

**Ward:** North Manor

Item 5

**Applicant:** Mr Nicholas Mordin

**Location:** Brookhouse Farm, 218 Holcombe Road, Tottington, Bury, BL8 4BQ

**Proposal:** Demolition of existing garages/stables and erection of 1 no. dwelling (renewal of extant planning permission 66444)

**Application Ref:** 70666/Full

**Target Date:** 20/09/2024

**Recommendation:** Approve with Conditions

### **Description**

The application site is located to the south of Holcombe Road and forms part of a larger complex of buildings, which are known as Brookhouse Farm. There is a farmhouse, cottage and barn, which is located along the frontage with Holcombe Road and a detached stables building, which is perpendicular to the road. The application site contains a terrace of garages and is located to the northeast of the main farmhouse building.

The farmhouse, cottage and barn are constructed from stone with a stone flag roof and date from the 17th century, possibly earlier. Brookhouse Farm forms part of the draft local list and the attached barn is a Grade II listed building.

Access to the farmhouse and cottage is located off Holcombe Road to the north east of the builds with the barn and stables accessed separately to the south of Holcombe Road.

There are open fields to the north-east, east and south of the site. There are residential properties to the north and west on Holcombe Road. The site falls and the open land to the south and east falls within the Green Belt, Landscape character Area, River Valley and a Wildlife Corridor.

Planning consent was allowed on appeal in April 2022 (66444) along with a partial award of costs to the applicant for the demolition of the terrace of garages, a single pitched roof stone garage and garden store and the erection of a split level detached dwelling with a two storey outrigger and single garage at the front.

The proposed development is identical to the previously approved scheme and seeks the demolition of these buildings and the erection of a detached dwelling.

In summary, the proposal comprises the following:

- A split level single detached dwelling with two storey outrigger and single garage to the front. To be finished in natural stone with stone slates and powder coated aluminium windows and incorporating stone quoin, sill, lintel and mullion detailing;
- Re-positioned front boundary wall with an improved access to the proposed dwelling and a new access to the existing dwelling in the same general area as the existing access from Holcombe Road;
- Patio area to rear (south) in natural stone flags including stairways from the driveway down to the lower garden.

The submission states that the proposal would represent a 35% decrease in the total footprint of buildings at the site compared to the existing outbuildings to be removed and a

33% increase in the total volume. However, it is also stated that the above ground volume would be 5% less than the combined outbuildings to be demolished.

### **Relevant Planning History**

59881 - Demolition of existing garages and erection of 1 no. dwelling at Brookhouse Farm, 218 Holcombe Road, Tottington. Refused - 7 July 2017.

66444 - Demolition of existing garages/stables and erection of 1 no. dwelling at Brookhouse Farm, 218 Holcombe Road, Tottington. Refused at Planning Committee contrary to Officer recommendation - 11 November 2021. Allowed on appeal - 12 April 2022.

70116 - Lawful Development Certificate for proposed single storey rear extension at 218 Holcombe Road, Tottington. Lawful development - 21 November 2023.

### **Publicity**

The neighbouring properties were notified by means of a letter on 30 July 2024 and a press notice was published in the Bury Times on 1 August 2024. Site notices were posted on 1st August 2024.

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

- There are no documents viewable with this application. When will they be available?
- I am also confused, as this proposal has been rejected twice previously, one of those times being only 3 years ago.
- If the proposal is an exact copy of the previous, what would have changed peoples opinion in 3 years?
- Greenmount is a GREEN area, if the plans are still to compromise this then I do not see this as an exceptional circumstance to do so.
- Everybody's concerns will still remain.
- All of my previous objections to 66444 remain valid.
- The deceptive inclusion of the stable block, in conjunction with the garage block, is a bare faced ruse to expand the regulatory permitted footprint area of the proposed dwelling. The stable block is situated sixty meters to the south of the garage block, on the opposing side of Brookhouse farm. It is completely devoid of any physical connection to this, presumably, resurrected 66444 project.
- The close proximity of the bus shelter to the proposed house entrance is a serious concern as this section of Holcombe Road is a notorious accident blackspot. The narrow one meter wide footpath, opposite to the bus shelter, means that pedestrians have to rub shoulders with articulated trucks when a bus is picking up or alighting passengers. A minimum two metre wide footpath is legally required in conjunction with the passage of h.g.v. traffic in a residential zone Any potential increase in 'across traffic' vehicle manoeuvres at this obscured location should be avoided in the interest of road safety. The ever increasing volume of traffic (particularly h.g.v.'s.) plying this inadequate Brookhouse route will inevitably end in tragedy.
- This extensive contemporary house proposal will necessitate the destruction of historic wild life habitat at this river valley location, & will ultimately dominate the visual aspect of the immediately adjacent Grade 2 listed Brookhouse farm. A notable 'Blue Plaque' structure with origins dating back to the 16th century that have deep rooted historic connotations for our North American cousins. In particular, residents of the city of Woodbury, New Jersey, U.S.A., whose 17th century origins stem directly from this farmhouse, via the auspices of local Quaker, Henry Wood.
- The underground Utility network in this locality is already overloaded & creaking at the seams. Hardly a month has passed by over the last two decades without some element of roadworks disruption occurring on Holcombe road. Continually connecting more &

more new properties to outdated, fundamentally flawed under road Utility infrastructure, that is relentlessly pummeled by 'around the clock' h.g.v. traffic, is undeniably stupid.

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

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

**Traffic Section** - No objection subject to conditions.

**Drainage Section** - No response received.

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

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

**Waste Management** - No response received.

**Environment Agency** - No response received.

**United Utilities** - No objections, subject to the inclusion of conditions relating to surface water and foul drainage.

**GM Ecology Unit** - No objection

**Conservation Officer** - No objections - the proposal is identical to the extant consent.

**Minerals and Waste Planning Unit** - No response.

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

#### **Development Plan and Policies**

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/6	Garden and Backland Development
EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
EN6/4	Wildlife Links and Corridors
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
OL1/2	New Buildings in the Green Belt
OL5/2	Development in River Valleys
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
HT6/2	Pedestrian/Vehicular Conflict
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
SPD 9	Conversion and Re-use of Buildings in the Green Belt
SPD11	Parking Standards in Bury
SPD16	Design and Layout of New Development in Bury
JP-H3	Type, Size and Design of New Housing
JP-P1	Sustainable Places
JP-P2	Heritage
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-S5	Clean Air
JP-G7	Trees and Woodland
JP-C8	Transport Requirements of New Development
JP-C5	Streets For All
JP-C6	Walking and Cycling
NPPF	National Planning Policy Framework

#### **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 (Green Belt)**

The site is designated as Green Belt under PfE Policy JP-G9.

The proposed development on the site would be subject to NPPF Paragraph 154 and UDP Policy OL1/2 regarding new buildings in the Green Belt.

Paragraph 154 of the NPPF is clear that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
  - not have a greater impact on the openness of the Green Belt than the existing development; or
  - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

UDP Policy OL1/2 states that the construction of new buildings in the Green Belt is inappropriate development, unless it is for one or more of the following purposes:

- agriculture and forestry;
- essential facilities for outdoor sport and outdoor recreation, for cemeteries and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land within it;
- Limited extension, alteration or replacement of existing dwellings, provided that this would not result in disproportionate additions over and above the size of the original dwelling, or, in the case of replacement dwellings, the new dwelling is not materially larger than the one it replaces;
- Limited infilling in existing villages as set out under UDP Policy OL1/3.

UDP Policy OL5/2 - Development in River Valleys - New buildings or the change of use of land will not be permitted. The only exceptions considered acceptable will be those where the development would not lead to the division of the open parts of the valley into sections and would fall within the same terms where the area is designated as Green Belt, which in

this case it is.

SPD8 - New Buildings and Associated Development in the Green Belt offers more detailed advice in terms of acceptability including scale and form, siting and visual design and materials.

The proposed development would involve the demolition of the existing terrace of 5 garages, two stables and a shed and the erection of a split level dwelling and single garage. Whilst the proposed dwelling would not be for any of the forms of development listed in Policy OL1/2, this policy is not in full accordance with the Framework, as amongst other things, it does not include the provisions outlined above in paragraph 149 g).

The application area forms part of a developed site and as such the proposed development would involve the redevelopment of previously-developed land under exception g) of para 154 of the NPPF.

However to accord with this exception, the proposal should not have a greater impact on the openness of the Green Belt.

The site consists a complex of buildings associated originally with a farm. These include a large stone building which comprises a barn, farmhouse and cottage, together with a number of outbuildings located across the site. It is proposed to demolish the 5 outbuildings that comprise the garages, stable blocks and a shed/woodstore and replace them with split-level dwelling with a detached garage to the front. This would be located in a similar position to the existing garages.

The proposed development would result in a decrease in the footprint of buildings on the site of circa 35% whilst the volume would increase by circa 35%, the above ground volume would decrease by approximately 5%.

The width of the proposed dwelling would be comparable to that of the garage block and located in a similar position on the site. Like the garages, the proposed dwelling would appear as a single storey building at the front and with the screening provided by the hedge along the front boundary, the new building would not be readily discernible.

The rear of the dwelling would include a basement level and due to the topography and vegetation, there would be minimal visibility of this part of the site from the footpaths to north-east and east of the site, even in winter. In addition, the removal of the stable blocks to the rear of the barn, at the south-western end of the site, would mean that the proposal would help to concentrate the built development on the site.

In the same scheme which was allowed on appeal, the Inspector stated that both visually and spatially, the proposal would not have a greater impact on the openness of the Green Belt and concluded that - *'The proposed development would not be inappropriate development in the Green Belt and so there is no need to demonstrate very special circumstances. Moreover, it would have a beneficial impact on nearby heritage assets and the natural environment.'*

It is therefore concluded that given the Inspector's judgement and that the current submission would be no different to the scheme previously allowed on appeal, the same conclusion could be reached, that the proposed development would not have a harmful impact on the spatial or visual openness of the Green Belt and would therefore be appropriate development and comply with the principles of para 154 of the NPPF.

### **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.

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 was adopted with effect from 21 March 2024 and allocates significant strategic sites for housing within Bury.

The adopted joint Places for Everyone Plan Policy JP-H1 sets a requirement for an average of 452 homes per year over the plan period, with stepped targets starting from a minimum housing target of 246 homes per year from 2022-2025 (increasing in future years of the plan). Following the adoption of PfE the Council is able to demonstrate a 5 year supply with a 20% buffer.

The National Planning Policy Framework also sets out the Housing Delivery Test, which is an assessment of net additional dwellings provided over the previous three years against the homes required. Where the test indicates that the delivery of housing was substantially below (less than 75%) of the housing requirement over the previous years, this needs to be taken into account in the decision-taking process. The latest results published by the Government show that Bury has a housing delivery test result of less than 75%, and therefore, this needs to be treated as a material factor when determining applications for residential development.

Therefore, 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.

Due to the housing delivery test result, the 'tilted balance' applies and planning permission should be granted unless the above points Para 11(d) i or ii apply.

However, the application site is located within the Green Belt and the tilted balance does not apply.

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.

The site is located in a suburban area and there is residential development to the north,

west and along both side of Holcombe Road in each direction. As such, the proposed development would not conflict with the surrounding land uses. Appropriate infrastructure would be available. The site contains buildings and would be defined as previously developed land. As such, the proposed development would be acceptable in principle and would be in accordance with Policy H1/2 of the Bury Unitary Development Plan and the NPPF.

### **Heritage**

Brookhouse Farm form part of the draft local list and the attached barn is a Grade II listed building. As such, the buildings are heritage assets as defined in the NPPF.

The NPPF states that heritage assets are an irreplaceable resource and they should be conserved in a manner appropriate to their significance.

Paragraph 200 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

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

The proposed development would be located to the north east of the farmhouse. The Grade II listed barn is located to the southwest of the existing farmhouse and as such, the proposed development would be screened by the existing farmhouse and would not impact significantly upon the setting of the Grade II listed barn.

The existing farmhouse would be located adjacent to the proposed development and forms part of the draft local list. The existing garages are constructed from red brick, which conflicts with the stone built farmhouse and barn and the design is not in keeping with the adjacent farmhouse. As such, it is considered that the existing garages contribute little to the setting of the farmhouse.

The proposed dwelling would be located to the north east of the site, set back from the main road and would be constructed from natural stone with a natural stone roof, which would be sympathetic to the existing buildings. The design would incorporate some detailing from the existing dwelling, including mullioned windows and stone copings and considered appropriate to the setting.

The proposed driveway would be surfaced with reclaimed stone setts and paving slabs and a stone wall would be constructed between the existing and proposed dwellings. As such, it is considered that the proposed development would enhance the character and setting of the locally listed building and preserve the setting of the Grade II listed building. Therefore, the proposed development would be in accordance with Policies EN1/1, EN1/2, EN2 and EN2/3 of the Bury Unitary Development Plan and the NPPF.

The listed barn and the Non-Designated Heritage Asset status of Brookhouse Farm (NDHA) would have only limited views from wider distances, which are not considered to be within the heritage assets' setting. Along Holcombe Road, the setting would be restricted to much

shorter views and from residential properties to the north and the heritage assets would not be visible from longer distances to the south and west.

It is therefore considered the proposal would not have an impact on the setting of the NDHA or listed building to the degree that it would alter the way in which the significance of the NDHA and listed building is experienced and appreciated. As such the proposal would not affect the setting of the listed building or NDHA and would comply with the principles of the NPPF.

### **Grade II Listed Barn**

The applicant has made a commitment to the carrying out of a Schedule of Works to the listed building and to improve the condition and ensure its longevity for the future.

The Schedule of Works include re-pointing, repair to damaged timber, repairs to walls and stone lintels and repair or replacement of damaged roof tiles.

The Conservation Officer has assessed the proposed works which are confirmed as acceptable and reasonable to be required by the applicant. The proposal is identical to that of the extant consent and there have been no changes to national or local heritage planning policy, therefore there is no objection. The proposed works would fall within the remit of Historic England's advice of what constitutes maintenance and would not impact on the special interest of the barn and as such would not require a Listed Building Consent.

The works to the Listed Barn are both welcomed and supported as is the applicant's commitment to the carrying out of the works prior to the commencement of the proposed development and this would be recommended as a condition.

### **Layout**

Density - PfE Policy JP-H4 states that new housing development should 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. Regard should be had to the minimum densities, which would be 35 dwellings per hectare in this case. Lower densities may be acceptable where they can clearly be justified by:

- Local housing market issues, such as a demonstrable need for a particular type of housing that cannot be delivered at a higher density; or
- Site specific issues, such as the design context and any potential impact on the wider landscape or townscape including heritage assets and green infrastructure.

The proposed development would have a density of 6 dwellings per hectare, which would be below the minimum density of 35 dwellings per hectare. It is noted that not all of the site is developable for housing. The layout of the site is constrained by the Green Belt, the location of the existing buildings, which includes a Grade II listed building and the bank of trees surrounding the site, which need to be retained and the levels differences. Given the specific constraints, which include constraints on the volume of the development which it would replace and the need to accommodate these constraints, a density of 6 dwellings per hectare is considered acceptable. As such, the proposed development would be in accordance with PfE Policy JP-H4 of the Places for Everyone Joint Development Plan.

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.

The proposed dwelling would be sited in the north easterly part of the site and in the general



area of the existing garages proposed for removal. The dwelling would be set back from Holcombe Road slightly behind the front building line of the existing farmhouse.

There would be a new 6.9m wide shared access from Holcombe Road, splitting into separate driveways to provide a new driveway for parking and turning within the site for the new dwelling and existing house and acceptable levels of visibility on entry and exit of the site.

The level of private amenity space would be commensurate and acceptable for a dwelling of this size which would be formed at the rear of the dwelling by a patio and lower garden area which would be accessed by steps.

There would be space to the side or rear of the proposed dwelling for bin storage. A new post and rail fence along the north east and rear boundaries is considered to be appropriate within the Green Belt setting and new shrubs and planting would be incorporated to add to the existing vegetation and hedgerows.

Additional planting would be incorporated to the boundary with Holcombe Road which would soften and partly screen the development from public views outside the site.

It is considered that the proposed arrangement of the dwelling within the site would utilise space available to provide all associated facilities of access, parking, bin storage and garden and would be sensitively sited to minimise and have respect to the openness of the Green Belt.

Therefore, the proposed development would be in accordance with Policies EN1/2, H2/1, H2/2 and OL1/2 of the Bury Unitary Development Plan

PfE Policy JP-H3 - Space Standards - states that all new dwellings must:

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

The applicant has provided a report which confirms that the proposed dwelling would comply with the nationally prescribed space standards for a 4 bedroom, 7 person dwelling. The report also confirms that the development would be carried out in accordance with Part M4(2), which would be secured by a condition. Therefore, the proposed development would comply with the national prescribed space standards and would be in accordance with Policy JP-H3 of the Places for Everyone Joint Development Plan.

### **Design and appearance**

The proposed development would offer a split level solution, viewed as a single storey dwelling from the front and 2 storey at the rear where the land is at a lower level.

The ridge and eaves heights of the proposed dwelling would be lower than the existing property and roof constructed with stone slab roofing tiles similar to the adjacent farmhouse. Elevations would comprise coursed stone and feature stone lintels, mullions, sills and stone quoins, reflecting that of the farmhouse.

Window openings on the front and north east elevations would be minimal, the larger principal windows being located on the rear elevation which would be open to lesser public views.

It is therefore considered that a sensitive approach to the design and appearance of the proposed dwelling has been taken, which would be in keeping with the character of the site and adjacent property and would acknowledge of the special character of the Green Belt

location.

The proposed development would therefore comply with H2/1 and SPD8.

### **Impact on residential amenity**

SPD6 provides guidance on aspect standards and as such, is a useful guide in this instance. The aspect standards states that there should be a minimum of 20 metres between directly facing habitable windows and 13 metres between a habitable room window and a two storey blank wall.

There would be 11.3 metres from the proposed dwelling to the boundary with the existing dwelling, which would be acceptable. There would be a minimum of 28 metres from the proposed dwelling to the dwellings on Holcombe Road, which would be in excess of the 20 metre aspect standard.

Therefore, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties.

### **Highway issues**

Access - The proposed development would be accessed through the existing opening which would be widened and improved and separate driveways would be provided for the proposed dwelling and existing dwelling. Turning facilities would be provided within the site for both dwellings (existing and proposed), which would be welcomed.

The Traffic Section has no objections in principle to the proposed development but required some amendments, which would be secured through conditions. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies H2/1 and H2/2 of the Bury Unitary Development Plan.

Parking - SPD11 states that the maximum parking standards for dwellings are 3 spaces per 4 bed dwelling. The proposed development would provide scope for 4 parking spaces on the driveway and a single garage. 2 parking spaces could comfortably be provided for the existing dwelling. As such, the proposed development would comply with the maximum parking standards and would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

EV charge points are to be installed within the proposed garage and this would be secured by condition.

### **Ecology**

#### Summary

The main ecological issue is likely to be biodiversity net gain. Other ecological issues are unchanged from the previous application.

#### Bats

Buildings and trees on site were reassessed by a suitable ecological consultancy. No evidence of bats was found and all buildings and trees assessed as having no bat roosting potential. GMEU have no reason to doubt the findings of the report, the photographs supporting the assessment. As individual bats can on occasion turn up in unexpected locations and the building is located in a valley known to support high numbers of bats, GMEU recommend an informative is applied to any permission to remind the applicant of their responsibilities under the 2019 Regulations.

#### Nesting Birds

Evidence of a historic nest was found in one building and the development will result in the

loss of trees and scrub also with bird nesting potential. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. GMEU recommend a condition to restrict the removal of vegetation.

#### Himalayan Balsam

Himalayan balsam was previously recorded. Species such as Himalayan balsam are included within schedule 9 part 2 of the Wildlife & Countryside Act 1981, as amended. It is an offence to introduce or cause to grow wild any plant listed under this schedule. It is possible that it has now been controlled. However GMEU recommend a condition for a survey for invasive species to be carried out and if any invasive species are present a method statement detailing avoidance, control and eradication measures provided.

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

Section 180 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021). The development will result in the loss of trees, scrub and associated bird nesting habitat. GMEU previously accepted that mitigation and enhancement was possible on the site, however legislation now requires 10% BNG.

The proposal would meet the BNG requirement for a 10% uplift within the application site, with the uplift scrub area falling outside of the proposed garden but within the site.

GMEU would also note that the existing permission is still in place and the applicant would therefore be within their rights to clear the site of the existing vegetation as part of the previous permission.

#### **Carbon and energy**

An energy statement was submitted as part of the application and states that the proposed development would be constructed in accordance with Part L of the Building Regulations, which deals with energy efficiency and the proposed site plan indicates that an air source heat pump would be installed to reduce the amount of carbon required. The measures identified would reduce the energy required and CO2 emissions. Therefore, the proposed development would be in accordance with Policy JP-S2 of the Places for Everyone Joint Development Plan.

#### **Digital connectivity**

PfE Policy JP-C2 supports the provision of affordable, high quality, digital infrastructure.

A statement confirms that the dwelling will have full fibre connectivity and this would be fully operational upon the occupation of the dwelling. Therefore, the proposed development would be in accordance with Policy JP-C2 of the Places for Everyone Joint Development Plan.

#### **Response to objectors**

- The plans and reports are available to view in the related documents section of the planning website.
- The application was refused in 2017 and November 2021. However, the applicant was successful at appeal and there is an extant planning consent for a single dwelling as a result.
- The proposed development is identical to the previous application, which was allowed on appeal (66444).
- The issues relating to the Green Belt, the demolition of the existing buildings, highway safety, ecology and the Grade II listed building have been addressed in the report

above.

- The proposed site plan includes proposals for access improvements and the widening of the footway abutting the site (condition 8) and which is considered to be commensurate with the scale and location of the development.
- There would be capacity within the existing network and United Utilities have no objections to the proposed development.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

**Recommendation:** Approve with Conditions

### **Conditions/ Reasons**

1. The development must be begun not later than three years beginning with the date of this permission.  
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered 20-06-01, 20-06-05-A, 20-06-19-D, 20-06-27-B, 20-06-28-B, 20-06-29, 14-06-06 and the development shall not be carried out except in accordance with the drawings hereby approved.  
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. No development above ground shall commence unless or until details of the materials to be used in the external elevations, together with details of their manufacturer, type/colour and size, have been submitted to and approved by the Local Planning Authority. Only the approved materials shall be used for the construction of the development.  
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design and H2/1 - The Form of New Residential Development.
4. Prior to the commencement of development and where actual/potential contamination and/or ground gas/landfill gas risks have been identified in the submitted Contaminated land Preliminary Risk Assessment, a 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.

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.

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. 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.

7. 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.

8. The development hereby approved shall not be first occupied unless and until the access improvements and bin storage arrangements indicated on approved plan reference 20-06-27 Revision B, incorporating the widening of the footway abutting the site, all necessary alterations to the existing footway crossing, demarcation of the limits of the adopted highway as a result of the highway works, relocated 450mm high boundary wall, relocated pedestrian gate pillars behind the visibility splay shown, inward opening gates set back from the adopted highway and new driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, have been implemented in

full.

Reason. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety, pursuant to policies EN1/2 - Townscape and Built Design and H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan and Policies JP-C5 - Streets for All, JP-C6 - Walking and Cycling and JP-C8 - Transport Requirements of New Development of the Places for Everyone Joint Development Plan.

9. The visibility splays indicated on approved plan reference 20-06-27 Revision B shall be implemented before the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m.  
Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to Bury Unitary Development Plan Policy H2/2 - The Layout of New Residential Development and Policies JP-C5 - Streets for All and JP-C6 - Walking and Cycling of the Places for Everyone Joint Development Plan.
10. The parking and turning facilities, including the garage space, indicated on approved plan reference 20-06-27 Revision B shall be provided before the development hereby approved is first occupied and shall thereafter be kept available at all times for those purposes.  
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development and JP-C5 - Streets for All and JP-C6 - Walking and Cycling of the Places for Everyone Joint Development Plan.
11. The garage associated with the development hereby approved shall not be converted to additional living accommodation.  
Reason. To ensure adequate car parking provision is retained pursuant to Policy H2/2 - The Layout of New Residential Development and HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan and Supplementary Planning Documents 6 and 11.
12. Prior to occupation the applicant shall provide and install an electric vehicle (EV) charging point. EV chargepoints shall be chosen from the Electric Vehicle Homecharge Scheme approved chargepoint model list.  
Reason: To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable to safeguard public health and quality of life, in accordance with paragraph 35 and 124 of the NPPF.
13. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in approved drawing dwg no. 20-06-27 B. For the avoidance of doubt no surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details. Furthermore, foul and surface water shall be drained on separate systems.  
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, pursuant to Chapter 14 - Meeting the Challenge of Climate Change, flooding and coastal change of the NPPF.
14. No works to trees or shrubs shall occur 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.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Policy EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan, Policy JP-G8 - A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

15. Prior to any vegetation clearance, earthworks or demolition a survey for invasive plant species, including Himalayan Balsam shall be undertaken and submitted to the local planning authority. If any invasive species are found to be present a method statement detailing avoidance, control and eradication measures should be submitted to, and approved in writing by, the local planning authority and implemented in accordance with the approved details.

Reason. The scheme does not provide full details of the actual extent of Japanese Knotweed and Himalayan Balsam in the interest of National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

16. No development above ground level shall take place until full details of both hard and soft landscape works with an associated implementation plan, have been submitted to, and approved in writing by, the Local Planning Authority.
- The hard landscape details shall include proposed finished levels or contours; means of enclosure and hard surfacing materials.
  - The soft landscaping works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of native plants and trees, noting species, plant/tree sizes and proposed numbers/densities and the implementation programme.
  - The scheme shall also include the provision for bats, birds and invertebrates and a hedgehog home as set out in the "Inspection and Assessment in relation to Bats and Breeding Birds" document dated December 2020 (associated with planning permission 66444), as updated by letter 'Updated Site Visit to check the ecological status of the site remains the same as of 2020 Ecological report' Project No. PR-0149-24) from Tyrer Ecological Consultants Limited, dated 15/05/2024.

The approved scheme shall thereafter be implemented not later than 12 months from the date the development hereby permitted is first occupied or within the first available tree planting season, and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

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

17. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to E of Part 1 of Schedule 2 of the Order, at the existing or approved dwelling without the submission and approval of a relevant planning application.

Reason. The applicant justified the new dwelling on the basis of the removal of the existing buildings. As such, to appropriately control the size and scale of any buildings within the curtilage of the listed building and site within the Green Belt the condition would ensure that future inappropriate alterations and extensions do not occur to negate the Very Special Circumstances put forward pursuant to UDP

Policies H2/1 - The Form of New Residential Development, EN2/3 - Listed Buildings, OL1/2 - New Buildings in the Green Belt and para 149 c) of the NPPF.

18. The finished floor levels shall be as indicated on approved plan 20-06-27 B.  
Reason: To secure the satisfactory development of the site and the assimilation of the new building into the locality pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan and Section 13 of the National Planning Policy Framework.
19. No development shall take place until the buildings indicated in pink on submitted plan Drg. No. 20-06-05-A have been demolished and all arising materials have been removed from the site (or the arising materials re-used or retained in a position on site to be agreed by the local planning authority and thereafter so retained).  
Reason. To maintain the openness of the Green Belt and in the interests of visual amenity to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design and Section 13 of the National Planning Policy Framework.
20. Prior to the first occupation of the development hereby approved, the Proposed Works Schedule ref WS1 dated 14/09/2021 for the carrying out of the works to the Listed Barn Building shall be carried out and completed by a suitably experienced and qualified person and following completion, evidence provided to the LPA that the works have been carried out and completed in accordance with the approved Works Schedule.  
Reason. In order to preserve and protect the integrity and historic interest and special architectural qualities of the Grade II Listed Building pursuant to UDP Policy EN2/3 - Listed Buildings and the principles of the NPPF.
21. All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.  
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
22. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:
  1. Photographic dilapidation survey of the footways and carriageways abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of any statutory undertakers connections to the new dwelling;
  2. Access point(s) for demolition/construction traffic from the adopted highway;
  3. Proposed site hoardings (if proposed) clear of the visibility splays indicated on approved site plan reference 20-06-27 Revision B;
  4. Hours of operation and number of vehicle movements;
  5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
  6. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to



- accommodate this;
7. Parking on site (or on land under the applicant's control) of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this;
  8. 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 minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period.

The areas identified shall not be used for any purposes other than the parking of vehicles and storage of demolition/construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented prior to the development hereby approved being occupied.

Reason. Information not submitted at application stage. To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent adopted highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety, pursuant to Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan and PfE Policies JP-C5 - Streets for All, JP-C6 - Walking and Cycling and JP-C8 - Transport Requirements of New Development.

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

Reason. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy JP-G8 - A Net Enhancement of Biodiversity and Geodiversity of the Places for People Joint Development Plan Document.
24. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:
  1. a non-technical summary;
  2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;

3. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

4. the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

5. the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

Reason. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy JP-G8 - A Net Enhancement of Biodiversity and Geodiversity of the Places for People Joint Development Plan Document.

25. 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 Policy JP-G8 - A Net Enhancement of Biodiversity and Geodiversity of the Places for People Joint Development Plan Document.

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

Reason. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy JP-G8 - A Net Enhancement of Biodiversity and Geodiversity of the Places for People Joint Development Plan Document.

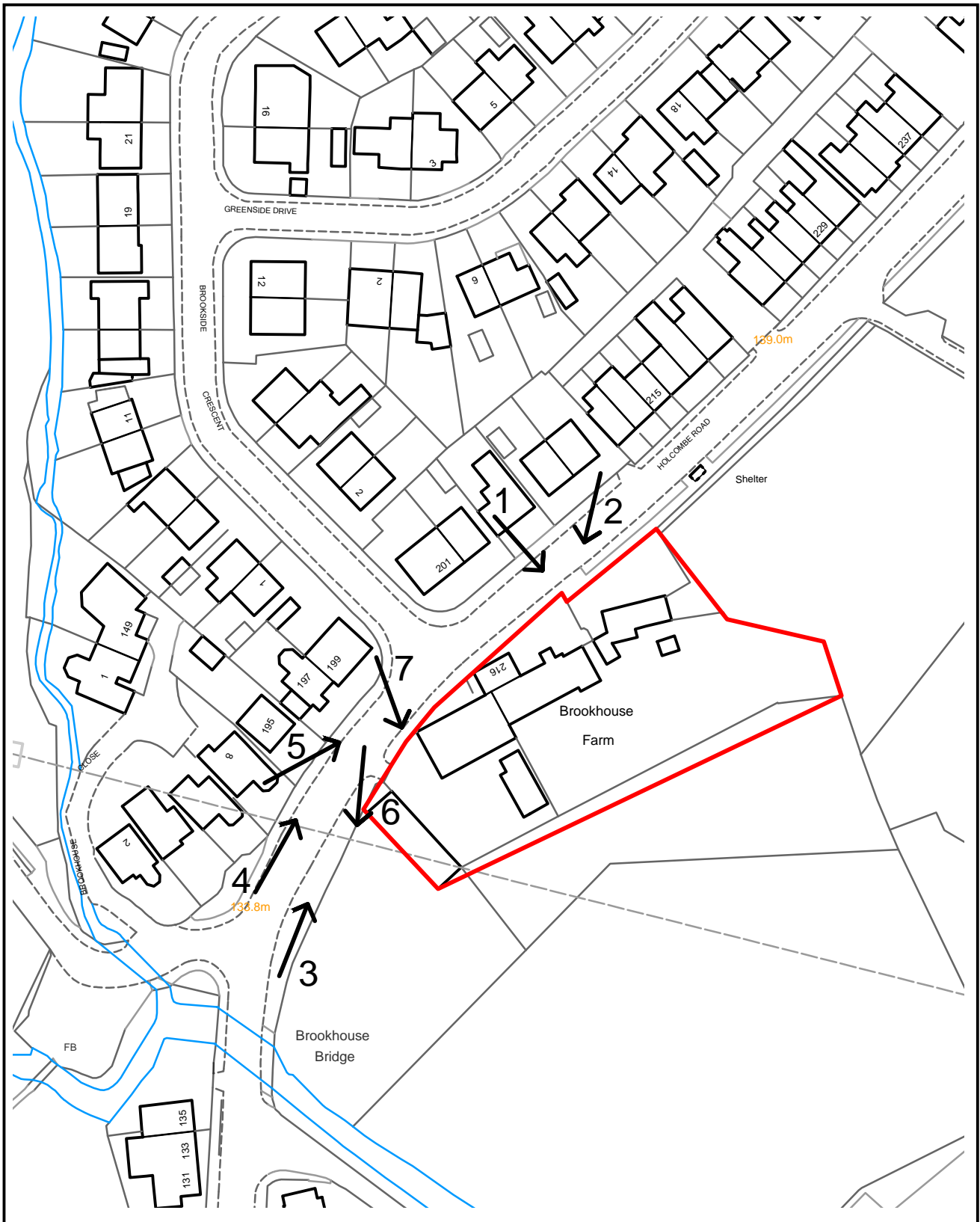
27. The dwelling hereby approved shall be built in accordance with the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations.

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

For further information on the application please contact **Dean Clapworthy** on **0161 253 5317**



# Viewpoints



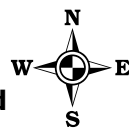
## PLANNING APPLICATION LOCATION PLAN

APP. NO 70666

ADDRESS: Brookhouse Farm, 218 Holcombe Road  
Tottington

Planning, Environmental and Regulatory Services

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**70666**

Photo 1



Photo 2





**70666**

Photo 3



Photo 4



**70666**

Photo 5



Photo 6





**70666**

Photo 7





# Existing Site Level Survey Plan @ 1:200



413900N

413900N

413900N

413875N



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  - This drawing is to be read in conjunction with all relevant consultants and/or specialist drawings documents and any discrepancies or variations are to be notified to the architect before affected work commences.
- | REV.  | AMENDMENTS                             | DATE     |
|-------|--|----------|
| Rev A | Drawing prepared for Full Planning App | 20-12-08 |

**Notes:**

The survey has been related to the Ordnance Survey National Grid and level datum using Leica GPS Smartfield data.

Tree heights and spreads are estimated and specie identification cannot be assured.

Only features that are accessible/visible at the time of survey can be detailed.

There are no guarantees offered on the drainage information supplied.

Before commencing works please check important dimensions on-site.

Should there be any discrepancies, inconsistencies omissions or queries please contact Quickdraw Surveys Ltd as soon as possible for a resolution.

**Abbreviations:**

**Topographical Surveys**

BT	Double Topmark Corner	FM	Field 104	RS	Road Sign
CC	Control	FW	Field Wall	SP	Stone Wall Edge
RE	Reinforced Light	FR	Field Fence	SW	Stone Wall
BT	British Telecom Corner	FM	View Mast	SLY	Slack Line
CS	Controling Station	FR	Boundary	TR	Telephone Pole
CTV	Cable Telecom Corner	FP	Field Post	TL	Traffic Light
CS	Control Corner	S	Sub	TP	Telephone Pole
EP	Electric Pole	OV	Over Valve	VF	Vertical Fence
EP	Electric Pole	HP	High Post	WF	Water Fence
Fence	Wood Fencing	IC	Injection Cover	WC	Water Curb
FMB	Fence Mast	JB	Junction	UL	Underpass
FCD	Fence Ditch	LD	Level Ditch	ULC	Underpass Curb
FCD	Compartment	LB	Level Bank	ULC	Underpass Curb
FCD	Open Line	LP	Level Post	ULC	Underpass Curb
FCD	Compartment	MR	Mark	ULC	Underpass Curb
FCD	Injection Fence	PM	Paving Mast	ULC	Underpass Curb
FMB	Fence Mast	P	Pole	ULC	Underpass Curb
FMB	Fence Mast	RF	Road Fence	ULC	Underpass Curb
FMB	Fence Mast	RNF	Road Fence	ULC	Underpass Curb
ALW	Anti Level	SLV	Level	TLV	Threshold Level
BLW	Below Level	TL	Top of Level	TLV	Top of Level
CLW	Clear Level	RLV	Ridge Level	TLV	Top of Level
ELW	Edge Level	SLV	Level	TLV	Top of Level

**Tree Schedule:**

Number	Species	Height (m)
1	Cherry	7
2	Sycamore	7
3	Sycamore	9
4	Copper Beech	6
5	Cherry	10
6	Apple	6
7	Cherry	6
8	Cherry	13

**Station Coordinates:**

Station	Existing	Northing	Level
STN1	377315.813	413865.119	132.365
STN2	377524.859	413879.026	133.099
STN3	377524.852	413901.704	132.529
STN4	377541.964	413894.113	136.012
STN5	377485.257	413933.681	134.114
STN6	377315.992	413918.926	133.618
STN7	377525.257	413911.875	132.540
STN8	377541.115	413917.779	136.822
STN9	377525.653	413911.114	136.084
STN10	377525.878	413905.889	137.686
STN11	377542.253	413877.869	136.485
STN12	377599.973	413910.667	139.099

- Gross area 332m<sup>2</sup> - 3,573ft<sup>2</sup>
- Gross area 253m<sup>2</sup> - 2,755ft<sup>2</sup>
- Large stable area 112.8m<sup>2</sup> - 1,214ft<sup>2</sup>
- Small stable area 50.9m<sup>2</sup> - 548ft<sup>2</sup>
- Brick garage area 66.1m<sup>2</sup> - 712ft<sup>2</sup>
- Stone garage area 16.6m<sup>2</sup> - 179ft<sup>2</sup>
- Shed area 6.1m<sup>2</sup> - 66ft<sup>2</sup>
- Total area 253m<sup>2</sup> - 2,720ft<sup>2</sup>

Project	PROPERTY DEVELOPMENT, 216-218 HOLCOMBE ROAD, GREENCOURT, BURY BL8 4EG
Drawing	EXISTING SITE SURVEY PLAN
Client	MR N. MORDIN
Dwn. By	NP
Scale	1:200 @ A1
Dwg. No.	20-06-05-A
Dwg. Size	A1
Date	JUNE 2020

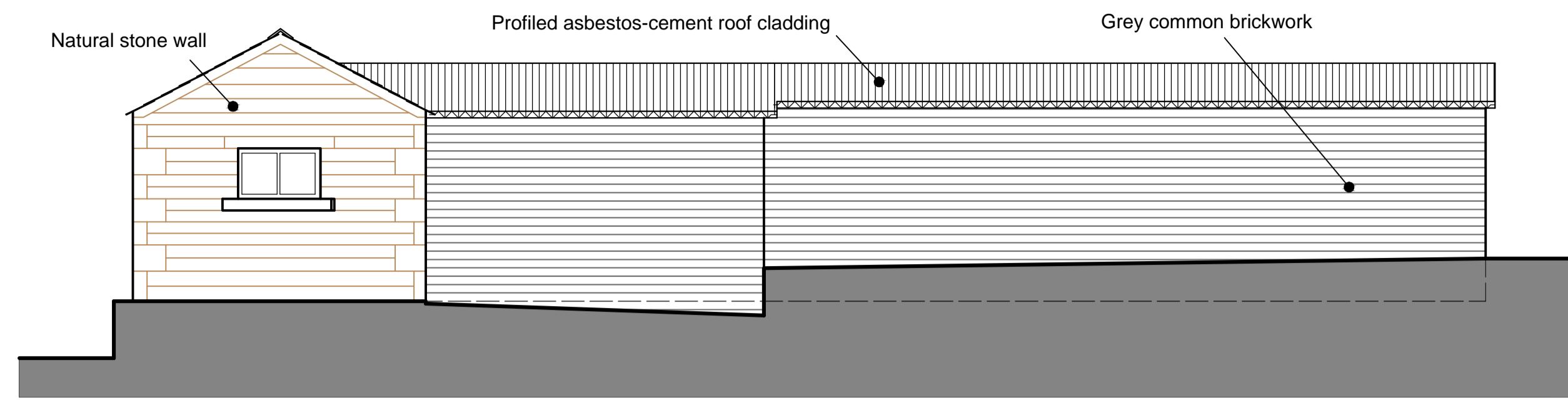
**PDP** Ltd  
 Tel: 01702 81770  
 Email: info@pdpdesigns.co.uk  
 Web: www.pdpdesigns.co.uk  
 RIBA Chartered Practice 20001273

Pool Design Partnership Ltd  
 Hillsford New Barn Lane Rowtenhall Lancashire BB4 6HT

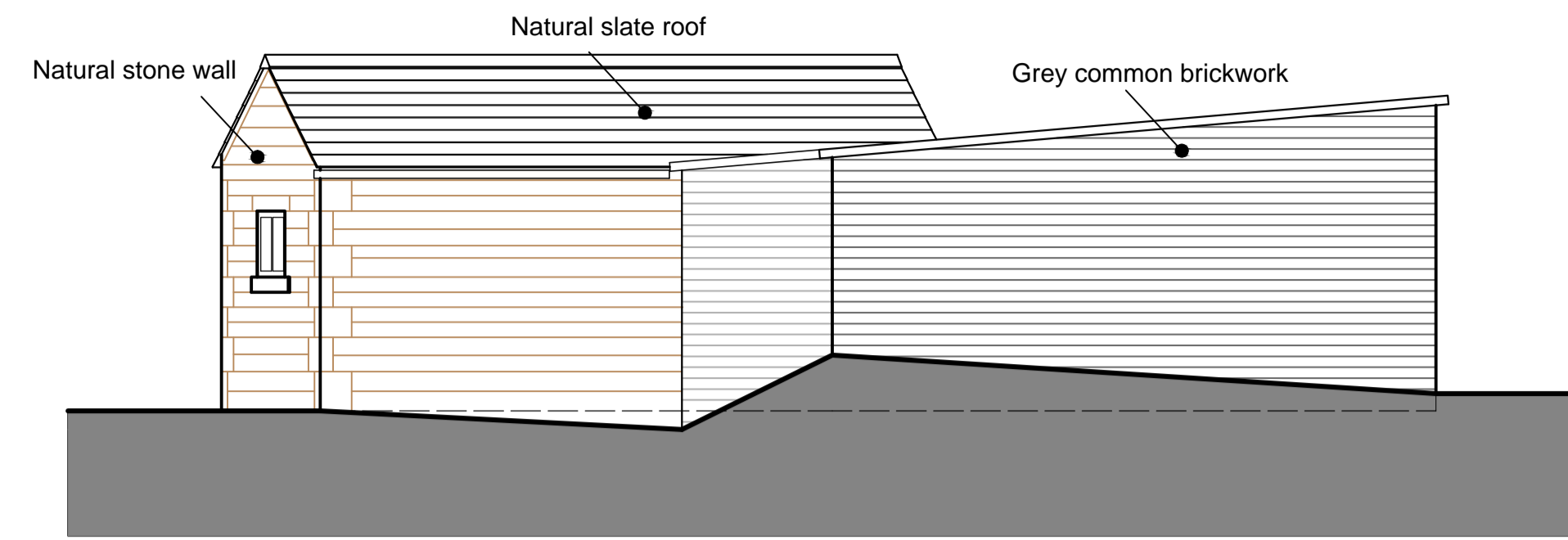
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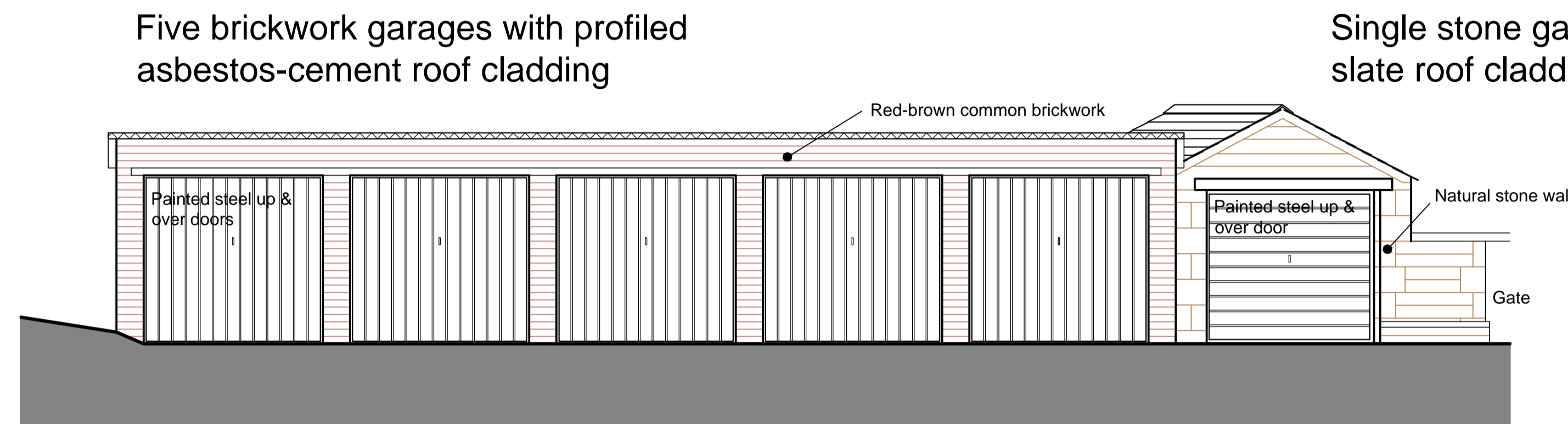
REV. AMENDMENTS DATE



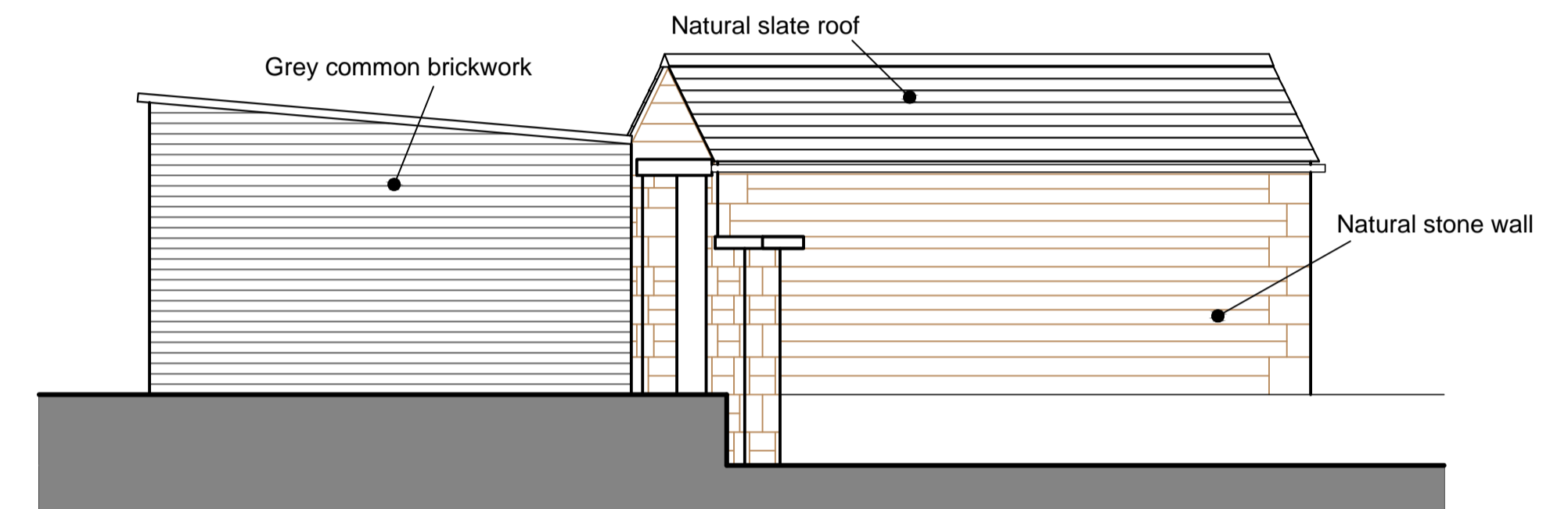
Existing Garage South Elevation



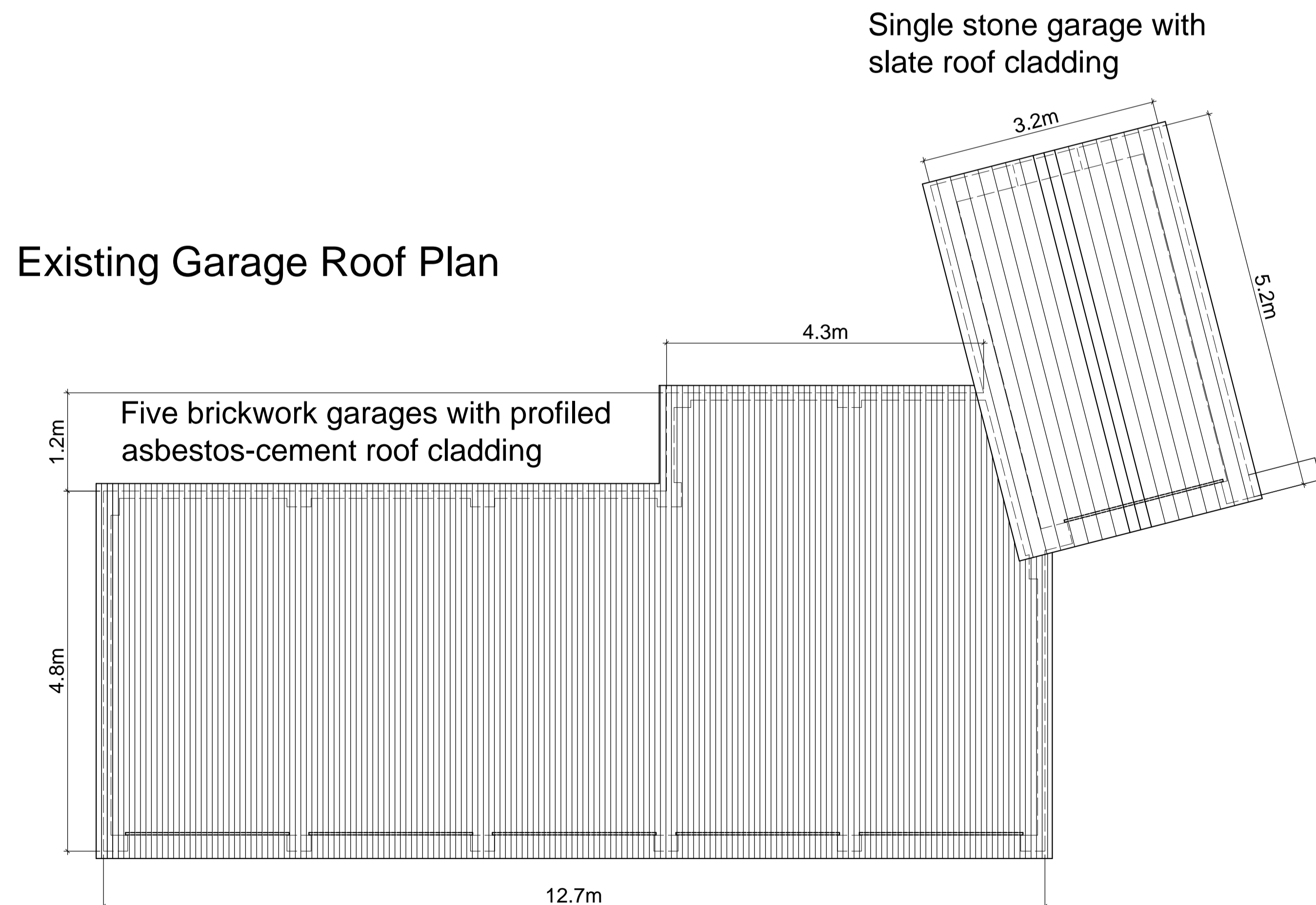
Existing Garage East Elevation



Existing Garage North Elevation



Existing Garage West Elevation

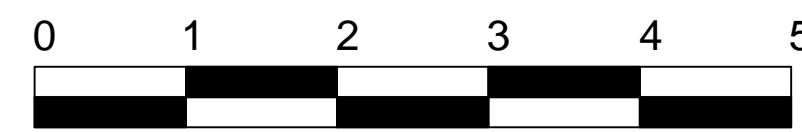


Existing Garage Roof Plan

Refer to Existing Site Survey Plan for Location of Garages Drawing No: 20-06-05

Existing gravel drive

Existing Roof Plan & Elevations @1:50



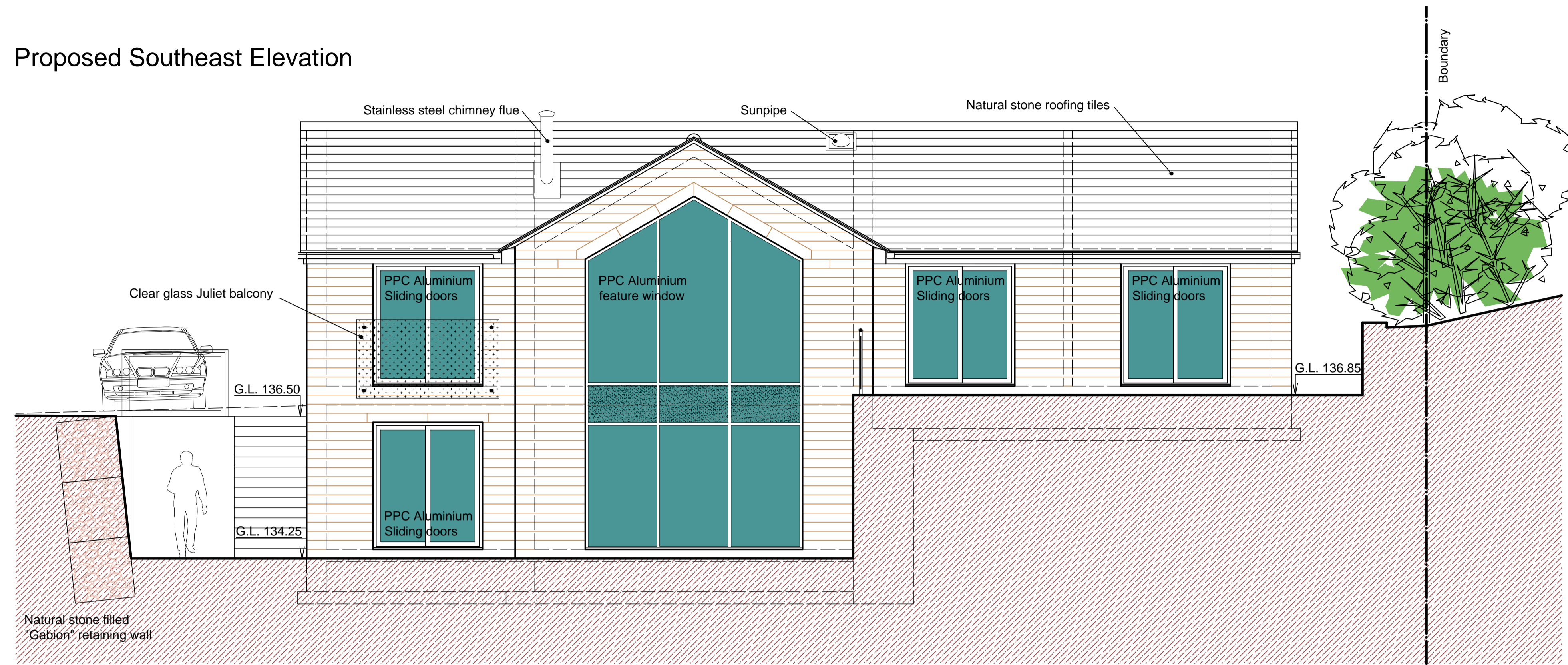
Project	PROPERTY DEVELOPMENT: 216-218 HOLCOMBE ROAD, GREENMOUNT, BURY BL8 4BQ
Drawing	EXISTING GARAGES: ROOF PLAN & ELEVATIONS
Client	MR N. MORDIN
Dwn. By	NP
Scale	1:50 @ A1
Drg. No.	14-06-06
Drg. Size	A1
Date	NOVEMBER 2020





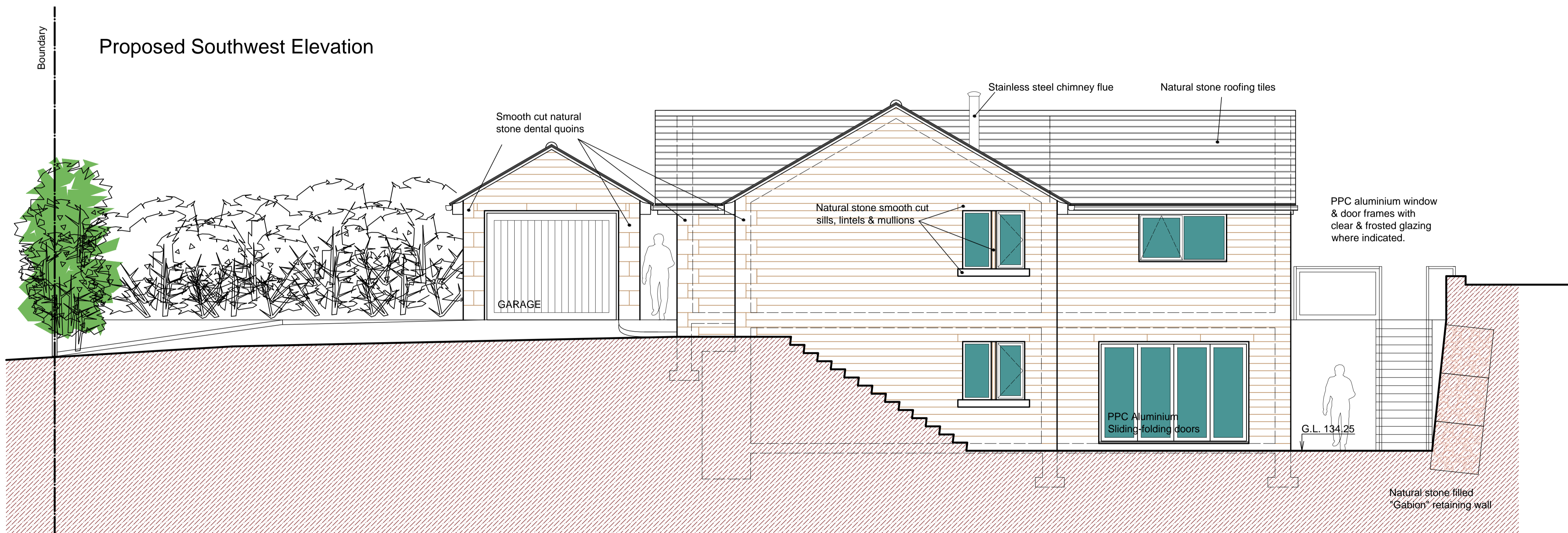


### Proposed Southeast Elevation

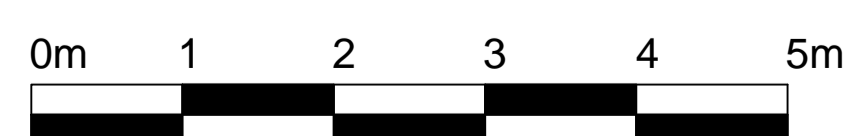


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  - This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.
- | REV.  | AMENDMENTS                                  | DATE     |
|-------|---|----------|
| Rev A | Sliding Folding doors to lower ground floor | 21-04-26 |
| Rev B | Text removed                                | 21-04-27 |

### Proposed Southwest Elevation



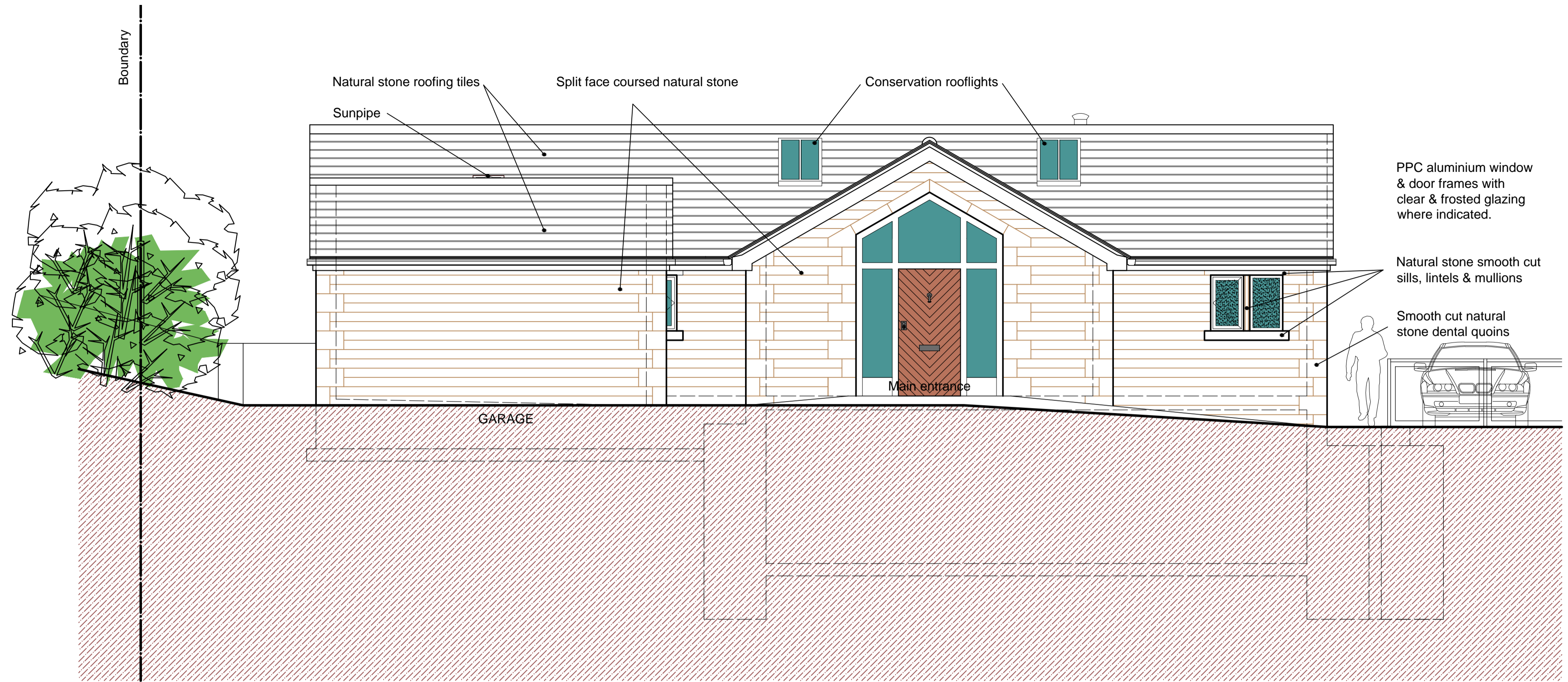
Proposed Elevations @ 1:50



Project	PROPERTY DEVELOPMENT: 216-218 HOLCOMBE ROAD, GREENMOUNT, BURY BL8 4BQ
Drawing	PROPOSED ELEVATIONS 1 of 2
Client	MR N. MORDIN
Dwn. By	NP
Scale	1:50 @ A1
Drg. No.	20-06-28-B
Drg. Size	A1
Date	APRIL 2021

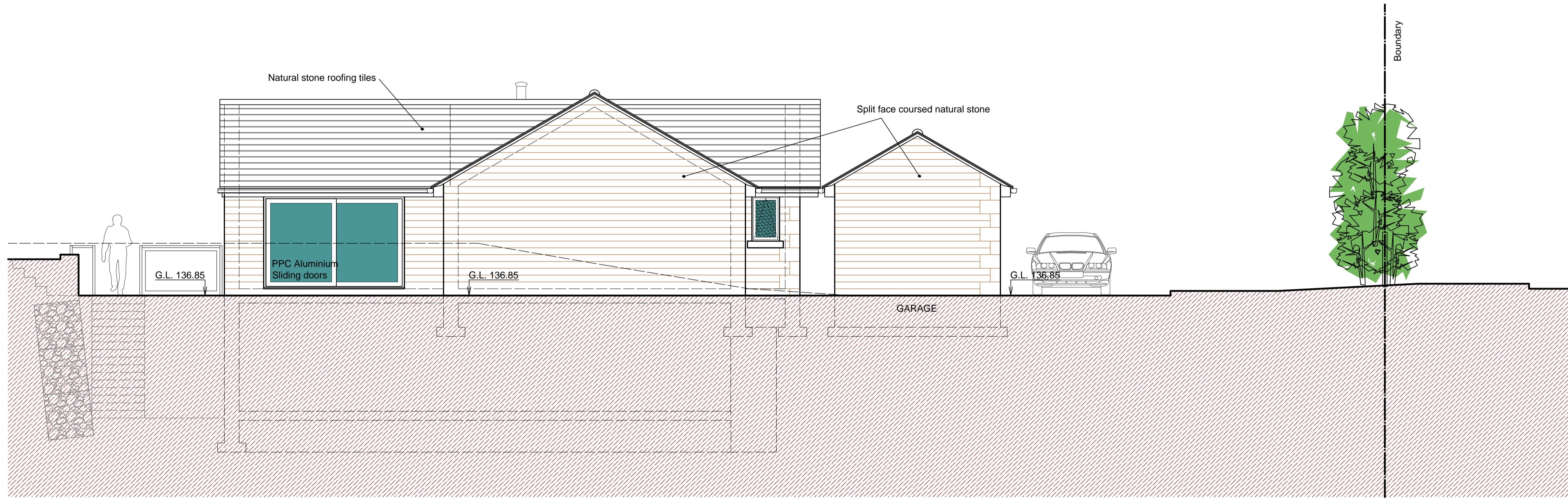


Proposed Northwest Elevation



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  - This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.
- | REV. | AMENDMENTS | DATE |
|------|------------|------|
|      |            |      |

Proposed Northeast Elevation



Proposed Elevations @ 1:50



Project	PROPERTY DEVELOPMENT: 216-218 HOLCOMBE ROAD, GREENMOUNT, BURY BL8 4BQ
Drawing	PROPOSED ELEVATIONS 2 of 2
Client	MR N. MORDIN
Dwn. By	NP
Scale	1:50 @ A1
Drg. No.	20-06-29
Drg. Size	A1
Date	APRIL 2021

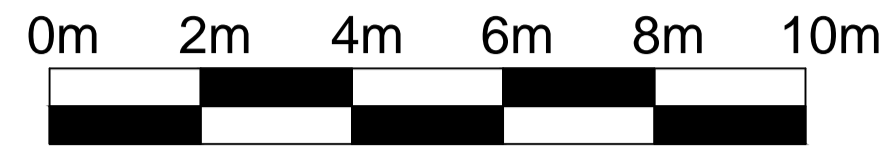


**NOTES**

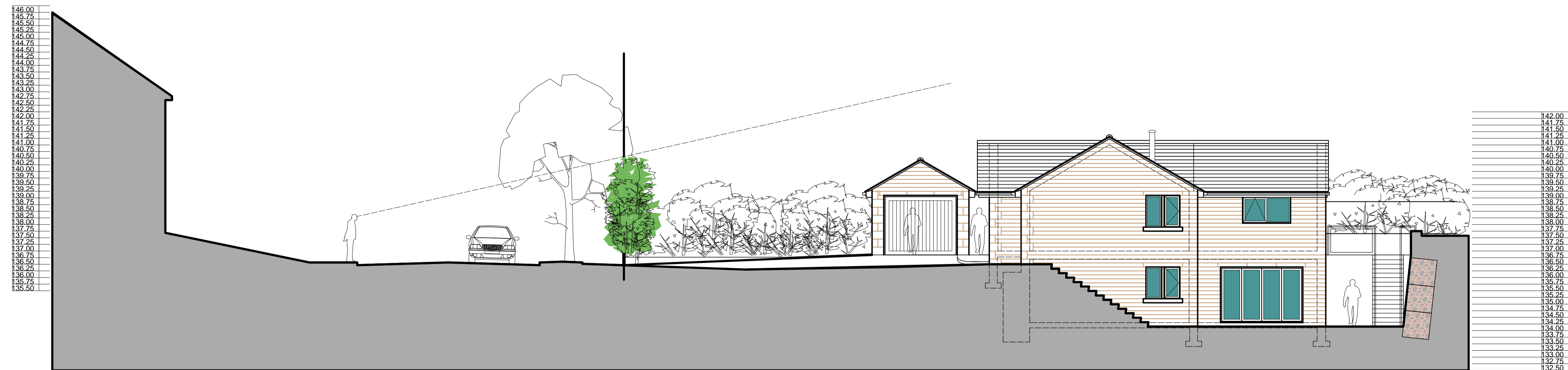
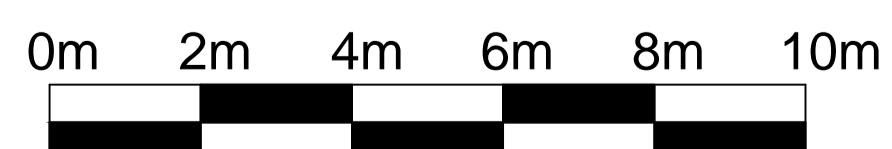
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- Contractors to check all dimensions on site prior to commencement of works.
- All works to be carried out in accordance with current statutory Health and Safety Regulations.
- This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.

REV.	AMENDMENTS	DATE
Rev A	Roof Alterations	21-03-17
Rev B	Roof Alterations	21-03-19
Rev C	Street Elevation & Section altered	21-03-22
Rev D	Street Elevations & Sections altered	21-04-26

Proposed Street Elevation @ 1:100



Proposed Street Section @ 1:100



Project	PROPERTY DEVELOPMENT: 216-218 HOLCOMBE ROAD, GREENMOUNT, BURY BL8 4BQ
Drawing	PROPOSED STREET ELEVATION & SECTION
Client	MR N. MORDIN
Dwn. By	NP
Scale	1:100 & 1:50 @ A1
Drg. No.	20-06-19-D
Drg. Size	A1
Date	MARCH 2021

Proposed Street Section @ 1:100