

**Ward:** Bury East - Redvales

Item 3

**Applicant:** Bolton at Home

**Location:** Land off Fletcher Fold Road, Bury, BL9 9RX

**Proposal:** Erection of 4 no. bungalows and a block of 39 no. apartments for the over 55s including communal facilities, landscaping and car parking provision

**Application Ref:** 70805/Full

**Target Date:** 19/09/2024

**Recommendation:** Minded to Approve

**It is recommended that this application is Minded to Approve subject to the signing and completion of a S106/legal agreement to ensure proposed habitats created as a result of Biodiversity Net Gain are maintained in the target condition for 30 years and to secure nomination rights for Affordable Housing. 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 site relates to 0.90ha of land which formally comprised Millwood School and its grounds. The main school building was demolished in 2018 and a phased scope of clearance, remediation and enabling works followed to facilitate the future redevelopment of the site followed in 2021. Around the perimeter of the site and within the grounds is well established tree planting and vegetation.

The site is within a residential setting and is accessed directly from Fletcher Fold Road, a residential street. Running along the northern perimeter of the site is an unmade and unadopted access which is a Public Right of Way (Footpath 70BUR) and a Public Right of Way (Footpath 71BUR) also leads directly from Fletcher Fold Road into and through the site, exiting at Meadway to the south.

To the east of the site is The Manor House, The Guest and The Nook, Grade II Listed Buildings.

Planning permission is sought for the for the erection of 43 dwellings for the people over 55 years of age with associated car parking and landscaping. The dwellings comprise of 4 x 2no. bedroom bungalows and a three storey apartment building providing a total of 39 apartments (33no. one bedroom apartments and 6 no. two bedroom apartments) with a communal room at ground floor.

Communal landscaped gardens are proposed to the rear of the apartment blocks with parking located centrally within the built development, access from Fletcher Fold Road. Self contained gardens are proposed for the bungalows, with parking provided to the front or the side of each of these units.

The application is being presented to committee as the Council has had involvement with the site and there has been 1 or more objection.

#### **Relevant Planning History**

02946/E - The proposed development is for the erection of 43 dwellings for the people over

55 years of age with associated car parking and landscaping. The dwelling comprise 4 x two bedroom bungalows and a three storey apartment building providing a total of 39 apartments (27 one bedroom apartments and 12 two bedroom apartments) with a communal room at ground floor. - Enquiry completed 19/02/2024

45330 - Single storey extension - Approve with Conditions 16/11/2005

49271 - Erection of 2 metre high paladin fence to school boundary - Approve with Conditions 16/04/2008

62832 - Prior notification of proposed demolition of single storey former primary and special school - Prior Approval Required and Granted 14/06/2018

66306 - Demolition and site enabling works - Approve with Conditions 22/02/2021

### **Publicity**

Letters sent to 115 neighbouring properties on the 25th June 2024. 3 Additional letters sent on the 1st July 2024.

Site notice posted 3rd July 2024.

Press notice in the Bury Times on the 27th June 2024.

9 objections received in relation to:

- Too many properties for the size of the site.
- Three storey apartments are too high. Should be two storey.
- Impact and potential damage to Listed Building
- Site lies in a Conservation Area.
- Loss of light, privacy and views
- Access is too small/narrow for cars, emergency vehicles, delivery vans and refuse collections.
- One way system should be developed via the car park to the rear of No. 1 - 9 Fletcher Fold Road and removing existing garage.
- Concerns in relation to busy junctions at Manchester Road from Tennyson Avenue.
- Traffic studies do not consider Goshen sports facilities.
- Goshen Lane is the only access to properties to the east of the site and is private road maintained by 3 properties. Should be adopted by Council.
- Since this land was last used an additional 5 family homes (Manor House Gardens) have been added to the area, accessed via the private Goshen Lane.
- Existing drainage, sewage and utilities inadequate.
- Lack of parking.
- Impact on property values.
- Area is dirty due to people dumping building materials.
- Noise from apartment block
- Potential damage to neighbouring properties - structural survey should be conducted first.
- Site meeting with residents should be held.
- Removal of healthy trees.
- Area over crowded since people come from other areas to walk their dogs and socialise.

2 comments received in relation to

- Welcome redevelopment of school site.
- School was single storey, surrounding dwellings two storey, hard to justify three storey.
- Nearby extra care facility creates a lot of parking outside of curtilage. Insufficient on site parking proposed.

- Concerns in relation to construction traffic.
- Surface of Fletcher Fold Road already has potholes.
- I would like the council to make provision for building dependent species within this development by making integrated bird bricks BS42021, House Martin cups and bat bricks a condition of development.

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

**Traffic Section** - Acceptable in principle. Confirmation of wording of conditions to follow.

**Environmental Health - Contaminated Land** - Request conditions to secure the submission of preliminary risk assessment, site investigation, detailed risk assessment, remediation strategy and site verification report. Condition also requested to ensure EV charging points.

**Waste Management** - No response

**Public Rights of Way Officer** - Acceptable in principle subject to conditions in relation to the protection of the provision of the footpath that runs through the site.

**Conservation Officer** - The proposal would not be contrary to adopted UDP policy EN2/3 - Listed Buildings, paragraphs 200, 205, 206, 207 and 208 of the NPPF and policy JP-P1 of PFE.

**Greater Manchester Ecology Unit** - Ecological issues relating to bats, nesting birds, other wildlife and invasive species can be dealt with via condition. Biodiversity Net Gain to be secured via legal agreement.

**The Coal Authority** - No objections to the proposed development subject to an informative in relation to coal mining features.

**United Utilities (Water and waste)** - Confirm that whilst the strategy for the disposal of foul and surface water is acceptable in principle, there are elements of the detailed drainage design that might not be acceptable to United Utilities and will require resolution by the applicant. Condition recommended for the submission of a sustainable surface water drainage scheme prior to commencement.

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

**Greater Manchester Police - designforsecurity** - No response to report.

**Greater Manchester Fire and Rescue** - No response to report.

**Transport for Greater Manchester** - Updated section relating to road safety covers the last 5 years. Development is unlikely to result in a material impact on the highway network.

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

### **Development Plan and Policies**

EN1/2	Townscape and Built Design
EN2/3	Listed Buildings
EN6/3	Features of Ecological Value
EN7/3	Water Pollution
EN7/5	Waste Water Management

EN8/2	Woodland and Tree Planting
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H4/1	Affordable Housing
RT2/2	Recreation Provision in New Housing Development
RT3/3	Access to the Countryside
RT3/4	Recreational Routes
HT2/4	Car Parking and New Development
JP-C1	Our Integrated Network
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-H4	Density 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
SPD1	Open Space, Sport and Recreation Provision
SPD5	DC Policy Guidance Note 5: Affordable Housing
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 (Residential)

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 underdelivered 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 and Design**

PfE 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. PfE Policy JP-H4 sets out minimum densities that should be considered.

The minimum density for the site would be 35 dwellings per hectare. The application form

states that the site area is 0.90 hectares. The proposal would therefore lead to a density of 48 dwellings per hectare. The proposal would therefore exceed the minimum density required. As such, it is considered that the proposal would achieve efficient use of land.

UDP 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. 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.

The proposal would seek approval for 4no. bungalows and a three storey block of apartments. The buildings within the vicinity of the site are largely depicted by two storey semi-detached, and terraced dwellings however there are some three storey properties on Tennyson Avenue. This development has been designed with specific needs in mind for the over 55s and is considered to be appropriate.

The west elevation of the apartment block shows a stepped roof/ridgeline adjacent to the two storey dwellings on Fletcher Fold Road. The overall ridge height would be higher than the neighbouring properties however, this slight step, and the distance between the existing residential properties and the apartment block helps to prevent the proposed apartments appearing overbearing. Whilst the bungalows would be of a lower height than the neighbouring two storey properties, there are only 4no. bungalows proposed and the former school development on the site was largely single storey in scale. The scale of the proposed dwellings is therefore considered to be acceptable given the context of the surrounding streets.

Whilst varying in design and scale, the bungalows and apartment block can be visually tied together through the use of materials. The proposed apartments would use 3 types of facing brick work, with brick type 1 (red multi brick) used for the facing brick work of the bungalows. Proposed visuals have been submitted to show the contrasting brick types for the proposed apartments, and this has also been referenced in the design and access statement. The aim of the differing brickwork is to give the impression of a terrace of town houses which is further emphasised by the use of gables above each section of brick work. This change in brick work gives an element of interest to the principal front elevation. The same roof tile and window colour would be used for both the proposed apartments and bungalows.

The bungalows and apartment block designs are also tied together through the use of gable detailing, that would replicate the shape and style of properties within the immediate vicinity of the site. The proportions of the elevations appear to be appropriately aligned. Verticality would be created through the windows and balcony areas of the apartments that would replicate the vertical emphasis of the bay windows of the semi-detached properties on Fletcher Fold Road, without being a pastiche of this existing built form. The proposed apartments have a legible entrance.

The level of private amenity space for the proposed bungalows is acceptable and there would be space within the side or rear gardens for bin storage. The bungalows would face directly onto the access/shared surfaces to the front. Small areas of soft landscaping are proposed to the front of the proposed bungalows to break up the expanse of hardlandscaping. The introduction of soft landscaping features has been extended to the carparking area to the front of the proposed apartment blocks, creating pockets of greenery throughout the access and car parking layout.

A landscaped garden is shown to the rear of the apartment block that would provide a

shared area of amenity space, whilst balconies are also shown for the individual apartments creating private space for the future occupiers. A pitched roof bin store is shown for the use of the future occupiers of the apartment blocks. By placing the car parking centrally within the development there would be an element of natural surveillance.

The submitted crime impact assessment confirms that the layout proposed is considered to be acceptable and has set out some recommendations which have largely been designed into the scheme. For example whilst the external ground floor doors have been retained to allow access to amenity space however these would be private terraces enclosed by hedging and 1.2m railings to deter unauthorised access. A 1.2 metre railing has also been introduced along the existing footpath and the proposed parking to provide a level of separation. GM Police have been consulted on the scheme and have provided no further comments.

PfE Policy JP-H3: states that all new dwelling must:

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

The 1no. bed and 2no. bed apartments would exceed the gross internal area required under NDSS. The double bedrooms in both apartment types exceed both the area and width required to meet NDSS. The additional single bedroom in the 2no. bed apartment exceeds the area and width required to meet standards. Adequate storage is proposed in both apartment types.

The proposed bungalows would also exceed the gross internal area required under NDSS. The master bedroom would be a sufficient area and width to be considered to be a double bedroom, and the second bedroom sufficient area and width for a single bedroom. Adequate storage is proposed.

The requirement to comply with Part M4(2) can be incorporated as a planning condition.

It is therefore considered that the proposed development would not be a prominent or intrusive feature in the streetscene, and would provide suitable living and amenity space for future occupiers. The proposal would therefore be in accordance with Policies EN1/2, H2/1, H2/2 JP-H3 and JP-H4 of the Development Plan.

### **Heritage**

There is a Grade II Listed Buildings, The Manor House, Manor Cottage, The Crest and The Nook are situated to the east of the site. The buildings are set back within their own grounds and also separated by the intervening access road. There is no designated Conservation Area.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision makers to have special regard to the desirability of preserving a listed building or its setting or any feature of architectural or historic interest it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building.

EN2/3 - Listed Buildings - The Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features. Proposals for demolition will be opposed and will only be considered where it is demonstrated conclusively that the building(s) cannot be retained.

Paragraph 205 of the National Planning Policy Framework (NPPF) states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 206 of the NPPF states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 207 of the NPPF states where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 208 of the NPPF states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

A submitted heritage assessment describes the history and heritage significance of the listed buildings.

Setting can be described as not only the surrounding area to a building but also how it is experienced, and this can be influenced by many factors such as landscape character, the built environment and how the building(s) is /are physically approached and changes within that setting and how that change has evolved.

The setting of the listed buildings has been significantly reduced since they were originally built in the late 18th and early 19th centuries. They are now surrounded by residential development built in the latter part of the 20th century and early 21st century. Longer views of the site from the north, south east and east are screened by mature trees. As such the setting is confined to a small area and therefore limits how the buildings are experienced in approaching on foot and by car and viewed from longer distances.

The proposal would replace the previously existing structure and whilst there may be glimpsed views of the proposal from limited parts of the Manor House the elements that make up its setting would remain unchanged to the extent that there would be no loss of heritage significance of the listed buildings.

As such the proposal would not conflict with to adopted UDP policy EN2/3 - Listed Buildings, paragraphs 200, 205, 206, 207 and 208 of the NPPF and policy JP-P1 of PfE.

## **Residential Amenity**



UDP Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses. 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 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 take into account significant change in levels or new accommodation to be provided at a higher storey. 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.

#### Apartments

The Manor House, which also includes Manor Cottage, The Crest and The Nook are situated to the east of the site. Section 06 references this relationship and whilst these properties are at a lower level than the apartment block, at circa 1.6 metres lower an additional 3 metres is not required for the purposes of aspect standards.

There is significant tree coverage along this boundary that will be retained, and the properties to the east of the site would be separated from the site by the existing Public Right of Way. The proposed first floor rear windows would be located at minimum of approximately 17.4 metres from the site boundary, and the proposed first floor balconies would be located a minimum of 15.6 metres from the site boundary exceeding the 7 metres required by SPD 6. The proposed second floor rear windows would be located at minimum of 17.4 metres from the site boundary, and the proposed second floor balconies would be located a minimum of 15.6 metres from the site boundary exceeding the 10 metres required by SPD 6. Over 20 metres can be provided between directly facing habitable rooms. The proposal therefore complies with aspect standards.

The proposed apartments would be located to the rear of the dwellings on Meadway. Section 05 references the relationship between the proposed apartments and No. 17 Meadway. The ground floor of the apartments would be located approximately 5 metres higher than the ground floor of this property. As such an additional 6 metres have been added to the aspect standards set out above.

As above significant tree coverage would be retained along this shared boundary. The proposed first floor rear windows would be located at minimum of approximately 27 metres from the site boundary, and the proposed first floor balconies would be located a minimum of 30 metres from the site boundary exceeding the 13 metres required by SPD 6. The proposed second floor rear windows would be located at minimum of 27 metres from the site boundary, and the proposed second floor balconies would be located a minimum of 30 metres from the site boundary exceeding the 15 metres required by SPD 6. Over 20 metres can be provided between directly facing habitable rooms. The proposal therefore complies with aspect standards.

The side elevation of No. 42 and 44 Millwood Court faces towards the site. As this is not a principal elevation it is not protected in the same way. The residential amenity space of this property would also be located to the side of the proposed apartments. As the proposed apartment building would be located to the north of these properties it is considered unlikely that the proposal would be unduly overbearing. Glazing on the side elevation of the apartments facing towards this boundary to relate to non-habitable rooms, or would be secondary windows and as such aspect standards have not been applied.

The proposed apartments would be located to the south of No.9 Fletcher Fold Road. A building mass and overshadowing study has been provided showing the proposed overshadowing of the proposal throughout the spring, summer, autumn and winter at various times of day. Due to the orientation of the sun and location of the building overshadowing of this property would be largely limited to during the morning in spring time (between 10am and 12pm), and during the winter when there would be less hours of daylight in any event. Given that the overshadowing study submitted indicates limited impact on this property as set out above the location of the proposed apartments is considered to be acceptable. As above, glazing on the side elevation of the apartments facing towards this boundary appears to relate to non-habitable rooms or would be secondary windows as such aspect standards have not been applied.

The proposed front windows would be separated from the directly facing bungalows by the car park and areas of landscaping and amenity space. A distance of over 20 metres can be provided.

#### Bungalows

The ground floor rear windows of the proposed bungalows would be screened from the rear gardens and windows of the properties fronting Manchester Road by the proposed 2.1 metre boundary fencing.

The proposed front windows would be separated from the directly facing apartments by the car park and areas of landscaping and amenity space. A distance of over 20 metres can be provided.

The proposed side windows within the bungalows would be secondary windows, or relate to non-habitable rooms. As such aspects have not been applied.

The proposal is therefore considered to comply with the aspect standards and guidance as set out within SPD 6.

#### **Highways, Access and Travel**

UDP Policy EN1/2 requires the consideration of the design and appearance of access, parking and service provision. This is further supported by Policy H2/2 that requires proposals to demonstrate adequate car parking provision, access for both vehicles and pedestrians, and provision for public transport and the existence of any public rights of way. 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.

Fletcher Fold Road is proposed as the principal access to the site, crossing over Footpath 70 BUR. This is the historic access to the site that was utilised when the site was a school. Fletcher Fold Road is a highway and is there for the public to pass and repass however it is also utilised by existing residents to park their cars. This access road is approximately 1 metre wider than minimum currently accepted standard for a minimum estate road.

The trip generation exercise contained within the submitted transport statement demonstrates that the development is likely to generate 3 two-way trips in the AM peak hour and 5 two-way trips in the PM peak hour. Transport for Greater Manchester (TfGM) have therefore advised that the development is therefore unlikely to result in a material impact on the highway network.

A swept path analysis plan is contained within the Transport Statement Appendices. This plan demonstrates that a refuse vehicle can undertake turning manoeuvres within the on-site turning head and therefore enter and exit the site in a forward gear.

The Traffic Section have been consulted in relation to the proposed access to the site and have raised no objections to the use of this access in principle. Given the matters set out above it is therefore considered that the proposal would comply with UDP Policy EN1/2 and PfE Policies JP-C5 and JP-C6.

#### Active Travel

PfE Policy JP-C1 requires developments to be located and designed to deliver a significant increase in the proportion of trips that can be made by walking, cycling and public transport. Developments should prioritise pedestrians, cyclists and public transport users. 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.

In order to encourage walking and cycling, it should be ensured that the pedestrian and cycling environment, within and around the site, is designed to be as safe, attractive and convenient as possible, including natural surveillance where possible. This should provide sufficient links to the surrounding pedestrian and cycle networks.

There are a range of amenities such as local shops and community facilities within walking distance of the site which should encourage residents to make journeys to and from the site on foot. There is also a Public Right of Way running through the site which is proposed to be retained and secure cycle parking is also to be provided. In terms of Public Transport, several bus services providing connectivity to both Bury Town Centre and Manchester City Centre are located a short distance from the site on Manchester Road. The proposals therefore provide opportunity to encourage residents to pursue an active lifestyle by a range of sustainable modes where they can. The proposal is therefore in conformity with PfE Policies JP-C1 and JP-C8.

In addition to this footpath 71BUR runs through the site, and as set above footpath 70BUR is sited to the north of the access to the site along Goshen Lane. As such UDP Policy RT3/3 - Access to the Countryside is also applicable as it requires the Council to seek to improve and extend the existing network of Public Rights of Way. This policy also supports the aspirations of the PfE policies listed above. The users of the public right of way will retain access through the site as indicated on drawing 6071-POZ-XX-ZZ-DR-A-1200 P09. A condition however is requested to ensure that footpath 71BUR is fully protected during, and following development of the site.

#### Parking

In terms of parking standards, in addition to Policy JP-C8 and Policy HT2/4 requires all applications for development to make adequate provision for their car parking and servicing requirements. Supplementary Planning Document 11 provides parking standards for developments.

There is no specific parking standards for this type of development within SPD11. However, the maximum standards for sheltered housing, which is a similar use, is 1 space per 3 units.

This would equate to 14.33 spaces for the proposed 43 units. 20 spaces, including 2no. disabled spaces close to the main entrance door would be provided for the proposed apartments. 2no. spaces per bungalow are also proposed. This would equate to a total of 28 spaces throughout the development.

Whilst this would lead to an over provision of parking within the site, compared to the maximum standards set out within SPD 11 it is considered that this would allow parking within the site for visitors. As such the proposed parking is considered to be acceptable.

There are no minimum standards within SPD 11 for cycle parking provision. The proposal seeks to provide 10 secure cycle spaces within the secure communal garden, and cycle parking could also be provided within the residential curtilage of the bungalows if required. As there are no standards for cycle parking the proposal would exceed minimum standards as required by TfGM.

An internal scooter store is also proposed adjacent to the main entrance lobby to the apartment building.

### **Ecology**

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 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. This is further supported by PfE Policy JP-G7 that aims to significantly increase tree cover and requires 2no. replacement trees for each tree lost or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area.

### Bats

A number of trees were assessed as providing bat roosting potential. Currently all are shown as retained, this may however change as the consultant noted that trees had been removed as part of the site remediation that had been proposed for retention.

A condition is therefore proposed that prevents the removal of trees with bat roosting potential unless approved by the Local Planning Authority.

The consultant also noted that the retained trees provided potential foraging habitat and should be protected from external lighting. Based on the proposed layout, GMEU would consider it unlikely that external lighting would be an issue on this site. No further information or measures are therefore required.

### Other Protected Species

No evidence of any other protected species was found or regarded as likely within the submitted documentation. GMEU agree with this assessment having accepted as part of the site remediation the absence of any such species. Whilst badger could theoretically utilise the site, GMEU are satisfied that this is very unlikely and can be covered by general precautionary working measures. No further information or measures are therefore required.

### Nesting Birds

Further tree and scrub removal is proposed. Potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. a condition is therefore recommended to restrict works

to trees to outside of nesting season.

### Other Wildlife

Habitats on the site provide suitable cover for species such as hedgehog and amphibians such as common toad, which combined with the suitable habitats nearby for such species (Goshen Wood and Hampson Mill Lodge) increase the level of risk. GMEU therefore agree with the consultant that precautionary working measures should be applied and conditioned.

### Invasive Species

A number of species listed under schedule 9 part 2 of the Wildlife & Countryside Act 1981 (as amended) were recorded on the site, including japanese knotweed, himalayan balsam, montbretia and a Cotoneaster. A condition requiring a method statement detailing control measures is therefore required for any permission at this site.

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

A metric has been provided, based on the agreed baseline of the site prior to site clearance under application 66306. More than 10% BNG is achievable on the site.

As medium distinctiveness habitats are being created on the site, some of which have a target of good condition, GMEU would regard the habitat creation as significant and that the Habitat Management and Monitoring Plan (the HMMP) and Biodiversity gain plan will require securing by a legal agreement with the LPA and the on-site measures conditioned.

With regards wildlife GMEU recommend provision of bird, bat boxes and swift bricks. The details can be provided via condition.

With regards the landscape layout, whilst GMEU would prefer to see more native trees in the planting schedule no objections have been raised.

### Trees

An Arboricultural Impact Assessment has been submitted with the application which identified 26 individual trees (T1-T26) and 6 groups of trees (G1-G6) within the influencing distance of the application site.

The proposal seeks to remove T2, T8, T9, T10, T22 and G1. Tree removal is primarily associated with the construction and garden space of plots 1 and 4 (T2 and G1) and to accommodate the proposed installation of drainage (T8-T10 and T22). These trees are all either of low quality (Category C) or poor quality (Category U). The planting plan sets out that 38 no. replacement trees are proposed throughout the site. Given the quality of the trees to be removed and the number of trees proposed to replace these trees no objections are raised to the proposed removals.

Pruning works to trees within group G6 and tree T5 are proposed. This comprises crown lifting of T5 and the larger holm oak trees within G6 to ensure their lower canopies are above the boundary fencing and remove possible climbing aids. Minor canopy pruning may be required to trees T11 to T14 during drainage installation works within G5 to facilitate access.

The assessment identifies that within the layout, there are instances of tolerable incursions into the root protection areas of retained trees. These comprise the proposed footpath/patio around plot 4 which encroaches into the RPA of T3 and the installation of drainage within G5 (inclusive of trees T11 to T18).

Two of the trees, and one group identified within the assessment are protected by means of a TPO. These trees are not proposed for removal or works.

Given that further works to trees may be required and arboricultural method statement will be proposed via condition.

Due to the group amenity value of the trees on site, that make up a significant screen it is considered that a group TPO should be applied to the trees on the site and a request to TPO the trees has been sent to the Council's legal department and a temporary TPO is in the process of being drafted.

Given the matters set out above it is considered that the proposal would comply with the Policy considerations set out above, subject to the conditions and provisions highlighted.

### **Carbon and Energy**

PfE Policy JP-S2 sets out the steps required to achieve net zero carbon emissions.

The submitted Energy statement sets out a fabric first approach to meet PfE policy JP-S2. There would be no gas to the site and the all electrical heating system would be supported by PV panels on both the bungalows and the apartments. The applicant is proposing to use heat pumps for hot water for the apartments and air source heat pumps for the bungalows. The proposed design complies with and in some areas goes beyond what is required by Part L of Building Regs. EV charging would also be provided. The proposals therefore comply with Policy JP-S2.

### **Digital Connectivity**

PfE Policy JP-C2 requires all new development to have full fibre to premises connections unless technically infeasible and / or unviable.

Full fibre is available within the vicinity of the site.

### **Drainage**

Following their review of the submitted Drainage Strategy United Utilities have confirmed that whilst the strategy of foul and surface water is acceptable in principle, there are elements of the detailed drainage design that might not be acceptable to United Utilities and will require resolution by the applicant however these elements have not been clarified by United Utilities within their response. For this reason, and to avoid any unnecessary delays or costs for the applicant, a condition has been proposed to submit details of a surface water drainage scheme and a foul water drainage scheme prior to commencement of development.

### **Coal Authority**

Paragraphs 189 and 190 of the NPPF seek to ensure that sites are suitable for its proposed use taking into account ground conditions, any risks arising from land instability and contamination. The application site falls within the Coal Authority's defined Development High Risk Area. The Coal Authority records indicate that the site lies within an area of probable historic unrecorded shallow coal mining. This could affect public safety and surface stability for the proposed development.

The Coal Authority considers that the content and conclusions of Report on Coal Mining Related Site Investigation Works (T012 SFK (TLC1136) rep BS LKConsult 140121, January 2021) are sufficient for the purposes of the planning system (NPPF paras. 189 and 190) in demonstrating (based on the professional opinion of The Land Consultancy Limited) that the application site is safe and stable for the proposed development. The Coal Authority has therefore raised no objection to the proposed development.

### **Planning Obligations**

### Affordable Housing

The proposal will deliver 100% affordable housing for older people with Bury Council to have 100% nomination rights in perpetuity.

### Recreation provision

UDP Policy RT2/2 requires developers of new housing on sites of 10 or more dwellings to provide for the recreational needs of the prospective residents. SPD 1 Open Space, Sport and Recreation provision in New Housing Developments advises on specialised accommodation at paragraphs 4.11-4.12.

Allowing for the fact that the development is directed toward older people the play provision element of the commuted sum is waived and the required contribution would be £71,243.16. Should viability be raised as an issue to the satisfaction of the Council, the provision of onsite amenity space for residents similar to that required for category C2 schemes may be acceptable. In this scenario, on-site recreation provision should be in the form of amenity land or communal space which forms part of the development.

Viability has been raised as an issue for this site. The applicant has provided a viability appraisal that concludes that the gross development value amounts to £6,602,500 and based on the total scheme costs of £8,791,265 detailed above, without any uplift for current market conditions, the costs outweigh the GDV and the scheme shows a deficit of £2,188,765. The proposal is a 100% affordable development homes for social rent and shared ownership. Any additional financial planning contributions would generate a further negative surplus for the project rendering it unviable.

It is considered that the application provides a more than sufficient amount of on-site amenity land to satisfy SPD1. The shared amenity space would comprise of a resident's garden with seating, sensory planting and a grow your own area. Areas of lawn and a meadow with mown paths to walk through area also provided. Pathways around the building and within the resident's garden are also proposed. As such additional financial contributions for recreation provision will not be sought for this scheme.

### Biodiversity Net Gain

As set out above the HMMP and Biodiversity gain plan will require securing by a legal agreement.

### **Response to objections**

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

The creation of a one way system to access the site through the car park at the rear of No. 1 - 9 Fletcher Fold Road would not be viable. This would include introducing additional traffic onto a public footpath where vehicular access should be limited, would impact on the car park which appears to be associated with the flats and shops on Tennyson Avenue and would involve the removal of a building outside of the applicant's control. The Traffic Section have reviewed the proposed access and consider that the road to the site is sufficient.

The site is not located in a Conservation Area.

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental

conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

**Recommendation:** Minded to Approve

### Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.  
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered 6071-POZ-00-ZZ-DR-A-1100 Rev P03, 6071-POZ-XX-ZZ-DR-A-1200 Rev P09, 6071-POZ-XX-ZZ-DR-A-1210 Rev P04, 6071-POZ-XX-ZZ-DR-A-1211 Rev P03, 6071-POZ-XX-ZZ-DR-A-1220 Rev P03, 6071-POZ-XX-ZZ-DR-A-1221 Rev P03, 6071-POZ-XX-ZZ-DR-A-1230 Rev P04, 6071-POZ-00-ZZ-DR-A-1350 Rev P04, 6071-POZ-XX-ZZ-DR-A-1351 Rev P02, PAL-00-ZZ-DR-A-1400 Rev P01, 6071-POZ-00-ZZ-DR-A-1900 Rev P01, 6071-POZ-XX-ZZ-VS-A-1212 Rev P02, 6071-POZ-XX-ZZ-VS-A-1213 Rev P01, S23-0937 Rev A, S23-0938, 23-B-13947-100 Rev A, 23-B-13947-200 Rev B, D10188.001 Rev P01, D10188.002 Rev P01, D10188.100 Rev P01, D10188.201 Rev P01.

#### Supporting Documents

Building Mass and overshadowing study  
Coal Mining Risk Assessment 23-12-115972/CMRA1  
Report on Coal Mining related site investigation works - 8th March 2024  
Planting Schedule D10188.200 P01  
Energy Statement Z63439  
Crime Impact Statement 2023/0563/CIS/01  
Ground Investigation Report 23-12-115972/GIR1 Rev B  
Flood Risk Assessment and Drainage Strategy Report 23-B-13497  
Arboricultural Impact Assessment April 2024  
Protected Species Report: Amphibians 10188.003  
Ecological Assessment Report 10188.002  
Ecological Desk Study 10088.001  
Planning Statement May 2024  
Heritage Statement March 2024  
Affordable Housing Statement  
Design and Access Statement 6071-POZ-XX-XX-PP-A-1000-P02  
Micro Drainage Analysis Rev B  
Drainage Maintenance Plan  
Biodiversity Net Gain Impact Assessment and Design Stage Report 10188.003  
UK Urban Habitat Assessment sheets  
The Statutory Biodiversity metric  
Transport Statement 1911/1/B  
SuDs Suitability Assessment 13947  
Financial Viability Report

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Development Plan listed.

3. 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

4. The removal of certain trees may have the potential to cause harm to bats as identified in the Ecological Assessment TEP ref. 10188.002 version 2.0 Table 4 and shall not in any circumstances occur unless further information has been provided to and 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.
5. 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.
5. Prior to any earthworks a method statement detailing control measures for himalayan balsam, japanese knotweed, monbretia and Cotoneaster should be supplied to and agreed in writing by the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full.  
Reason. The scheme does not provide full details of the actual extent of Japanese Knotweed, Himalayan Balsam, monbretia and Cotoneaster in the interest of Development Plan Policy JP-G1 - Landscape Character and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
6. The landscaping scheme hereby approved shall be implemented not later than 12 months from the date the buildings is first occupied and shall include the provision of bird and 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 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.
7. Prior to any further earthworks or vegetation clearance a precautionary working measures strategy for mammals such as hedgehog and badger and amphibians such as common toad will be provided to and agreed in writing by the Local

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

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.

8. The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Impact Assessment and Design Stage Report reference 10188.003 prepared by The Environment Partnership 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 onsite habitat;
  3. the post-development biodiversity value of the onsite habitat;
  4. any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
  5. any biodiversity credits purchased for the development; and
  6. 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 Places for Everyone Joint Development Plan Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.

9. 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.

10. 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.

11. 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.

12. Notwithstanding the details contained within the Arboricultural Impact Statement April 2024, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and shall be 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 those overhanging Public Right of Way Footpath 71BUR, including the reason for such 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.

13. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
  - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
  - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
  - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;
- and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. 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, secure proper drainage and to manage the risk of flooding and pollution 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.

14. 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.

15. Following the provisions of Condition 14 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.

16. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site, and;

The approved contamination testing shall then be carried out and validatory evidence (soil descriptions, laboratory certificates, photographs etc) 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.

17. All instances of contamination encountered during the development works which do not form part of an approved Remediation Strategy shall be reported to the Local Planning Authority (LPA) immediately and the following shall be carried out where appropriate:

- Any further investigation, risk assessment, remedial and / or protective works shall be carried out to agreed timescales and be approved by the LPA in writing;
- A Site Verification Report detailing the conclusions and actions taken at each stage of the works including validation works shall be submitted to, and approved in writing by, the LPA prior to the development being brought into use.

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

18. Prior to occupation/first use the applicant shall provide:
1. one electric vehicle (EV) charging point (minimum 7kW\*) per unit (dwelling with dedicated parking).
  2. electric vehicle (EV) charging points (minimum 7kW\*) for a minimum of 20% of car parking spaces for dwellings with unallocated parking.

Certification and photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted.

\*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Reason. In accordance with the NPPF, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life.

19. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details for a scheme of protection for Public Footpath 71BUR indicated as "existing footpath" on drawing number 6071-POZ-XX-ZZ-DR-A-1200 P09 that crosses the site have been submitted to and agreed in writing by the Local Authority. The scheme shall include:
1. Submission of a dilapidation survey of the existing public right of way;
  2. A scheme of surface improvements along the public right of way that runs through the site to a scope and specification to be agreed;
  3. The arrangement of temporary protection measures that would be installed prior to commencement, to maintain provision of the public right of way through the site, to be maintained free of obstruction and maintained during construction;
  4. Submission of a drawing, based on a topographical survey that indicates the existing width and levels of the public right of way and adjacent land;
  5. Details of how the public right of way will be maintained free of obstruction, and

at its existing width following construction as identified under bullet point 4 above. The details subsequently approved shall be implemented to an agreed programme.

Reason. To maintain the extent of existing Public Right of Way footpath 71BUR pursuant to Policy RT3/4 - Recreational Routes of the Bury Unitary Development Plan.

20. If a temporary obstruction of the public right of way Footpath 71BUR is required during development no development shall take place unless and until a closure order has been made to Bury Council and a suitable temporary alternative route(s) made available.

Reason. To maintain the extent of existing Public Right of Way footpath 71BUR pursuant to Policy RT3/4 - Recreational Routes of the Bury Unitary Development Plan.

21. 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, H2/2 - The Layout of New Residential Development, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

22. The car 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.

23. 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, H2/2 - The Layout of New Residential Development, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

24. Notwithstanding the details contained within the approved Construction Traffic Management Plan dated 11th September 2024 no development shall commence unless and until the following have been submitted to, and approved in writing by the Local Planning Authority:

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;
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 Public Footpath No. 71, Bury, 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 all security hoardings clear of the adopted highway and (in the absence of any temporary closure) Public Footpath No. 71, Bury;
8. The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted and unadopted highways and Public Right of Way that crosses the site;
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 or Public Right of Way 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; and
13. A strategy to inform neighbouring occupiers (which as a minimum, shall include those adjoining the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

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 to the written satisfaction of the Local Planning Authority 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 Development Plan Policies EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

25. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted on a topographical survey of the site and adjacent adopted highways to the Local Planning Authority:

1. Formation of the proposed site access alterations and pedestrian improvements on Fletcher Fold Road at the junction with Goshen Lane to a scope and specification to be agreed, incorporating works at/beyond the limits of the adopted highway to form adequate arrangements for pedestrians across Goshen Lane, demarcation of the limits of the adopted highway, and all associated highway and highway drainage remedial works;
2. Scheme of carriageway resurfacing works on Fletcher Fold Road in the vicinity of the revised access to a scope and specification to be agreed;

The details subsequently approved shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

26. The dwellings hereby approved shall be built in accordance with the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations.

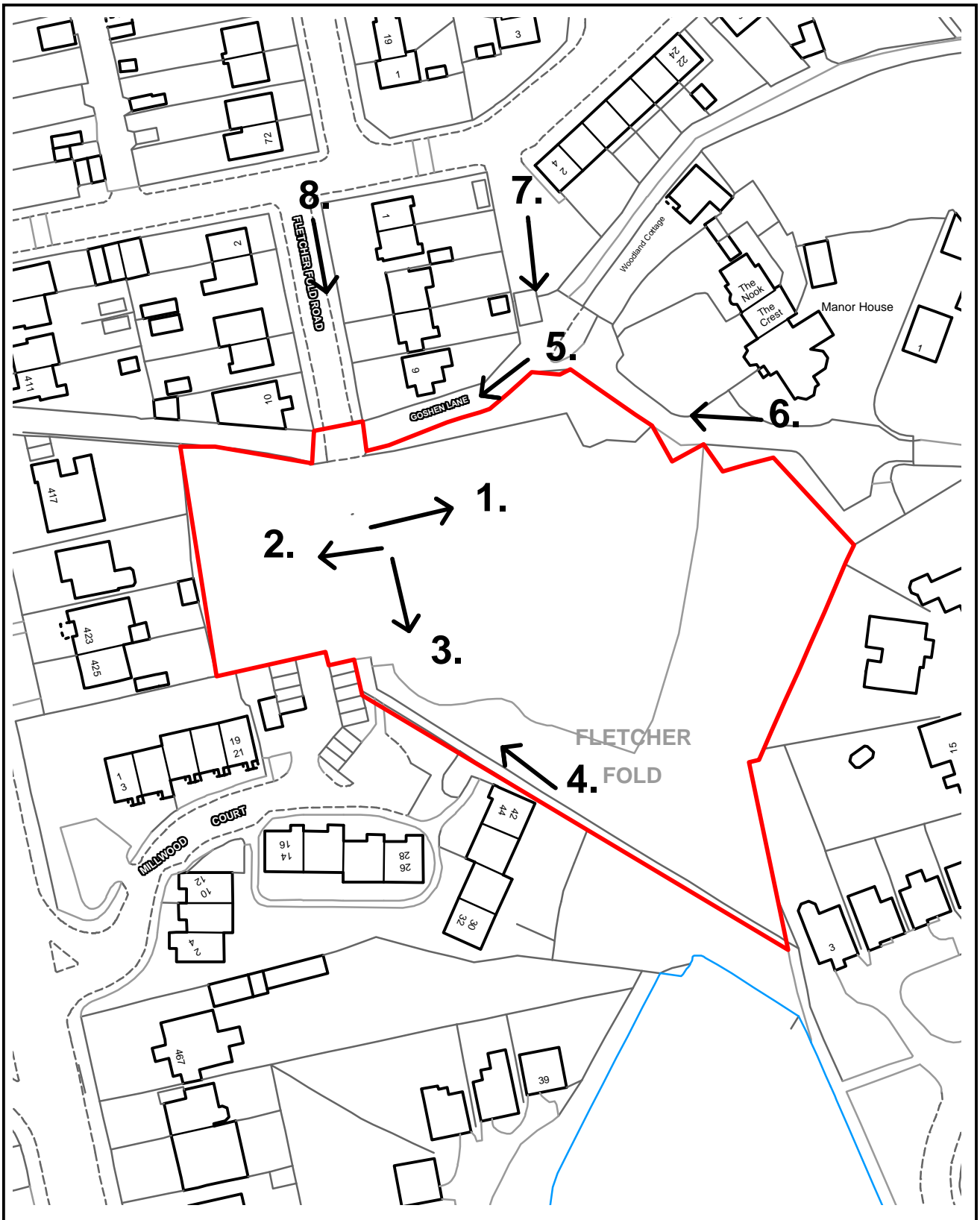
Reason. To secure the satisfactory development of the site pursuant to Places for Everyone Joint Development Plan Policy JP-H3: Type, Size and Design of New Housing.

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





# 70805 - Viewpoints



ADDRESS: Land off Fletcher Fold Road,  
Bury, BL9 9RX



**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





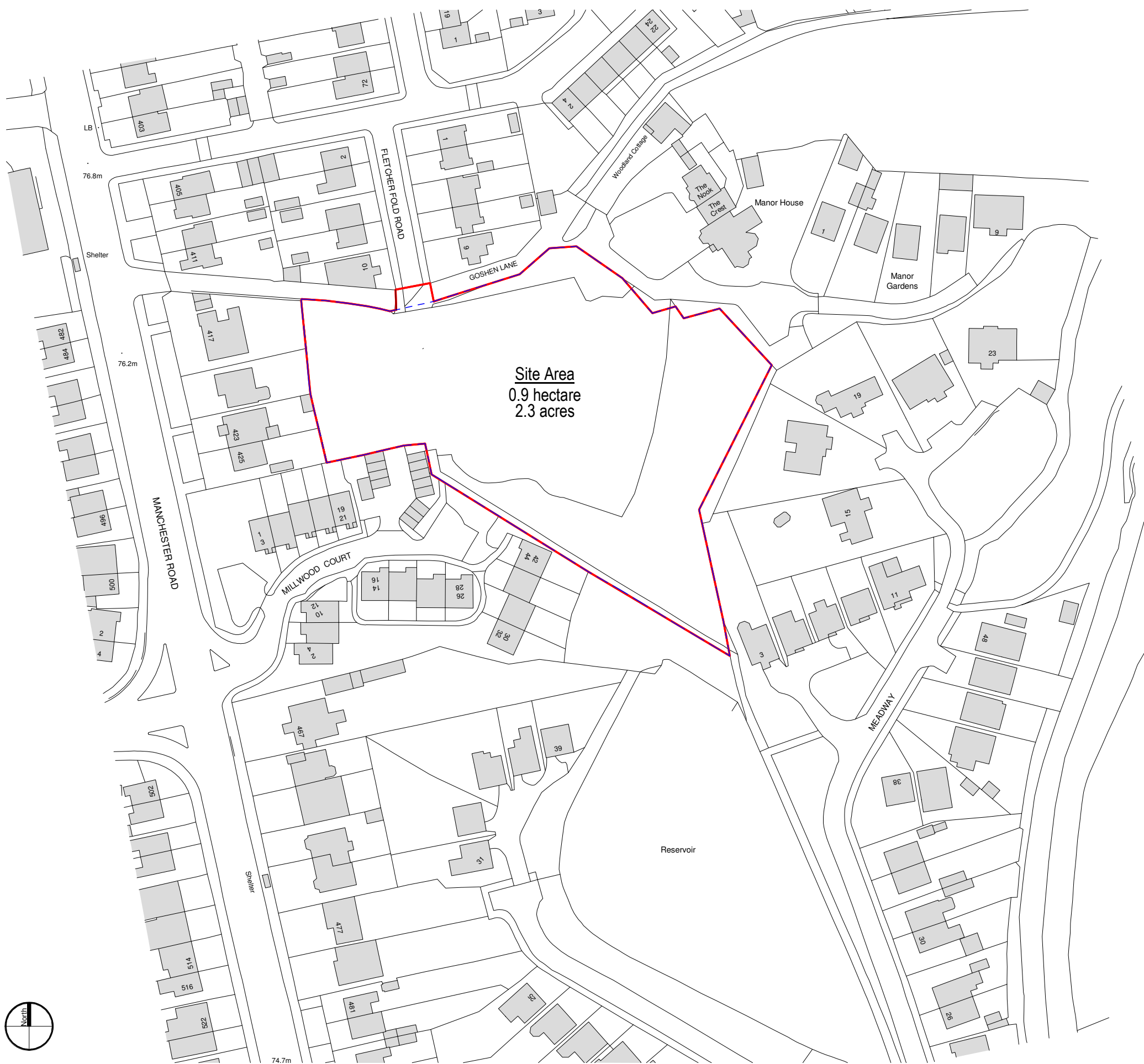
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Photo 7



Photo 8





**SITE LOCATION PLAN**  
1 : 1250

**Notes**  
The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.  
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Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	mm	1000	3000	5000	
1:200	mm	5000	8000		
1:500	M	5	15	25	
1:1250	M	10	30	50	70

**NOTES**

- Site boundary
- - - Site ownership boundary

For the topographical information refer to drawing S23-0937 produced by Survey Operations JPL Surveys

For the Arboricultural information refer to X10188.01.001 for the tree survey data and D10188.01.001 for the tree constraints plan both produced by The Environmental Partnership

P03	Planning Issue	BAP	16/05/24
P02	Revised site boundary to site ownership boundary and unadopted highway	BAP	08/02/24
P01	Issued for Pre-App planning advice	EM	19/01/24
Rev	Description	By	Date

**Client** ARCON HOUSING ASSOCIATION (BOLTON AT HOME)

**Job** FLETCHER FOLD ROAD, BURY

**Drawing** **PLANNING - SITE LOCATION PLAN**

6071_1100	Rev	P03
6071-POZ-00-ZZ-DR-A-1100		

Date	19/01/24	Scale	1 : 1250	@ A3
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3D CoOrd	BAP	2D CoOrd	EM	Approved	JW
	Project Status		Planning		Tender
	Design		Contract		As Built

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**Altrincham**  
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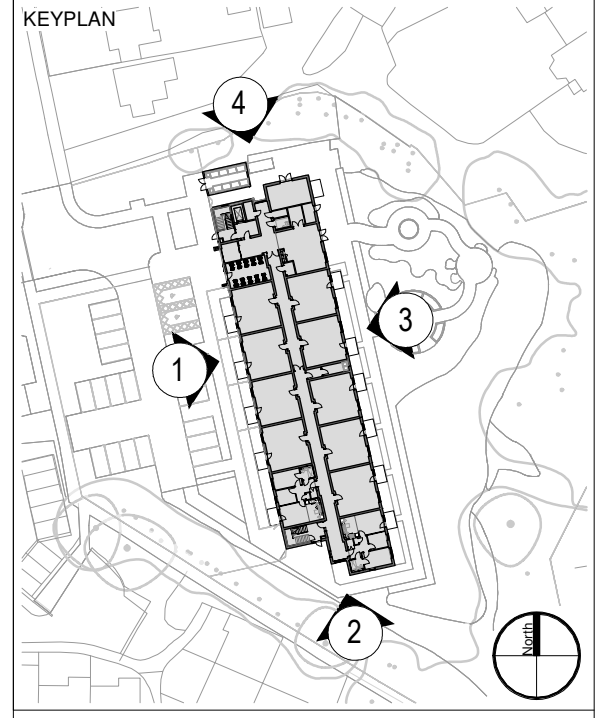
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1:500	m	0	10	20	30	40	50
1:1250	m	0	10	20	30	40	50



**MATERIALS**

ITEM	MATERIAL
Facing materials	Brick Type 1 Brick type 2 Brick type 3
Apartments door and window frames	UPVC, black
Entrance, stair, scooter st. & plant doors	Aluminium, black
Apartment glass infill panel	Patterned glass
Scooter st. glass infill panel	Opaque black glass
Roof	Slate effect tiles
Fascia	UPVC, black
Soffit	UPVC, white
Rainwater goods	UPVC, black
Balcony structure	Powder coated metal, black
Balcony & Juliet balustrade	Clear glass with powder coated handrail, black



**1 WEST ELEVATION FACING THE CAR PARK**  
 1:200



**2 SOUTH ELEVATION FACING THE FOOTPATH**  
 1:200



**3 EAST ELEVATION FACING THE GARDEN**  
 1:200



**4 NORTH ELEVATION FACING GOSHEN LANE**  
 1:200

P04	Planning Issue	BAP	16/05/24
P03	Scooter store & plant/tank room switched. Insulation added to corridor party walls.	EM	10/04/24
P02	Six 2 bed apartments changed to 1 bed following housing need feedback. 2 Beds increased to NDSS area. Position of the apartment building on the site adjusted to avoid root protection zones.	EM	14/03/24
P01	Issued for Pre-App planning advice	EM	19/01/24
Client	ARCON HOUSING ASSOCIATION (BOLTON AT HOME)		
UK	FLETCHER FOLD ROAD, BURY		
Drawn	PLANNING - APARTMENTS ELEVATIONS		
Rev	6071_1350	Rev	P04
Rev	6071-POZ-00-ZZ-DR-A-1350		
Date	19/01/24	Scale	As indicated
Rev	BAP	EM	JW
Phase	Planning	Tender	Construction
Phase	Design	Contract	As Built

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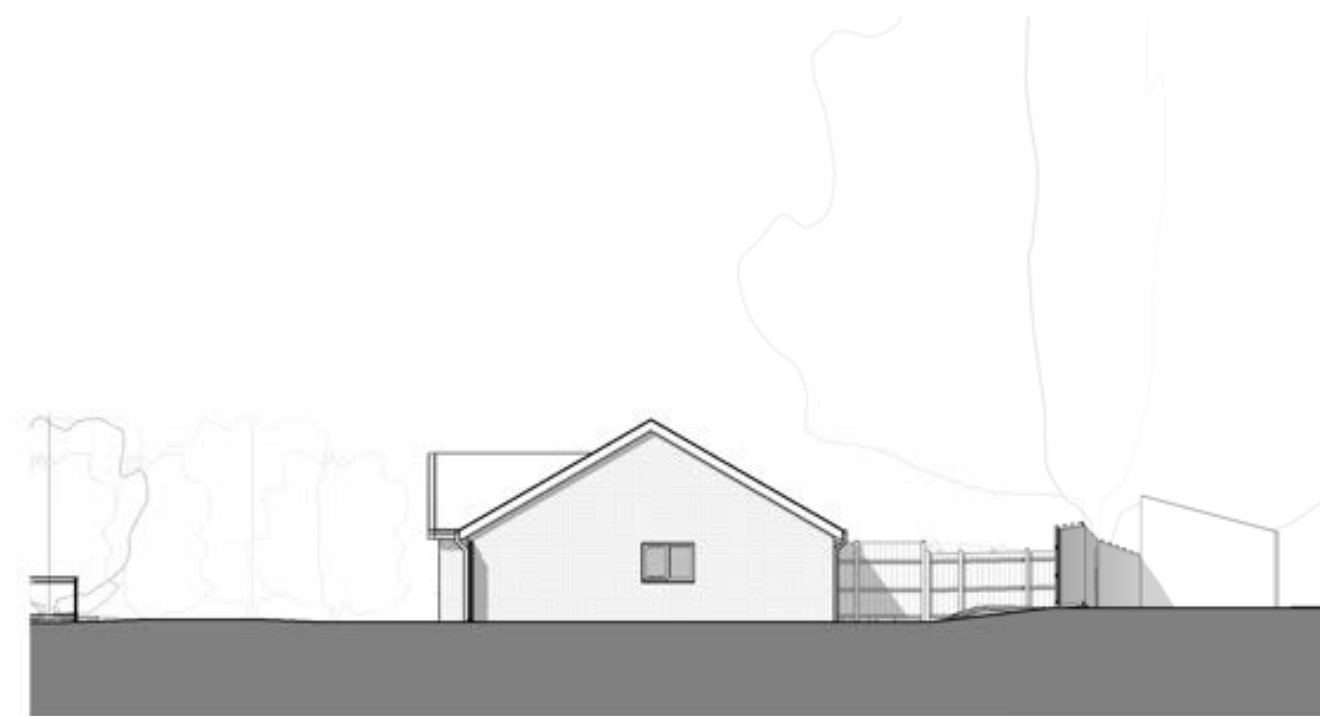
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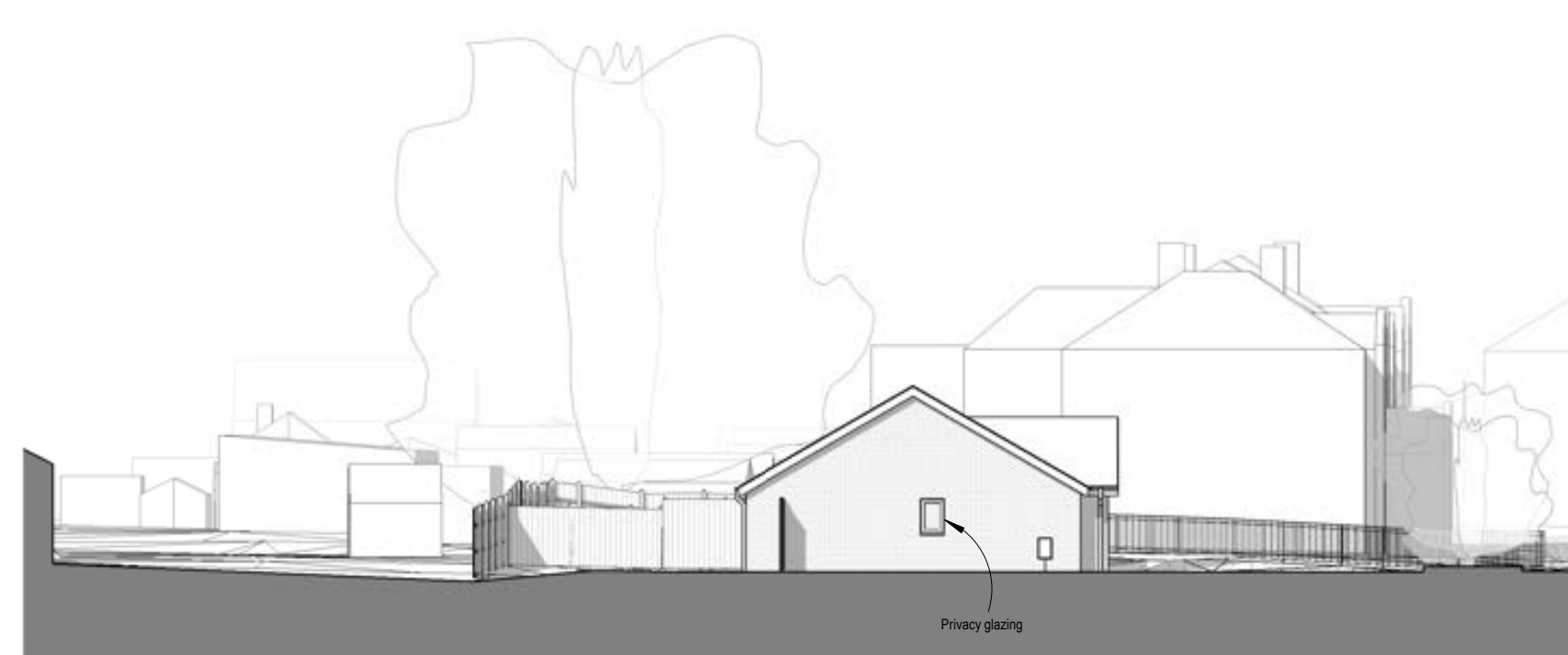
**1 EAST ELEVATION PLOTS 1 to 4 FACING THE CAR PARK AND APARTMENTS**  
1 : 200



**2 NORTH ELEVATION PLOT 1**  
1 : 200



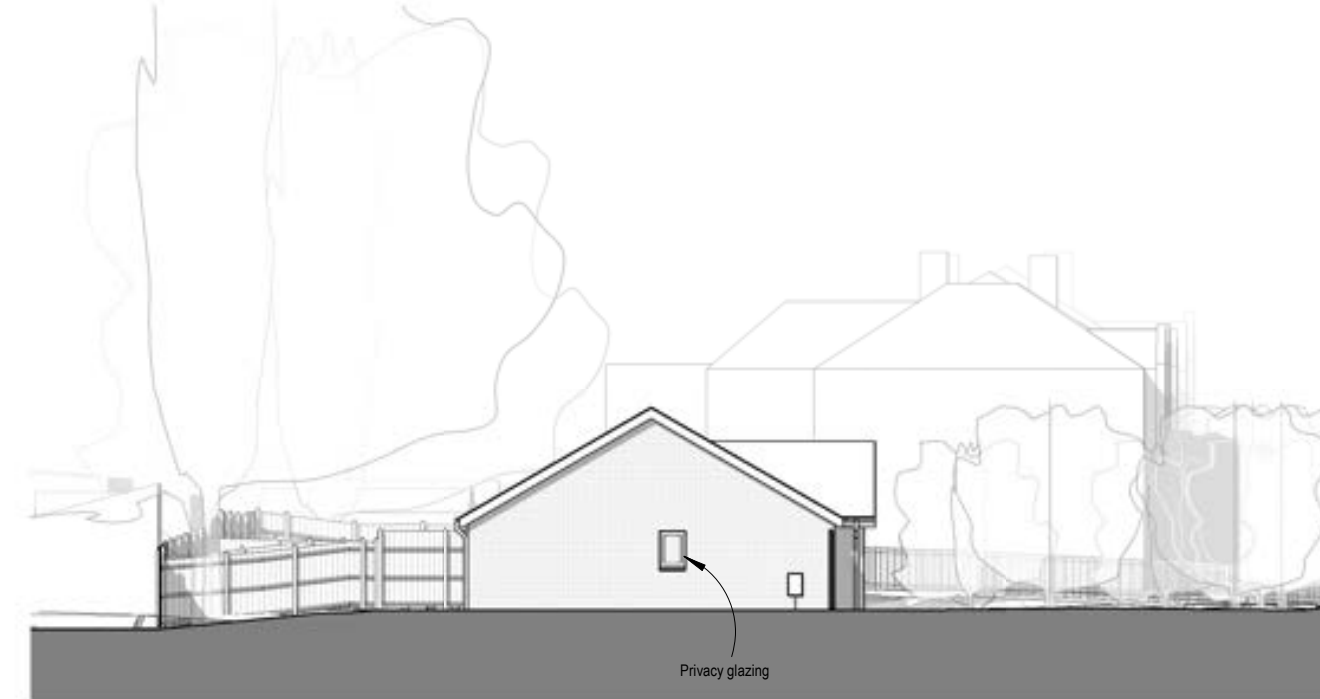
**3 NORTH ELEVATION PLOT 3**  
1 : 200



**4 SOUTH ELEVATION PLOT 2**  
1 : 200



**5 WEST ELEVATION PLOTS 1 to 4**  
1 : 200

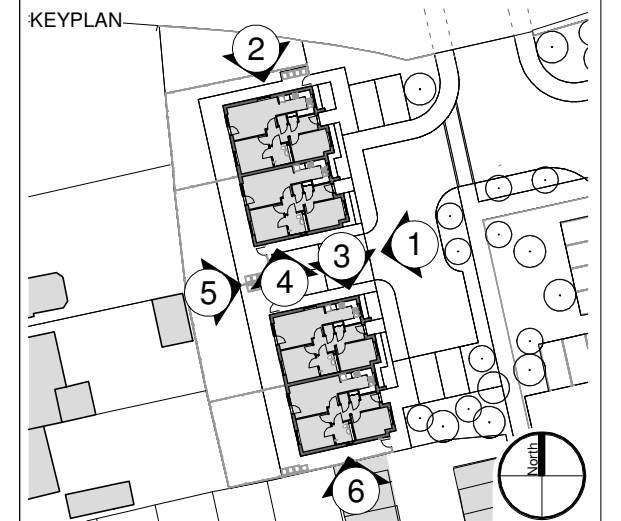


**6 SOUTH ELEVATION PLOT 4**  
1 : 200

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Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	mm	1000	3000	5000
1:200	mm	5000	8000	
1:500	M	5	15	25
1:1250	M	10	30	50



**MATERIALS**

ITEM	MATERIAL
Facing materials	Brick type 1 - red multi
Patio door and window frames	UPVC, black
Entrance door	Composite door
Roof	Slate effect tiles
Fascia	UPVC, black
Soffit	UPVC, white
Rainwater goods	UPVC, black

P02	Planning Issue	BAP	16/05/24
P01	Issued for Pre-App planning advice	EM	19/01/24
Rev	Description	By	Date

Client: ARCON HOUSING ASSOCIATION (BOLTON AT HOME)

Job: FLETCHER FOLD ROAD, BURY

Drawing: PLANNING-BUNGALOW ELEVATIONS

6071\_1351 Rev P02

6071-POZ-XX-ZZ-DR-A-1351

Date: 19/01/24 Scale: As indicated @ A2

BAP 2D CoOrd EM Approved JW

Project Status: Planning Tender Construction

Design Contract As Built

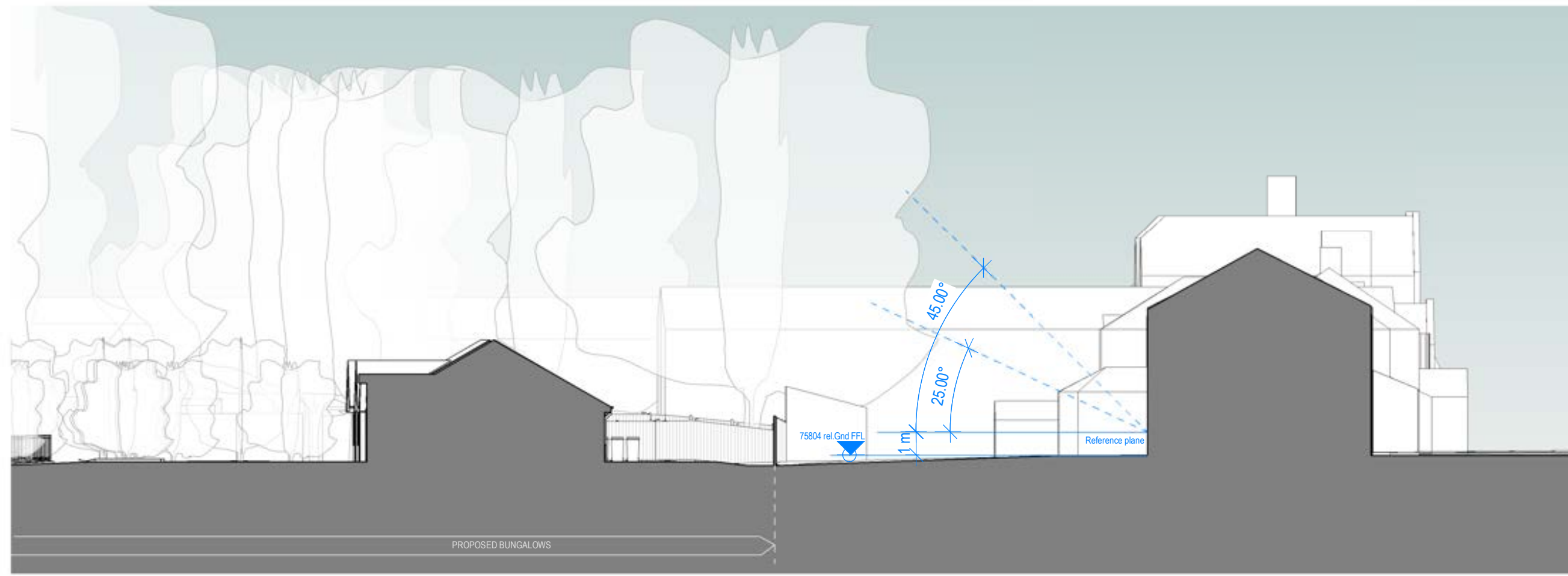
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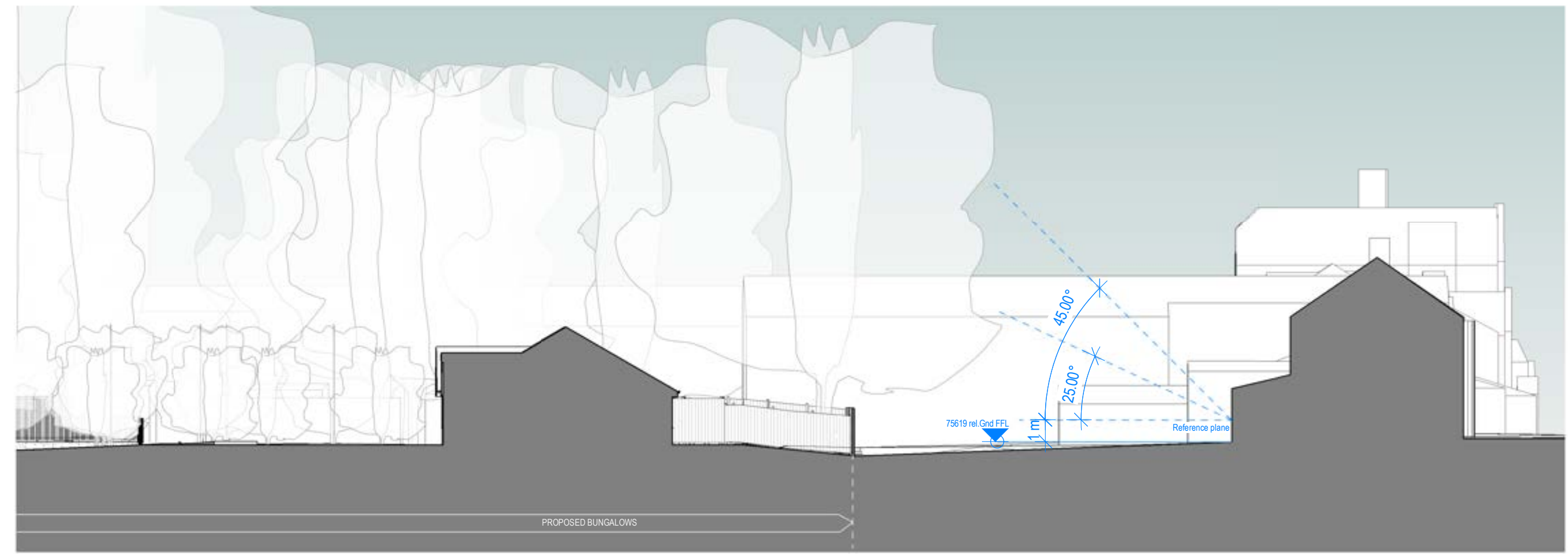
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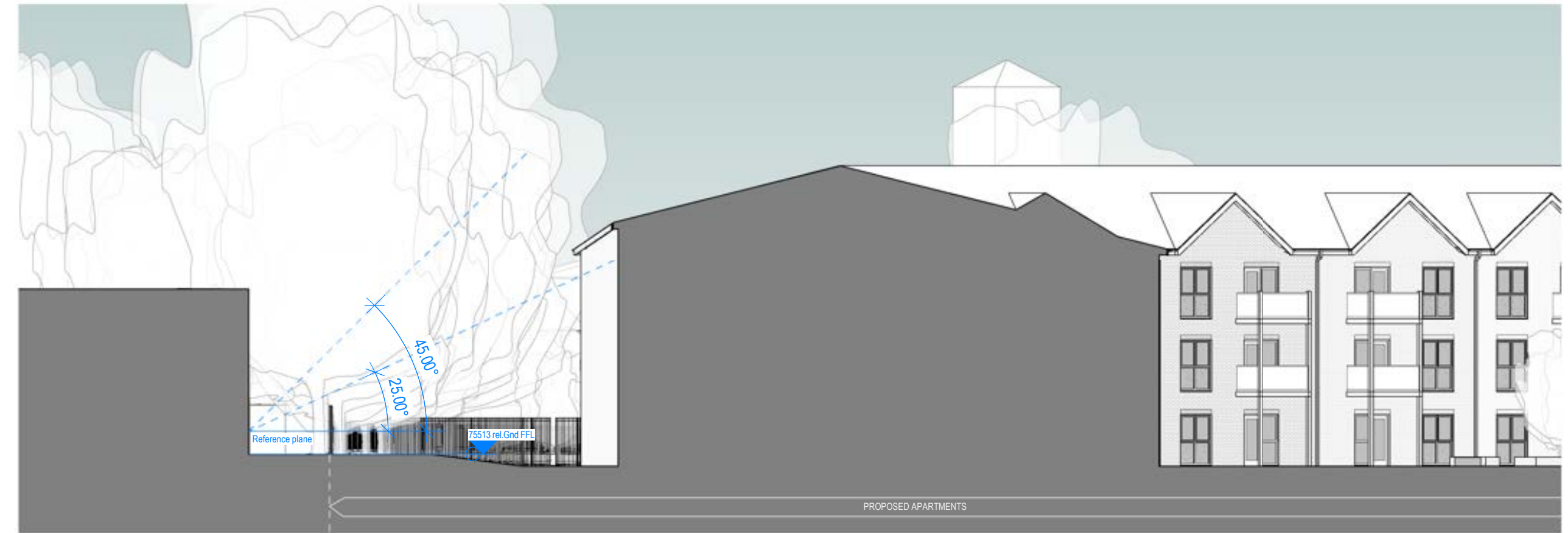
**SITE SECTION 01 - THROUGH BUNGALOWS AND 419 MANCHESTER ROAD**  
1 : 200



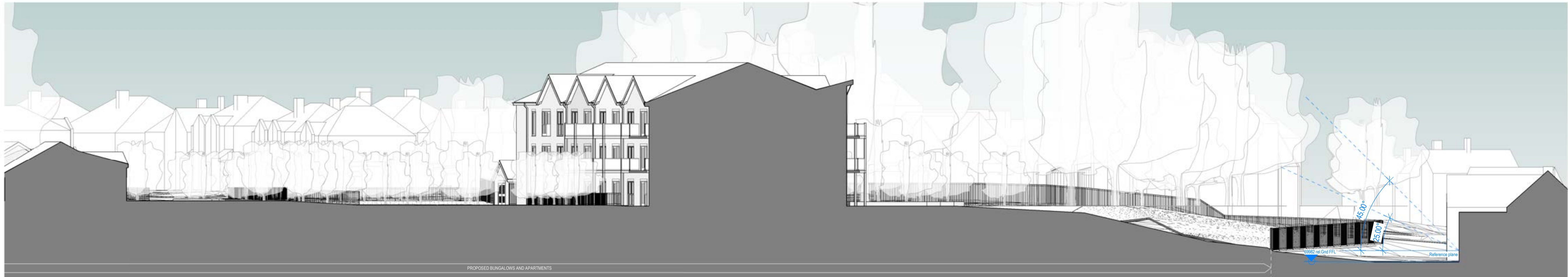
**SITE SECTIONS 02 - THROUGH BUNGALOWS AND 423 MANCHESTER ROAD**  
1 : 200



**SECTION 03 - THROUGH BUNGALOWS AND 10 FLETCHER FOLD ROAD**  
1 : 200



**SECTION 04 - THROUGH APARTMENT AND 42 MILLWOOD COURT**  
1 : 200



**SECTION 05 - THROUGH BUNGALOW AND APARTMENT AND 17 MEADWAY**  
1 : 200



**SECTION 06 - THROUGH APARTMENTS AND THE CRESCENT HOUSES**  
1 : 200



**SECTION KEY PLAN**  
1 : 1000

**Notes**  
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1:100	mm	0	1000	2000	3000	4000	5000
1:500	m	0	10	20	30	40	50
1:1250	m	0	5	10	15	20	25

**NOTES**

Floor levels of surrounding dwellings have been indicated using the topographical information.  
Please refer to JLP Surveying drawing S23-0937 for further details.

P01	Planning Issue	BAP	16/05/24
Rev	Description	By	Date
Client	ARCON HOUSING ASSOCIATION (BOLTON AT HOME)		
Job	FLETCHER FOLD ROAD, BURY		
Drawings	PLANNING- SITE SECTIONS		
Ref	6071_1400	Ref	P01
Ref	PAL-00-ZZ-DR-A-1400		
Date	01/05/24	Scale	As indicated @ A1
Prepared by	BAP	Checked by	BAP
Approved by	EM	Approved by	EM
Phase	Planning	Tender	Construction
Phase	Design	Contract	As Built

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AERIAL VIEW OF FLETCHER FOLD SITE



APPROACH VIEW VIA FLETCHER FOLD ROAD



VIEW INTO THE SITE FROM THE JUNCTION WITH GOSHEN LANE

**Notes**

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Scale Bars		TO BE USED ONLY AS GUIDANCE			
1:100	mm	1000	3000	5000	
1:200	mm	5000	8000		
1:500	M	5	15	25	
1:1250	M	10	30	50	70

P02	Planning Issue	BAP	01/05/24
P01	Issued for Pre-App planning advice	EM	19/01/24
Rev	Description	By	Date
Client	ARCON HOUSING ASSOCIATION (BOLTON AT HOME)		
Job	FLETCHER FOLD ROAD, BURY		
Drawing	PLANNING - VISUALS SHEET 1		
Rev	6071_1212	Rev	P02
Date	6071-POZ-XX-ZZ-VS-A-1212		@ A2
Date	19/01/24	Scale	
3D CoOrd	BAP	EM	JW
Project Status	Planning	Tender	Construction
	Design	Contract	As Built

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FRONT ELEVATION OF APARTMENTS



APARTMENT REAR ELEVATION AND COMMUNAL GARDENS



VIEW FROM PUBLIC RIGHT OF WAY TOWARDS PROPOSED BUNGALOWS

**Notes**

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**Scale Bars TO BE USED ONLY AS GUIDANCE**

1:100	mm	1000	3000	5000
1:200	mm	5000	8000	
1:500	M	5	15	25
1:1250	M	10	30	50 70

P01	Planning Issue	BAP	16/05/24
Rev	Description	By	Date
Client	ARCON HOUSING ASSOCIATION (BOLTON AT HOME)		
Job	FLETCHER FOLD ROAD, BURY		
Drawing	PLANNING - VISUALS SHEET 2		
6071_1213		Rev	P01
6071-POZ-XX-ZZ-VS-A-1213			
Date	02/05/24	Scale	@ A2
BAP	EM	Approved	EM
Planning	Tender	Construction	
Design	Contract	As Built	

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**SITE LAYOUT PLAN**  
1 : 500

**NOTES**

**ACCOMMODATION SUMMARY**

TYPE	COUNT
Two bedroom bungalow	4
One bedroom apartment	33
Two bedroom apartment	6
<b>Total</b>	<b>43</b>

All accommodation is designed to meet the Nationally Described Space Standards and Part M4 Category 2: accessible and adaptable. Please refer to drawings 6071-POZ-XX-ZZ-DR-A-1220 & 6071-POZ-XX-ZZ-DR-A-1221 for bungalow and apartment compliance plans.

**PARKING PROVISION**

Table 2 of Bury Councils SPD 11 requires 1.5 parking spaces in an accessible area, which this is, for a 2 bed dwelling. For sheltered housing the requirement is for 1 space per 3 units.

We have indicated 2 spaces per dwelling for the bungalows which are for sale. For the apartments we have indicated 20 spaces for the 39 dwellings to allow for visitor parking.

For further information about the parking provision and tracking please refer to the Transport Statement 1911/1/A prepared by Ashley Helme Associates.

**REFUSE STORAGE PROVISION**

Please refer to drawing 6071-POZ-ZZ-XX-DR-A-1900 APARTMENT BIN STORE for details about the bungalow and apartment refuse storage provision.

**Notes**

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Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	mm	1000	3000	5000	
1:200	mm	5000	8000		
1:500	M	5	15	25	
1:1250	M	10	30	50	70

**KEY**

- Proposed Tree
- Existing category A tree\*
- Existing category B tree\*
- Existing category C tree\*
- Root protection zones\*

\* For further information about the existing trees please refer to the Tree Survey by TEP

P09	Revised Landscaping	BAP	14/05/24
P08	Boundary locations and heights adjusted to match landscape design. 900mm high railings to the apartment patios in secure garden omitted. Updated Landscape.	EM	25/04/24
P07	Scoter store and tank room switched	EM	09/04/24
P06	Six 2 bed apartments changed to 1 bed following housing need feedback. 2 Beds increased to NDSS area. Site adjusted accordingly.	EM	14/03/24
P05	Path alongside building in southern corner reinstated.	EM	29/02/24
P04	Building moved 5m to the right to allow the proposed drainage to sit outside of the tree root protection zones. Car parking adjusted accordingly.	EM	27/02/24
P03	Revised site boundary to site ownership boundary	BAP	08/02/24
P02	Changes to car park and turning head following pre-app Highways feedback	EM	30/01/24
P01	Issued for Pre-App planning advice	EM	19/01/24
Rev	Description	By	Date

Client: **ARCON HOUSING ASSOCIATION (BOLTON AT HOME)**

Job: **FLETCHER FOLD ROAD, BURY**

Drawing: **PLANNING - SITE LAYOUT PLAN**

BS Ref: **6071\_1200** Rev: **P09**

6071-POZ-XX-ZZ-DR-A-1200

Date: 19/01/24 Scale: 1 : 500 @ A2

BAP	EM	JW
Planning	Tender	Construction
Design	Contract	As Built



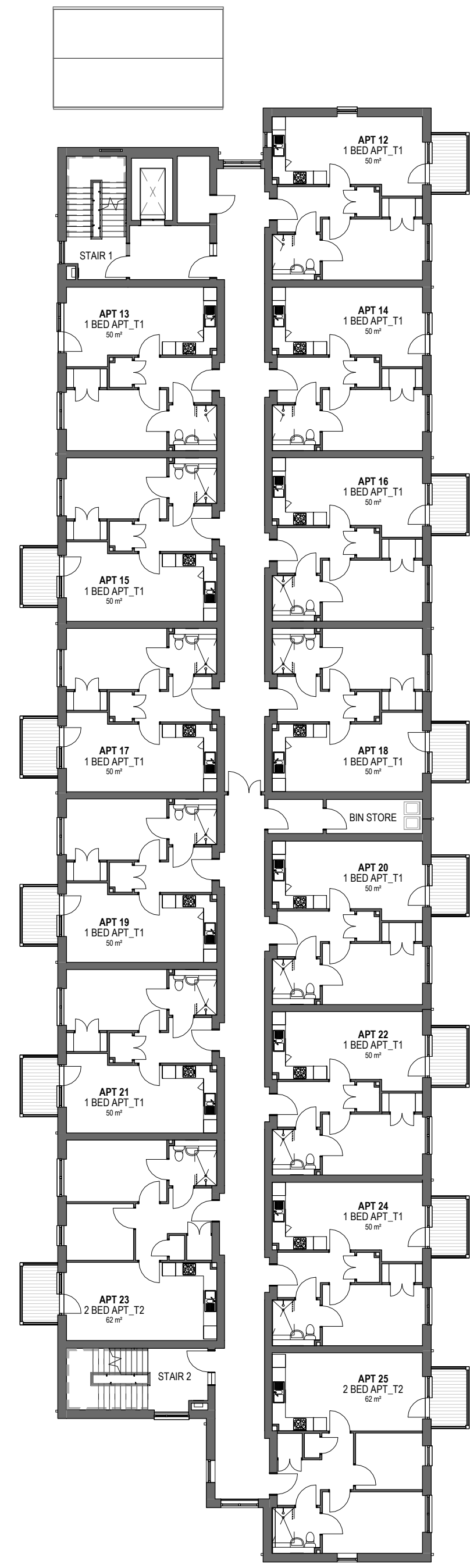
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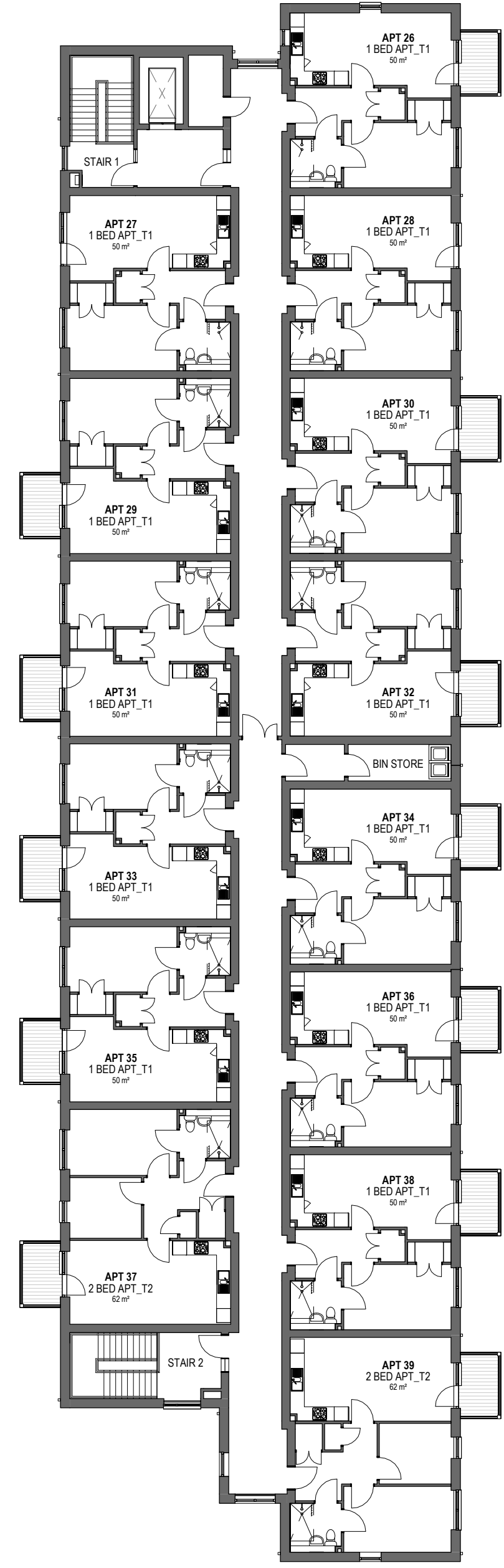




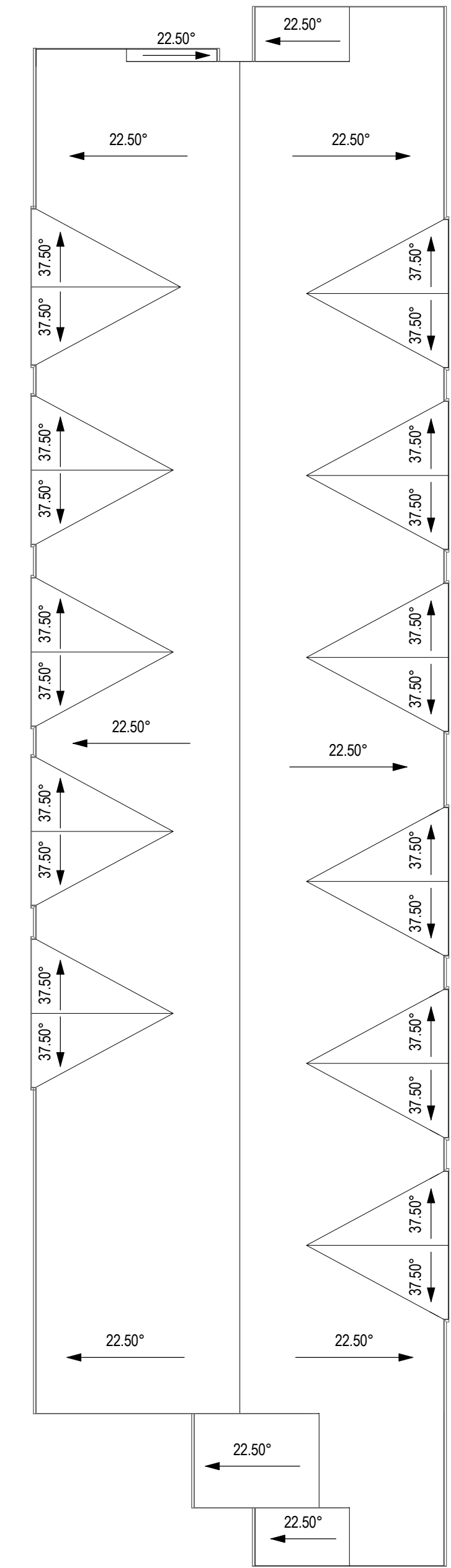
**GROUND FLOOR PLAN**  
1 : 200



**FIRST FLOOR PLAN**  
1 : 200



**SECOND FLOOR PLAN**  
1 : 200



**ROOF PLAN**  
1 : 200

**Notes**  
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1:100	mm	0	1000	2000	3000	4000
1:500	m	0	10	20	30	40
1:1250	m	0	5	10	15	20

**ACCOMMODATION SUMMARY**

TYPE	COUNT
ONE BED APT	33
TWO BED APT	6
<b>Grand total</b>	<b>39</b>

**NOTES**  
For detailed apartment plans refer to drawing 6071-POZ-XX-ZZ-DR-A-1220. For detailed communal area plan refer to drawing 6071-POZ-XX-ZZ-DR-A-1230.

P04	Planning Issue	BAP	16/05/24
P03	Scooter store & plant/tank room switched. Insulation added to corridor party walls.	EM	10/04/24
P02	Six 2 bed apartments changed to 1 bed following housing need feedback. 2 Beds increased to NDS5 area. Position of the apartment building on the site adjusted to avoid root protection zones.	EM	14/03/24
P01	Issued for Pre-App planning advice	EM	19/01/24

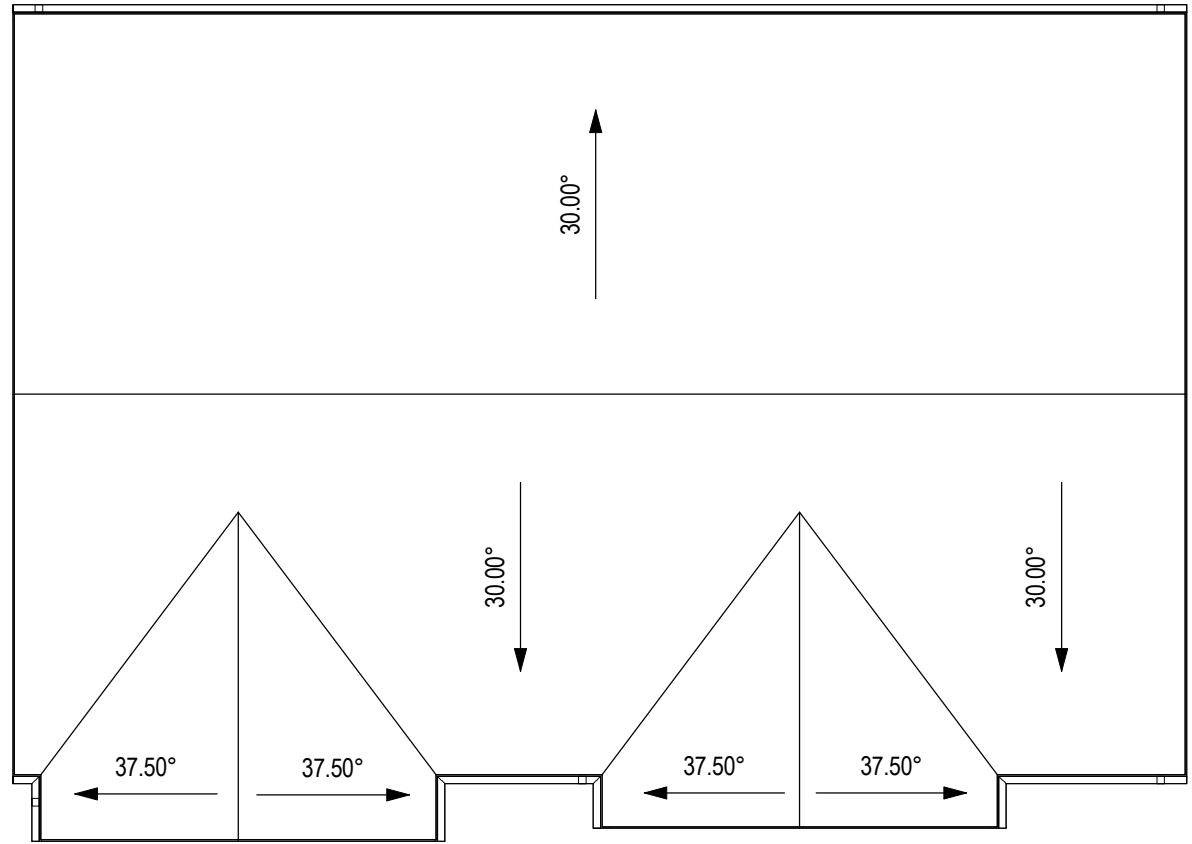
Client: ARCON HOUSING ASSOCIATION (BOLTON AT HOME)  
Job: FLETCHER FOLD ROAD, BURY

Drawing: **PLANNING - APARTMENTS FLOOR & ROOF PLANS**

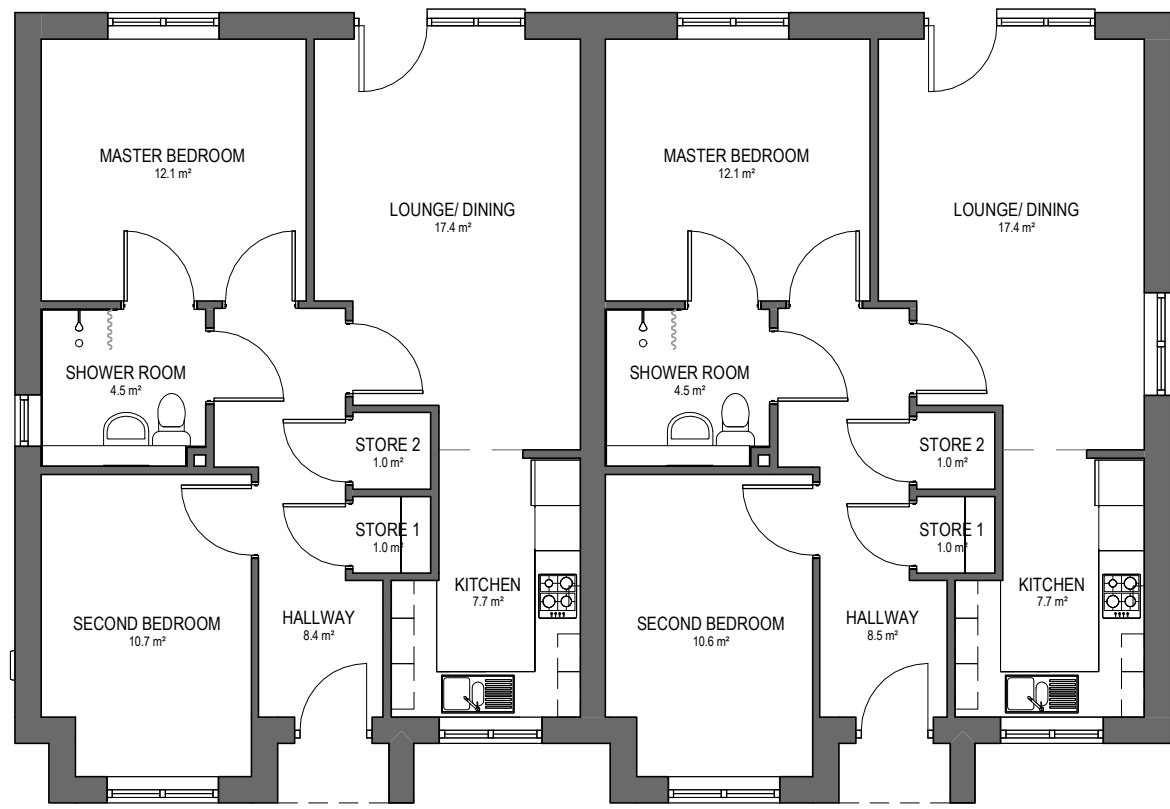
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Ref:	6071-POZ-XX-ZZ-DR-A-1210	Scale:	1 : 200
Date:	19/01/24	Scale:	@ A1
Author:	BAP	Check:	EM
Approver:	JW	Phase:	Planning
Phase:	Design	Contract:	As Built



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**ROOF PLAN**  
1 : 100



**FLOOR PLAN**  
1 : 100

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1:100	mm	1000	3000	5000
1:200	mm	5000	8000	
1:500	M	5	15	25
1:1250	M	10	30	50 70

P03	Planning Issue	BAP	16/05/24
P02	Room labels corrected	EM	14/03/24
P01	Issued for pre-app planning advice	EM	19/01/24
Rev	Description	By	Date

Client: ARCON HOUSING ASSOCIATION (BOLTON AT HOME)

Job: FLETCHER FOLD ROAD, BURY

Drawing: PLANNING - BUNGALOW FLOOR & ROOF PLAN

BS Ref: 6071\_1211 Rev: P03  
6071-POZ-XX-ZZ-DR-A-1211

Date: 19/01/24 Scale: 1 : 100 @ A3

3D CoOrd	EM	2D CoOrd	EM	Approved	JW
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Project Status	Planning	Tender	Construction
	Design	Contract	As Built

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