the grant of outline planning permission; and
  - that the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such

matter to be approved.

Reason. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004

28. Before the development is commenced, the applicant shall submit detailed plans and particulars to the Local Planning Authority, and obtain their approval under the Town and Country Planning Acts, of the following reserved matters;
- the layout;
  - scale;
  - appearance;
  - access thereto; and
  - the landscaping of the site.

Reason. To ensure the satisfactory development of the site and because this application is in outline only.

29. As part of a Reserved matters application relating to appearance, details 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 prior to construction of the building hereby approved. Only the approved materials shall be used for the construction of the development.

Reason. In the interests of visual amenity and to ensure a high quality and satisfactory development pursuant to Development Plan Policy EN1/2 - Townscape and Built Design

30. As part of the Reserved Matters for landscaping a scheme shall be submitted that includes native tree and shrub planting, the provision bird boxes on the retained trees and integrated bat boxes and swift bricks. 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 EN8/2 – Woodland and Tree Planting, EN6/3 – Features of Ecological Value of the Development Plan and JP-G8 - A Net Enhancement of Biodiversity and Geodiversity of the Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

31. A Phase Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority as part of the first Reserved Matters for the site. The Phase Biodiversity Gain Plan shall include:
1. the post-development biodiversity value of the onsite habitat for the phase of the development (which is the subject of the Plan);
  2. the post-development biodiversity value of the onsite habitat for each other phase of development (whether begun or otherwise);
  3. any registered offsite biodiversity gain allocated to the entire development and the biodiversity value of that gain for the development prior to submission of the phase plan;
  4. any registered offsite biodiversity gain which is proposed to be allocated to the entire development and the biodiversity value of that gain in relation to the development;
  5. any biodiversity credits purchased for the entire development prior to submission of the phase plan; and

6. any biodiversity credits proposed to be purchased for the entire development.  
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 Places for Everyone Joint Development Plan Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.

32. Notwithstanding the details contained within the Arboricultural Impact Assessment 28/02/2024 at first Reserved Matters an Arboricultural Method Statement shall be submitted to and produced in accordance with BS5837. The method statement shall include:

1. A Tree Protection Plan showing trees that would be retained in the context of the final layout;
2. The arrangement of temporary protection measures that would be installed prior to commencement and maintained during construction;
3. The location of all proposed structures and surfaces, level changes, excavations and access requirements that could harm retained trees;
4. A methodology and/or details for all activities identified at point 3 that will be followed to avoid harm to retained trees;
5. A detail for any temporary construction measures, products or construction methods that are specified;
6. Details of any proposed watching brief, monitoring or reporting;
7. A schedule of works proposed to trees to be retained on site and reasons for those works

The works shall be implemented in accordance with the approved details.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design, JP-G7 - Trees and Woodland and EN8/2 – Woodland and Tree Planting of the Development Plan.

33. As part of the reserved matters for layout a scheme of acoustic attenuation shall be submitted in accordance with the findings of the approved Noise Impact Assessment ref NIA-11288-24-11502-v2. Only the details of the approved acoustic attenuation scheme shall be implemented in full and available for use before use of the premises first commences.

Reason. To protect the amenity of the occupants of the premises once the development hereby approved is occupied pursuant to Bury Unitary Development Plan Policy EN7/2 - Noise Pollution.

34. Provision shall be made within the curtilage of the site for the loading and unloading of vehicles and the parking of cars which visit the site in connection with the use hereby approved. The approved parking and servicing shall be demarcated and available for use before the building hereby approved within the outline area is first occupied.

Reason. To minimise the standing and turning movements of vehicles on the highway and to ensure adequate off-street car parking provision, in the interests of highway safety pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All, JP-C6 - Walking and Cycling HT2/4 - Car Parking and New Development and Supplementary Planning Document 11: Parking Standards in Bury.

35. Provision shall be made within the site to enable vehicles to enter and leave the site in forward gear and shall subsequently be maintained free of obstruction.

Reason. To minimise the standing and turning movements of vehicles on the highway and to ensure adequate off-street car parking provision, in the interests of highway safety pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

36. Provision shall be made within the curtilage of the site for adequate refuse storage and access arrangements in connection with the use hereby approved.

Reason. To ensure that adequate bin storage arrangements are provided within the curtilage of the outline site, clear of the adopted highway pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

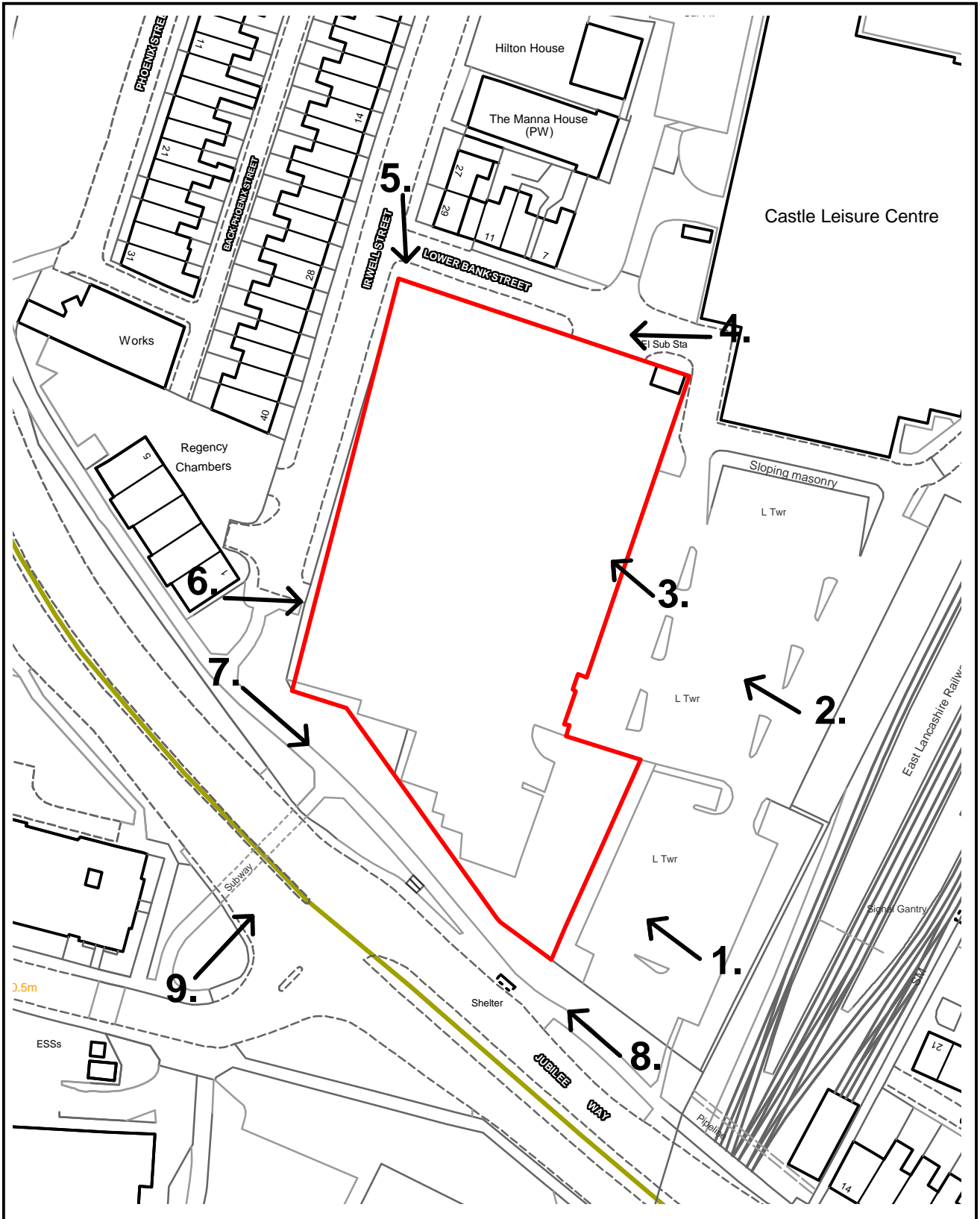
37. No development shall commence unless and until surface water drainage proposals have been submitted to and approved in writing by the Local Planning Authority. The scheme should be in accordance with the submitted Surface Water Sustainable Drainage Assessment and must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) in accordance with the principles set out within the submitted Foul and Surface Water Drainage Design Drawing 23389-DCE-XX-XX-D-C-102 Rev P02. This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. For the avoidance of doubt surface water on site 1 must drain at the restricted rate of 3.0 l/s and surface water on site 2 must drain at the restricted rate of 2.4 l/s. No surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

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



# 70565 - Viewpoints



ADDRESS: Former Bury Police Office HQ,  
Irwell Street, Bury, BL9 0HE



**Bury**  
Council

Planning, Environmental and Regulatory Services

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Photo 1



Photo 2





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Photo 3



Photo 4





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Photo 5



Photo 6





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Photo 7



Photo 8





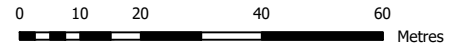
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Photo 9





1:1250 SCALE BAR



KEY

- █ OVERALL SITE BOUNDARY - 1.6 Acres
- ▭ AREA OF FULL APPLICATION SITE BOUNDARY - 0.9 Acres
- ▭ AREA OF OUTLINE APPLICATION SITE BOUNDARY - 0.7 Acres



Revision: P1 Date: 15.02.2024 Drawn: AKB Checked: GB

ISSUE FOR PLANNING

Suitability:	<b>PL</b>	<b>Planning</b>
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## Residential Care Home

### Site Location Plan

Location:  
 Irwell Street  
 Bury  
 BL9 0HE

Client:  
 Exemplar Healthcare Ltd

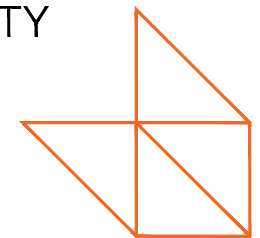
UPRN	Originator	Zone	Level	Type	Role	Number	Revision
IRWEL	WBA	SI	ZZ	DR	A	PL-001	P1

Date: 18/08/23 Drawn: GB Checked: NM Scale: 1:1250@A3 Int Job No: 4009\_020  
 CAD REF:

# WATSON BATTY ARCHITECTS

Shires House, Shires Road  
 Guiseley, Leeds LS20 8EU  
 Leeds | Loughborough

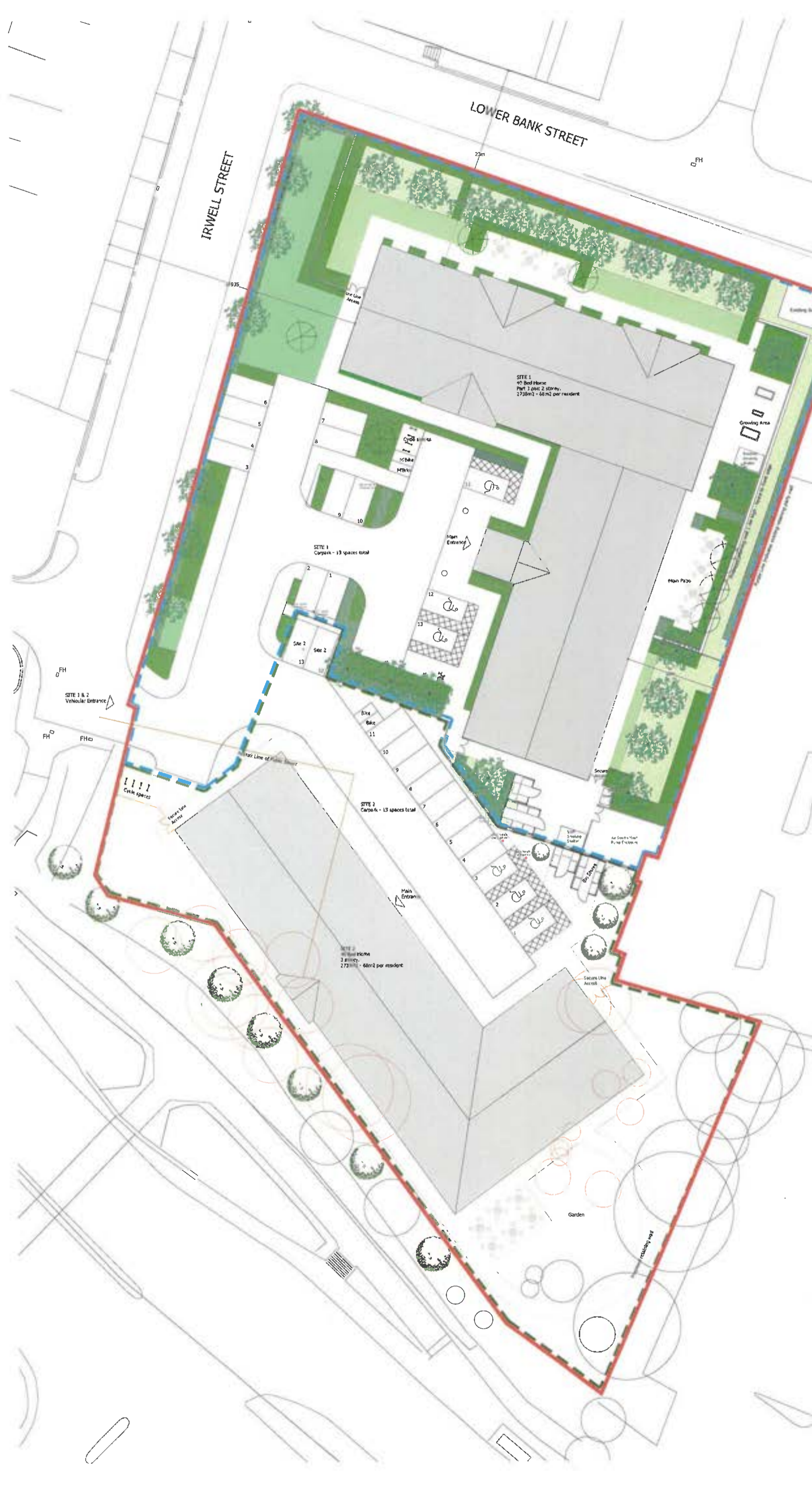
T: 01943 876 665  
 E: enquiries@watsonbatty.com  
 W: www.watsonbatty.com



FUTURE BUILT

Note: Do not Scale from this drawing. All dimensions to be checked on site.





Revision P15	Date 26.07.24	Drawn HM	Checked GB
Site & Parking Layout updated to Comments received			
Revision P14	Date 13.03.23	Drawn GB	Checked NH
Landscaping Added.			
Revision P13	Date 15.02.23	Drawn AXB	Checked GB
Updated retaining walls			
Revision P12	Date 15.02.23	Drawn AXB	Checked GB
Addition of EV Parking notes			
Revision P11	Date 14.02.23	Drawn AXB	Checked GB
External retaining walls added and revisions to site layout as per client comments			
Revision P10	Date 09.02.23	Drawn CB	Checked GB
Access road 6m radius added.			
Revision P9	Date 08.02.23	Drawn CB	Checked GB
Access and carpark updated.			
Revision P8	Date 07.02.23	Drawn CB	Checked GB
Access and carpark updated.			
Revision P7	Date 17.01.23	Drawn CB	Checked GB
Site 1 and 2 location swapped, site 2 building footprint amended.			
Revision P6	Date 17.01.23	Drawn CB	Checked GB
Updated to match updated building plan. Latest topo survey added.			
Revision P6	Date 17.01.23	Drawn CB	Checked GB
Updated to match updated building plan. Latest topo survey added.			
Revision P5	Date 22.11.22	Drawn GB	Checked KK
Site 2 building 23m away from properties on lower bank st.			
Revision P4	Date 21.11.23	Drawn GB	Checked KK
Site layout updated following planner comments pre-app.			
Revision P3	Date 17.11.23	Drawn GB	Checked KK
Carpark layout of Site 1 updated & Site boundary line updated.			
Revision P2	Date 05.09.23	Drawn GB	Checked KK
Layout of Site 2 updated.			
Revision P1	Date 31.08.23	Drawn GB	Checked KK
Revised to suit client comments.			

PL Planning

Residential Care Home  
Proposed Site Plan

Location  
Irwell Street  
Bury  
BL9 0HE

Exemplar Healthcare Ltd  
1185  
IRWEL - WBA - S1 - ZZ - DR - A - PL - 003 P15  
Date: 08/08/23 Drawn: KK, Checked: GB Scale: 1:200 @ A1 Ref: 10409\_020  
EAP: 11/1

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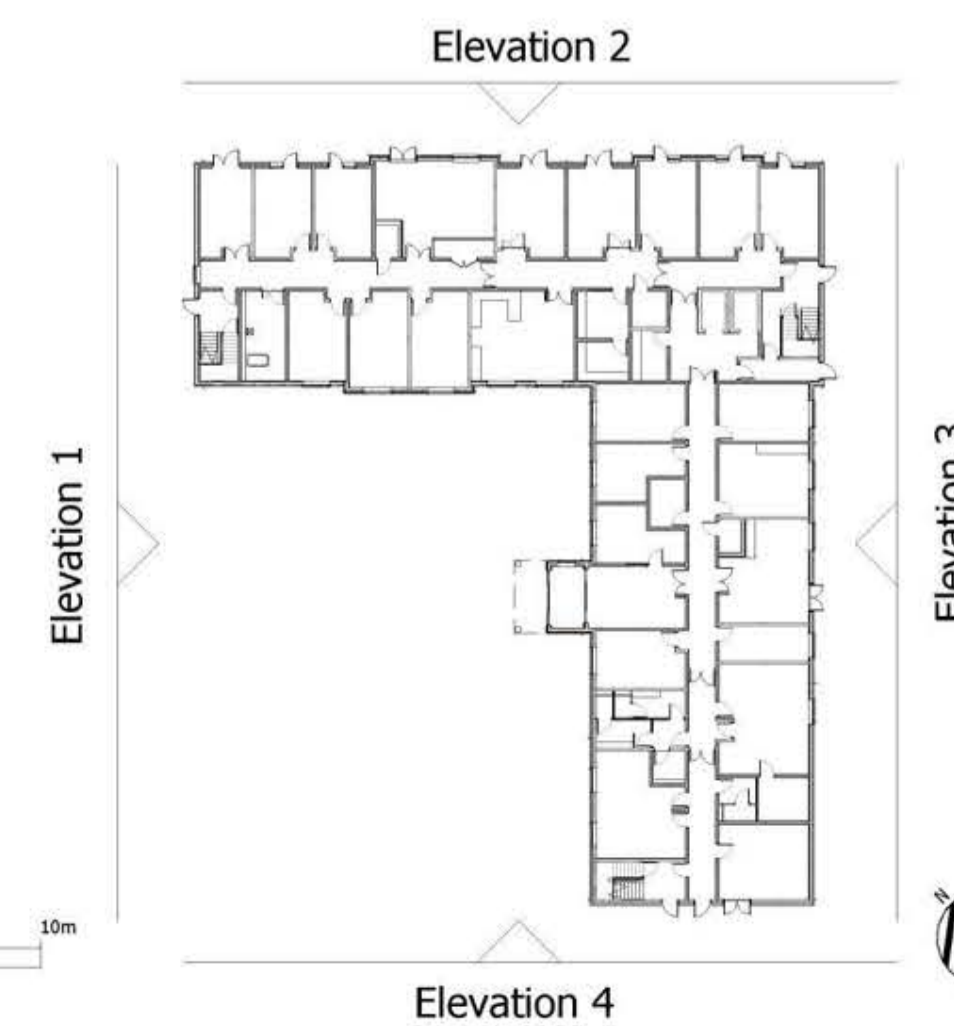
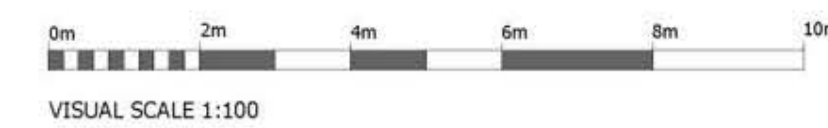
Elevation 1 (NW)  
1 : 100



Elevation 2 (NE)  
1 : 100

Materials Key

1. Red Multi Brick
2. Vertical Dark Brown Timber Cladding
3. Slate Effect Roof Tiles
4. Anthracite Grey UPVC Double Glazed Windows
5. Anthracite Grey UPVC Double Glazed Doors
6. Anthracite Grey Aluminium Sliding Entrance Doors
7. Anthracite Grey Metal Louvred Door
8. Protruding 150mm High Brick Cill
9. Entrance Canopy Aluminium clad



Rev:	Date:	Drawn:	Checked:	Description:
P4	15.02.24	AKB	GB	Draft Issue for Planning following further comments from client and updated proposed levels.
P3	09.02.24	AKB	GB	Draft Issue for Planning
P2	19.01.24	CB	GB	Layouts amended following comments from the client
P1	16.01.24	CB	GB	Layouts amended following comments from the client

SO Work In Progress

Residential Care Home

Proposed Elevations Sheet 1

Location:  
Irwell Street  
Bury BL9 0HE

Client:  
Exemplar Health Care Ltd

UPRN	Originator	Zone	Level	Type	Note	Series/Number	Revision:
IRWEL-WBA-NB-ZZ-DR-A-PL_201							P4
Date:	Drawn:	Checked:	Scale:	Int Job No:			
22/11/23	CB	GB	As indicated	4009-020			

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Note: Do not Scale from this drawing. All dimensions to be checked on site





Elevation 3 (SE)  
1 : 100



Elevation 4 (SW)  
1 : 100

Materials Key

1. Red Multi Brick
2. Vertical Dark Brown Timber Cladding
3. Slate Effect Roof Tiles
4. Anthracite Grey UPVC Double Glazed Windows
5. Anthracite Grey UPVC Double Glazed Doors
6. Anthracite Grey Aluminium Sliding Entrance Doors
7. Anthracite Grey Metal Louvred Door Entrance Canopy
8. Protruding 150mm High Brick Cill
9. Entrance Canopy Aluminium clad



VISUAL SCALE 1:100



Elevation 1

Elevation 2

Elevation 4

Rev:	Date:	Drawn:	Checked:	Description:
P4	15.02.24	AKB	GB	Draft Issue for Planning following further comments from client and updated proposed levels.
P3	09.02.24	AKB	GB	Draft Issue for Planning
P2	19.01.24	CB	GB	Layouts amended following comments from the client
P1	16.01.24	CB	GB	Layouts amended following comments from the client

**SO** Work In Progress

Residential Care Home

Proposed Elevations Sheet 2

Location:  
Irwell Street  
Bury BL9 0HE

Client:  
Exemplar Health Care Ltd

UPRN	Originator	Zone	Level	Type	Rate	Series/Number	Revision:
IRWEL-WBA-NB-ZZ-DR-A-PL_202	CB	GB	As indicated	GA1	Int Job No:	4009-020	P4
Date:	Drawn:	Checked:	Scale:	Int Job No:			
22/11/23	CB	GB	As indicated	4009-020			

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Note: Do not Scale from this drawing. All dimensions to be checked on site.





L00\_Ground Floor Plan  
1 : 100

Rev:	Date:	Drawn:	Checked:	Description:
P5	15.02.24	AKB	GB	Draft Issue for Planning following further comments from client and updated proposed levels.
P4	09.02.24	AKB	GB	Draft Issue for Planning
P3	24.01.24	CB	GB	Minor amendments
P2	19.01.24	CB	GB	Layouts amended following comments from the client
P1	16.01.24	CB	GB	Layouts amended following comments from the client

**SO** Work In Progress

**Residential Care Home**

**Proposed Ground Floor Plan**

Location:  
Irwell Street  
Bury BL9 0HE

Client:  
Exemplar Health Care Ltd

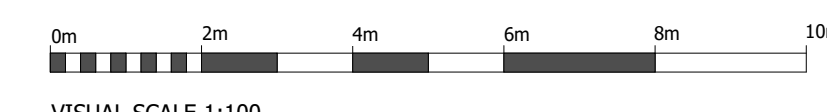
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IRWEL-WBA-NB-00-DR-A-PL_100							P5

Date: 22/11/23  
Drawn: CB  
Checked: GB  
Scale: @A1  
Int. Job No: 1 : 100  
4009-020

**WATSON BATTY ARCHITECTS**

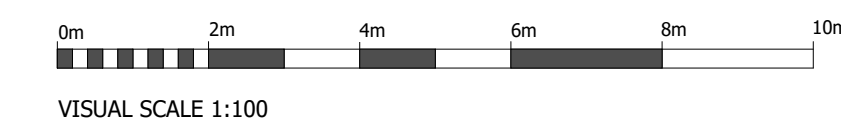
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L01\_First Floor Plan  
1 : 100



Rev:	Date:	Drawn:	Checked:	Description:
P5	15.02.24	AKB	GB	Draft Issue for Planning following further comments from client and updated proposed levels.
P4	09.02.24	AKB	GB	Draft Issue for Planning
P3	24.01.24	CB	GB	Minor amendments
P2	19.01.24	CB	GB	Layouts amended following comments from the client
P1	16.01.24	CB	GB	Layouts amended following comments from the client
Sustainability				
SO		Work In Progress		

## Residential Care Home

### Proposed First Floor Plan

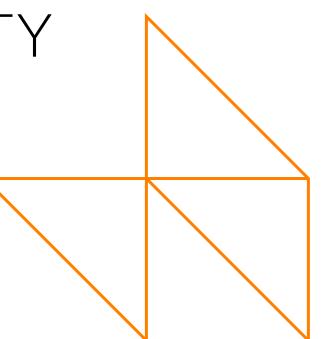
Location:  
Irwell Street  
Bury BL9 0HE

Client:  
Exemplar Health Care Ltd

UPRN	Originator	Zone	Level	Type	Rate	Series/Number	Revision:
IRWEL-WBA-NB-01-DR-A-PL_101							P5
Date:	Drawn:	Checked:	Scale:	Int. Job No:			
22/11/23	CB	GB	1 : 100	4009-020			

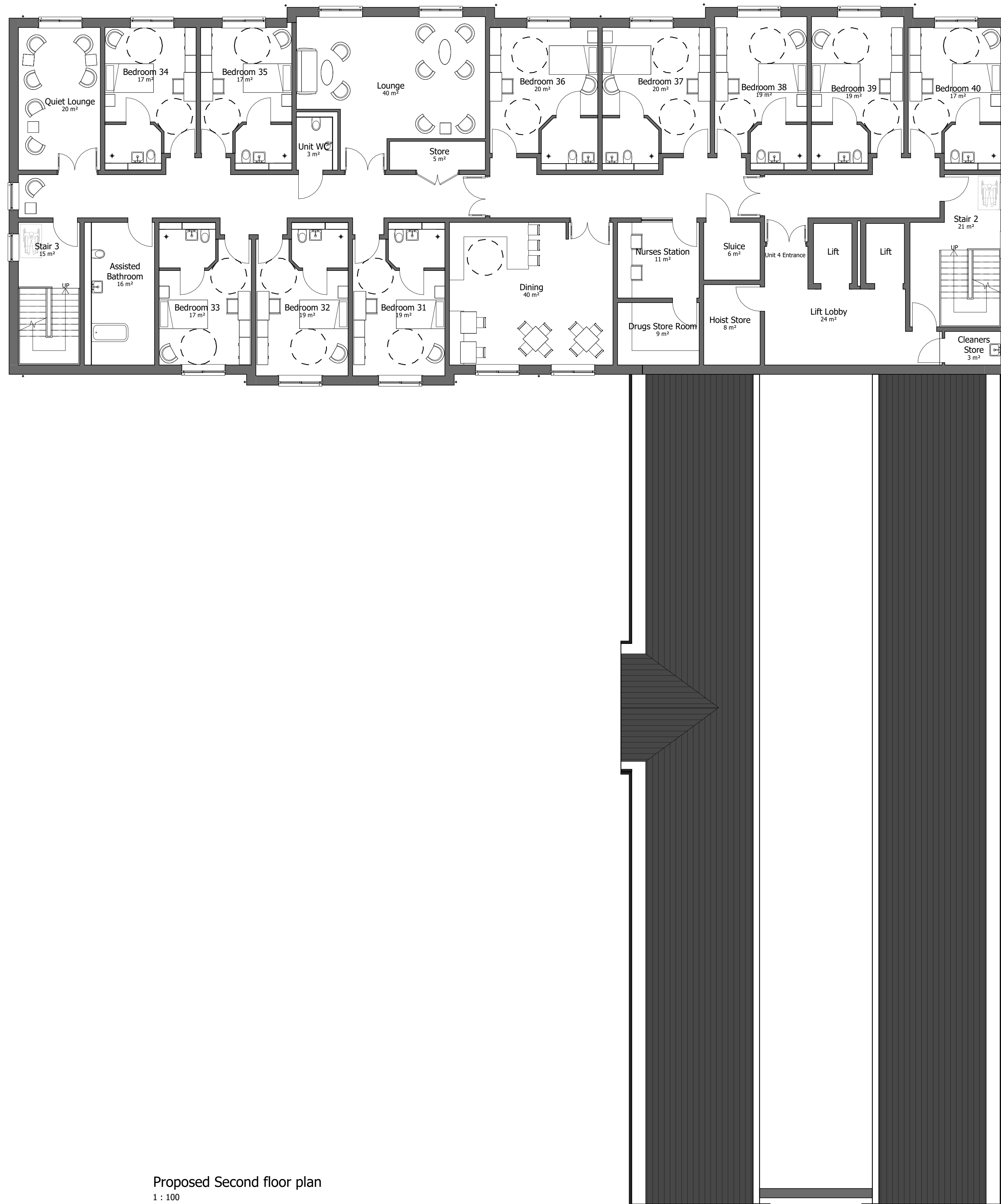
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FUTURE BUILT

Note: Do not Scale from this drawing. All dimensions to be checked on site



Proposed Second floor plan  
1 : 100

Rev:	Date:	Drawn:	Checked:	Description:
P5	15.02.24	AKB	GB	Draft Issue for Planning following further comments from client and updated proposed levels.
P4	09.02.24	AKB	GB	Draft Issue for Planning
P3	24.01.24	CB	GB	Minor amendments
P2	19.01.24	CB	GB	Layouts amended following comments from the client
P1	16.01.24	CB	GB	Layouts amended following comments from the client

**SO** Work In Progress

**Residential Care Home**

**Proposed Second Floor Plan**

Location:  
Irwell Street  
Bury BL9 0HE

Client:  
Exemplar Health Care Ltd

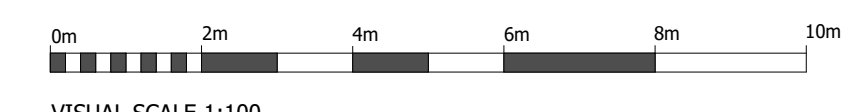
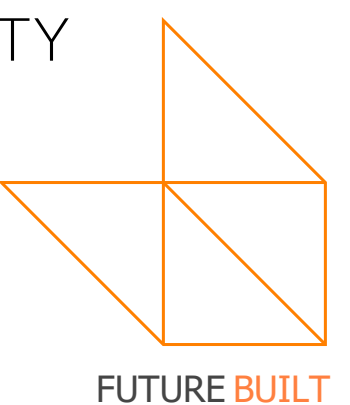
UPRN	Originator	Zone	Level	Type	Rate	Series/Number	Revision:
IRWEL-WBA-NB-02-DR-A-PL_102							P5

Date: 22/11/23 Drawn: CB Checked: GB Scale: @A1 Int. Job No: 4009-020

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VISUAL SCALE 1:100

Note: Do not Scale from this drawing. All dimensions to be checked on site





Section A - A  
1 : 200



Section B - B  
1 : 200



Section C - C  
1 : 200



Rev:	Date:	Drawn:	Checked:	Description:
P3	15.02.24	AKB	GB	Draft Issue for Planning following further comments from client and updated proposed levels.
P2	09.02.24	AKB	GB	Draft Issue for Planning
P1	16.01.24	CB	GB	Layouts amended following comments from the client

**S0 Work In Progress**  
**Residential Care Home**  
 Proposed Site Sections  
 Location:  
 Irwell Street  
 Bury BL9 0HE  
 Client:  
 Exemplar Health Care Ltd  
 UPRN Originator Zone Level Type Note Series/Number Revision:  
**IRWEL-WBA-NB-ZZ-DR-A-PL\_203 P3**  
 Date: 05/12/23 Drawn: NM Checked: GB Scale: @A1 Int Job No: 4009-020

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FUTURE BUILT

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