

Ward: Bury East

Item 02

Applicant: Bury Council

Location: Land at Pyramid Park, Market Street, Bury, BL9 0BG

Proposal: Land remediation works, construction of vehicular access road and footway from Market Street with associated infrastructure and structural works

Application Ref: 70903/Full

Target Date: 01/10/2024

Recommendation: Approve with Conditions

Description

The proposal relates to land east and west of Market Street, located within the defined boundary of Bury town centre. The 3 hectare site, which is at a lower level than surrounding land, is bridged by Market Street, and was formerly a railway station and sidings before being reclaimed as a public open space in the 1970's. Three distinctive grass pyramids were formed at the western end, close to the boundary with the Metrolink line, and the remainder is interspersed with pockets of shrub/low trees, informal walking routes with an area of hardstanding, previously used as a pond (but subsequently drained).

The site is allocated as an Opportunity Site suitable for either business or office (Policy EC1/2/6) or for the expansion of Bury College (Policy CF2/1/2) in the Unitary Development Plan (UDP). The central and eastern part of the site is designated as a Grade B Site of Biological Importance (SBI), which is a non-statutory local wildlife designation, and a Wildlife Corridor is routed east to west to the south of the site following the East Lancashire Railway line (but not relating to the site).

At the southern and northern boundaries of the site, embankments rise to the north (to Bury College) and south (to the East Lancashire Railway line). East-west connectivity (of the site) is enabled by three brick bridge arches (some arches were previously infilled). The residential development at Town Fields Close provides pedestrian access into the site at the eastern boundary (formed with motorcycle barriers). There is vehicular access into the site from the west of Market Street via a gated ramp. Pedestrian access from the west has previously been blocked off.

The proposal is for land remediation works, construction of vehicular access road and footway from Market Street with associated infrastructure and structural works, which would comprise the following:

- Site remediation (as set out in the Site Remediation Plan);
- Construction of a new vehicular access road (including footways and turning head) with access improvements onto Market Street;
- Associated retaining structures (give details of materials).

There is no requirement to make alterations to the bridge structure.

The supporting Planning Statement sets out the planning strategy for the site, which will ultimately seek to secure planning permission for a scheme of a minimum of 148 residential units (the principle of residential development does not form a part of this application).

The application follows the award of £1.73 million from the Brownfield Land Release Fund to remediate the former park site and to provide a new access road to enable residential redevelopment.

Since the application was submitted, the proposal has been amended to reduce the extent of the remediation area (now excluding the area to the east of Market Street) and to increase the biodiversity enhancement planting. As a result, the supporting biodiversity and ecological information has been amended accordingly.

Most recently, a further Technical Note relating to the SBI has been submitted that sets out its nature and condition and the proposed translocation and enhancement of the retained eastern part of the SBI.

Relevant Planning History

None relevant

Publicity

Direct neighbour notification letters sent 08/07/2024 to 34 properties.

1 comment has been received, raising the following issues:

- At peak times the volume of pedestrian traffic at the junction of the access road / Market Street can be high. Visibility for both vehicles and pedestrians at this junction is substandard, so measures should be taken to ensure a safe pedestrian crossing?

The representor has been notified of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Highway Authority: No objection in principle. Recommended conditions to be reported in the Supplementary Report.

Borough Engineer - Drainage Section: No comments received.

Environmental Health - Contaminated Land: No objection, subject to a condition requiring verification of the proposed mitigation.

Strategic Planning and Infrastructure: No objection.

The funding secured to deliver the proposed works are contingent on this facilitating housing development at the site and this should be considered as part of the planning balance.

The delivery of new housing in a sustainable, town centre location is fully consistent with Government aspirations to significantly boost the delivery of new homes and the Strategic Objectives and Spatial Strategy of PfE.

The development would result in the loss of a significant amount of the Townside Grade B SBI that lies to the west of the Market Street bridge. However, due to biodiversity net gain (BNG) requirements, the proposal would include the upgrade of the remaining area of the SBI to the east of the Market Street bridge and would require off-site improvements. This would mean that the loss of the SBI would be fully compensated for with an overall 10% uplift in biodiversity value.

On balance, it is considered that the loss of part of the Grade B SBI on this site is outweighed by the regeneration benefits that this proposal would bring in terms of enabling the subsequent delivery of much needed new housing in a highly sustainable, town centre location.

United Utilities (Water and waste): No comments received.

Transport for Greater Manchester: No objection.

The safeguarded area indicated appears to reflect what has been agreed in relation to current and future Metrolink requirements.

Greater Manchester Ecology Unit (GMEU): Advise against the development, due to the loss of a significant part of the SBI. However, the GMEU advise that should planning permission be approved, then precautionary/avoidance conditions relating to badgers, nesting birds, mammals/amphibians and invasive species should be attached. The wording of the conditions will be detailed in the Supplementary Report.

Should any further comments be forthcoming (in relation to the latest SBI Technical Note), these will be reported in the Supplementary Report.

Planning & Building Regs consultation Fire Protection Dept Bury Fire Station (Part B): No comments received

Environment Agency: No objection in principle.

Pre-start Conditions - To be confirmed.

Development Plan and Policies

JP-Strat1 Main Town Centres

2

JP-S1 Sustainable Development

JP-S4 Flood Risk and the Water Environment

JP-G7 Trees and Woodland

JP-G8 A Net Enhancement of Biodiversity and Geodiversity

JP-P1 Sustainable Places

JP-C5 Streets For All

JP-C6 Walking and Cycling

JP-C8 Transport Requirements of New Development

EC1/2 Land Suitable for Business (B1)

EN1/2 Townscape and Built Design

EN6/2 Sites of Nature Conservation Interest LNR's

EN7/3 Water Pollution

EN7/4 Groundwater Protection

HT6/1 Pedestrian and Cyclist Movement

CF2/1 Bury College

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.

ASSESSMENT

Principle of the development

The proposal relates only to the remediation of the site and provision of an improved vehicular, cycle and pedestrian access.

The allocation of the site in the UDP is noted at the description above. Residential use is not one of the uses specified for the site.

However, since the UDP was adopted in 1997, the site has not been developed for any of the uses specified and paragraph 126 of the National Planning Policy Framework (NPPF) states that:

'Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:

(a) It should, as part of plan updates reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped): and

(b) In the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.'

Although this application is for enabling works only, these would be to facilitate the subsequent redevelopment of the site for housing, which the Council would be obliged to deliver as a requirement of the Brownfield Land Release Fund secured to remediate the site. Although housing is inconsistent with the site's UDP allocation, as the site has not come forward for any of the allocated uses in 27 years and the UDP is yet to be fully replaced, criterion (b) of paragraph 126 is applicable.

In addition, with regard to housing, the NPPF supports the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.

Since its adoption in March 2024, the Places for Everyone Joint Development Plan (PfE) is a key part of Bury's statutory development plan. Meeting our housing needs and creating neighbourhoods of choice by focusing new homes in town centres; within 800m of public transport hubs; and prioritising sustainable modes of transport are key strategic objectives for the plan.

PfE also recognises that investment in the town centres of the northern districts (including Bury) will be vital to support the plan's spatial strategy to boost northern competitiveness. A key element of PfE's spatial strategy is to focus growth on main town centres and Policy JP-Strat12 (Main Town Centres) states that opportunities to further increase the population catchments of these centres will be taken, including significantly increasing the resident population of the main town centres by providing a mix of type and size of dwellings supported by the necessary infrastructure and amenities.

The site is in a highly sustainable town centre location with excellent access to the public transport interchange and town centre shops and services. Enabling works to facilitate the regeneration of the site and its future development for housing is, therefore, consistent with

the PfE's strategic objectives and its spatial strategy to boost northern competitiveness and to increase the resident population within main town centres.

The proposed development would facilitate the delivery of a significant number of new homes in line with Government objectives.

Furthermore, the Bury Town Centre Masterplan was adopted 2022 and is therefore a material consideration. The site falls within Character Zone H - Southern Gateway, which is to accommodate high quality residential development, including family housing, apartments, housing for older people and affordable housing.

In light of the above, despite the site's allocation in the UDP, enabling works to support a residential scheme would be acceptable in principle.

Ecology, Impact on the SBI and Biodiversity Net Gain

UDP Policy EN6/2 specifically relates to Grade B and C Sites of Biological Importance, stating that planning permission will not be granted for development which would damage either directly or indirectly, the nature conservation interests of sites, unless conditions can be imposed that would acceptably mitigate those impacts.

Paragraph 225 of the NPPF states that, for the purposes of decision-making, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). UDP Policy EN6/2 is not fully consistent with the NPPF, given that it does not allow for an option to compensate for any significant harm to biodiversity. Consequently, it is considered that this limits the weight that can be attached to UDP Policy EN6/2.

Paragraph 186 (a) of the NPPF is relevant to the consideration of the impact of proposed development on SBI sites, stating that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

Criterion (a) of PfE Policy JP-G8 does, however, fully reflect the approach set out in the NPPF and states that development will be expected to follow the mitigation hierarchy of:

- i) Avoiding significant harm to biodiversity, then
- ii) Adequately mitigating any harm to biodiversity, then
- iii) Adequately compensating for any remaining harm to biodiversity, avoid fragmenting or severing connectivity between habitats, achieve a measurable net gain, and make appropriate provisions for the long-term management of habitats connected to the development.

Policy JP-G8 is wholly reflective of national planning policy and should, therefore, be the primary policy against which biodiversity matters associated with this application are considered.

In addition, Biodiversity Net Gain (BNG) became mandatory in February 2024. Developments must deliver a BNG of 10% post implementation, which makes sure development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development.

GMEU position on relation to the Townside SBI

Original comments of 29/07/2024

The development will result in the loss of an SBI. Whilst accepting that this site has changed significantly since its original designation, with the lake having dried out, the SBI re-designated for its swamp and marsh habitats, which now are undergoing succession to scrub it is currently still designated as an SBI. The GMEU are also aware that the site was allocated for development, prior to the SBI being designated and that therefore, there are conflicting local plan policies associated with this site.

It is the GMEU's role to remind the Local Planning Authority (LPA) and Council of its statutory duty under the Natural Environment and Rural Communities (NERC) Act 2006, Section 40 to conserve and enhance biodiversity, which needs to be weighed, along with the site's ecological value, against any economic or housing needs of the Council. GMEU's view is that whilst restoration of the lake is now unlikely to be reasonable, given its artificial nature and the cost that would be involved, that it is feasible for the Council to restore, create and enhance the current habitats and maintain the SBI designation.

Given the current local plan is under review, this would be an opportunity to remove the current policy to develop the site, which has proven financially unfeasible for over 20 years, and develop instead as an accessible natural greenspace at the heart of the town centre. GMEU understand however the dilemma of conflicting planning policies and therefore, whilst advising against development, accept that economic/housing requirements may outweigh the ecological value/potential of the site, which is for the LPA to decide. The GMEU consider that the site is of between local and district importance. Whilst currently designated a grade B site (i.e. district importance), it is accepted that it is currently declining in value. Therefore, if the development is of equivalent or higher weight GMEU would understand the Council's decision.

Latest comments of 20/11/2024

A revised proposal has been provided which now retains and enhances the Site of Biological Importance (SBI) wetland to the east of Market Street and includes habitat enhancements on the embankment to the north of the SBI. The revised metric now shows a shortfall of 4.75 units to achieve 10% biodiversity net gain.

This is clearly an improvement (to the originally submitted scheme), but still a loss of a significant part of the SBI. The original GMEU comments re. loss of an SBI, now part of an SBI dated 29th July 2024, therefore still applies i.e. the GMEU preference is for the retention of the SBI, whilst acknowledging the conflicting local plan policies for this site and long history of development proposals. The GMEU is also concerned that if the site is remediated, based on the previous history of development proposals and permission, the SBI could be lost and then the site not developed. The Local Planning Authority should therefore carefully weigh the material considerations on both sides prior to determination.

Notwithstanding our recommendation not to develop, the following minor issues with the metric primarily relating to strategic significance remain.

- Under habitat creation, some of the proposed modified grassland is down as strategically significant. This will no longer be the case, as it will have lost its ecological value. This area should have no strategic significance,
- Under habitat enhancements the submitted metric has identified an area of fen outside the SBI for enhancement. This is an error on our part for not realising the fen had extended beyond the original lake boundary and as a result not extending the SBI. The strategic significance for this area is therefore medium distinctiveness (baseline and post remediation) as continuous with the SBI fen,
- Finally good condition is proposed for the fen and woodland habitats. These have

relatively high risk of failure, particularly for the woodland. The fen is potentially achievable, but reliant on the hydrology being appropriate, which is unknown for this site and likely very difficult to control and remediate if any future development effects it.

None of the above issues are however reasons to delay a decision any further, though changes to the strategic significance can be done now, with no delay, with finalised metric, biodiversity gain plan and HMMP for on-site proposals provided in order to discharge the statutory general biodiversity gain condition. Off-site credits will also need to be purchased. The shortfall is small enough that the applicant could secure the units, for wetland creation/enhancement elsewhere, preferably in the borough, but given the shortage of registered habitat banks, likely elsewhere.

With regards to the actual landscape and biodiversity enhancement proposals, the planting proposal is acceptable, though it is noted that the proposed wetland introduction, whilst appearing appropriate, may be unnecessary with enhancement of the existing habitats and translocation of existing fen vegetation from the area proposed for loss preferable. It is also suggested that the proposed woodland and scrub planting, whilst appropriate in terms of habitat, look at the opportunities to enhance for foraging bats.

It is also noted that the Habitat Management and Monitoring Plan (which would be a mandatory BNG requirement) for the fen will need to identify what the target lowland fen habitat will be and will need to provide a hydrological assessment, monitoring and management plan.

Evaluation of ecological issues

A significant part of the application site is designated as the Townside Grade B Site of Biological Importance (SBI) based on its swamp and marshland habitat. Grade B SBIs are considered to be of district-wide importance. The enabling works that are subject to this application would result in the loss of the majority of the SBI (all that on the west side of Market Street), although it is proposed that the area of the SBI to the east of the Market Street bridge would be retained and enhanced.

Evidence submitted by the applicant suggests that the area does not represent a high-quality example of swamp and marsh habitats, for which the SBI is designated and that this has degraded, as evidenced by identified successional scrub encroachment, which has the effect of downgrading the quality of the SBI. The supporting SBI Technical Note suggests that this would ultimately result in the site drying out with scrub and woodland succession (i.e. loss of the SBI designation qualifying features).

This has not been corroborated by the Greater Manchester Ecology Unit, who maintain that the site warrants Grade B SBI status and that whilst it is currently declining, it would be (technically) feasible for the Council to restore, create and enhance the current habitats and maintain the SBI designation.

The presence of the Grade B SBI is reflected in the calculation of the existing biodiversity value of the site. The application is supported by a Biodiversity Net Gain statutory metric and a BNG Assessment Report, which considers the ecological value of the site and takes cognizance of the value of the SBI. The Assessment Report outlines how the 10% BNG would be achieved and the post-development habitats that will be retained and enhanced. This includes translocation from the affected part of the SBI and enhancement of the remaining part to the east of Market Street to create higher quality fenland. Native scrub and woodland planting would take place elsewhere in the site and thereafter would be managed for a 30-year period (a mandatory requirement of BNG). The remediated part of the site would be seeded with grassland.

The noted biodiversity proposals would not be sufficient to attain 10% gain on site, as there would be a 4.57 biodiversity unit shortfall. As such, this shortfall would need to be met through off-site compensation measures, likely to be in the form biodiversity units at a local habitat bank. The mandatory requirement to submit and have approved a Biodiversity Gain Plan prior to the commencement of development would secure the noted gain, which would ensure that the off-site compensation is appropriately delivered.

In terms of the mitigation hierarchy set out in the NPPF and PfE Policy JP-G8, it is not considered to be possible to avoid adversely affecting the SBI by locating on an alternative site with less harmful impacts.

The GMEU do acknowledge that if the proposed development is of equivalent or higher weight, then they would understand the Council's decision (to approve the development).

The site is in a highly sustainable town centre location and the funding that has been secured for the enabling works is specific to the site. The application does include proposals to mitigate against the loss of part of the SBI through on-site enhancement works to the remaining part of the SBI to the east of the Market Street bridge and, whilst this is not sufficient to achieve 10% BNG, the shortfall would be addressed through off-site compensation measures.

As such, it is considered that the proposal accords with the mitigation hierarchy set out under PfE Policy JP-G8 and the NPPF.

Access and Highway Safety

UDP Policy EN1/2 requires consideration of the design and appearance of access, parking and service provision. Policy HT6/1 seeks to ensure that pedestrians and cyclists are able to move safely and conveniently.

PfE Policies JP-C5 and JP-C6 require streets to be well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport.

The proposed improved access would entail the widening and increasing visibility at the junction with Market Street and thereafter the provision of a two lane carriageway and 2m wide footway via a 1 in 20m gradient ramp with turning head (the first 13.7m west from the junction with Market Street would be horizontal).

The representation notes that the volume of pedestrian traffic at the junction of the proposed access road / Market Street can be high, stating that visibility for both vehicles and pedestrians at this junction is substandard and that measures should be taken to ensure a safe pedestrian crossing.

The Highway Authority confirm that the development is acceptable in principle, that the proposed access improvements would assimilate appropriately with the existing highway network and the proposed active travel scheme and that recommended conditions will be detailed in the Supplementary Report.

Ground Conditions

Section 15 of the NPPF requires development to be suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination, including any proposals for mitigation, such as land remediation (as well as potential impacts on the natural environment arising from that remediation).

The principal purpose of the proposal is to remediate the site and provide suitable access to facilitate future residential development of the site (which would be subject to further planning applications).

The Council's Contaminated Land Section notes that numerous reports have been submitted with the application and therefore is satisfied that sufficient assessment has been undertaken for the proposed development and that an appropriate Remedial Strategy has been put forward. As such, only verification of the remediation needs to be secured by condition.

In such circumstances, the proposal would be acceptable and would be compliant with the NPPF.

Design and Visual Amenity

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

Impacts on visual amenity would be limited to the removal of existing ground features due to the remediation measures (e.g. removal of the pyramids/cut and fill) and the creation of the ramped access (facilitated partially on new embankments at the higher level and supported by retaining walls at the lower down).

The existing site topography and features result from previous interventions, including the formation of the railway and then post railway ground works to create the pyramid forms (as part of previous, but abandoned recreational use of the site). The site is crossed by the bridged Market Street. As such, the site has been and is currently heavily modified by previous activities and the form reflected the function.

The remediation would remove the pyramids and the new access road from Market Street would ramp down into the site upon engineered supporting structures. Materials for the retaining walls would be agreed by condition.

Given the history of the site and the significant previous physical interventions, subject to agreement of suitable finishing materials, the proposed development would appropriately assimilate in the context, which would be further enhanced by the proposed biodiversity enhancement scheme.

The proposal would not therefore have any unacceptable impacts on visual amenity or the street scene.

Conclusion

The delivery of new housing in a sustainable, town centre location is fully consistent with Government aspirations to significantly boost the delivery of new homes and the Strategic Objectives and Spatial Strategy of PfE.

As discussed above, the proposal would result in the significant loss of an existing Grade B SBI, that is however acknowledged as being in a state of degradation. Submitted evidence suggests that this would ultimately result in the site drying out with scrub and woodland succession (i.e. loss of the SBI designation qualifying features).

As is mandatory, the proposal would deliver BNG in accordance with statutory requirements, and this would include the translocation to and the enhancement of the eastern part of the SBI along with other biodiversity interventions elsewhere on the site, with further mitigation off-site to result in a 10% net gain in biodiversity.

As noted elsewhere in the report, further material benefits of the proposal would accrue which would include the remediation of contaminated land that would be secured via Brownfield Land Regeneration Funding (noting that this is deemed to be critical for site viability), the facilitation of residential development at the site, which would boost the delivery of new homes in a sustainable, town centre location, with opportunities for improved active travel linkages and facilitation of the Active Travel network. Furthermore, the proposed development would not have any unacceptable impacts on highway safety or visual amenity.

Therefore, on balance, it is considered that the loss of part of the Grade B SBI on this site would be demonstrably outweighed by the regeneration benefits that this proposal would deliver. In accordance with the Section 38(6) of the Planning and Compulsory Purchase Act, the proposal merits approval.

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

2. This decision relates to drawings and documents
Site Location Plan (Dwg No. 4000 P1)
General Arrangement (Dwg No. 5002 P01)
Biodiversity Enhancement Planting Plan (Dwg No. D9302.02.001A)
Contour Plan & Sections (Dwg no. 5012 P3)
Preliminary Earthworks Cut and Fill (Dwg no. 5013 P3)
Site Remediation Plan (Dwg no. 4001 P4)
Remediation Strategy (Doc. Ref. 14111-CRH-XX-XX-RP-LQ-0001 P02)
and the development shall not be carried out except in accordance with the drawings and documents 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 and Places for Everyone Joint Development Plan listed.

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

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

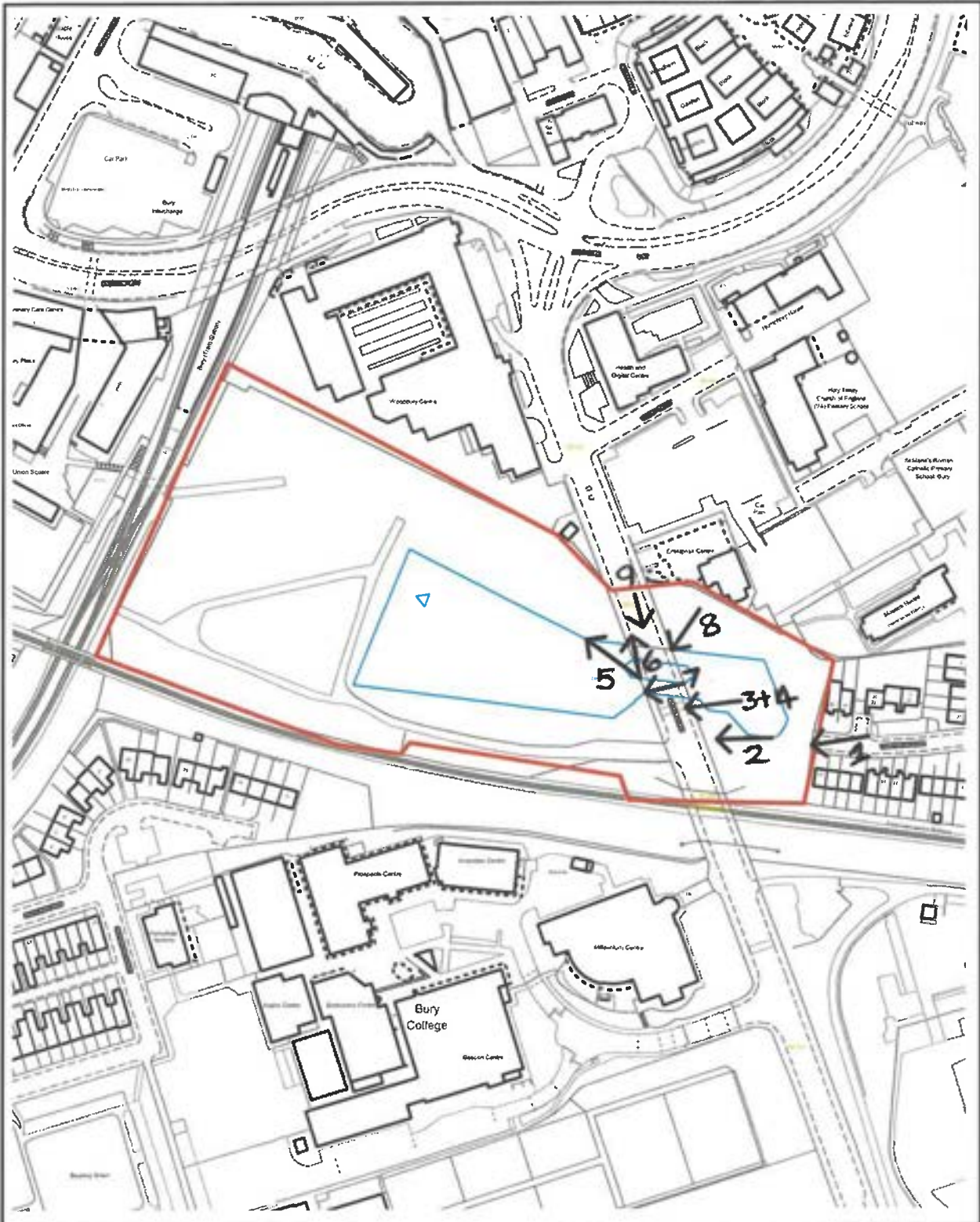
4. The development hereby permitted within any approved phase shall not be occupied/brought into use until the works relating to land contamination detailed below are fully completed:

Where remediation is required, it shall be carried out in full accordance with the approved Remediation Strategy (Doc. Ref. 14111-CRH-XX-XX-RP-LQ-0001 P02). A Verification Report must be submitted to the Local Planning Authority for approval upon completion of remediation works. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 180(f), 189 and 190 of the National Planning Policy Framework (December 2023).

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 70903

ADDRESS: Land at Pyramid Park, Market Street
Bury

Planning, Environmental and Regulatory Services



Bury
Council

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70903

Photo 1 – Aerial from the east



Photo 2 – Aerial from the east zoomed out



70903

Photo 3 – Aerial from the south



Photo 4 – Aerial from the north



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Photo 5 – Aerial from the west



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Photo 1



Photo 2



70903

Photo 3



Photo 4



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Photo 5



Photo 6



70903

Photo 7



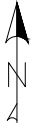
Photo 8



70903

Photo 9





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 - A** - Preliminary: For planning drawings for approval, tenders, etc.
 - C** - Contractual: Drawings authorized and approved for stage completion.
 - Drawing Status**
 - Work in Progress**
 - SI** - Suitable for construction
 - S2** - Suitable for information
 - S3** - Suitable for review and comment
 - S4** - Suitable for stage approval
 - Drawings (For construction purposes)**
 - A1** - As Issued - Authorized and accepted (in relation to work stages)
 - B1** - In use - Forcing sign-off (each comment)
 - CR** - As constructed record document (Final Construction ONLY, Any deviations from which is on site is not the liability of CampbellReith)
 - Work Stages**
 - 1** - Groundwork
 - 2** - Corework
 - 3** - Delivery
 - 4** - Design
 - 5** - Build
 - 6** - Commission
 - 6** - Handover
 - DWG drawings with revision **Cx** and status **A5** to be used for Construction.
 - Topographical information provided by InRoads in February 2022
 - 10: TFM boundary provided by TFM in January 2023

Site Application No: Line Boundary (Bury Council owned land)

Application does not include Market Street (shaded grey).
The ground level at the underpass is approximately 6m below Market Street carriageway level



Rev	Description	Date	By
P1	Based for information	01/02/24	

CampbellReith
consulting engineers

London 020 7340 3700
Bristol 0117 916 1066

Manchester 0161 819 3060
Birmingham 0121 75 467 464

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Client: **Pyramid Park Enabling Works**
Bury Council

Site Location Plan

Drawn by	Date made	Scale @ A3	Checked by	Subsided by	Disc. No.	Number	Rev.
LR	01/02/24	1:500	BT	S1		14111	

Project No	App	Form	Disc	Number	Rev
14111	CRW	ZZ	XX	DR	4000

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 - B: Contractual - Drawings authorized and approved for stage completion.
 - Drawing status**
 - SI - Suitable for construction
 - SI - Suitable for information
 - SI - Suitable for review and comment
 - SI - Suitable for stage approval
 - Drawings for construction approval**
 - AI - As Issued - Authorized and accepted (or revised) for work stages
 - BT - See also - Forcing aspects (see comments)
 - CR - As constructed record document (read Construction CRN), Any deviations from this which are on site is the liability of CampbellReith
 - Work Status**
 - 1 - Commenced
 - 2 - Commenced
 - 3 - Delivered
 - 4 - Design
 - 5 - Built
 - 6 - Commission
 - 7 - Handover
 - Duty drawings with revision Cx and status A5 to be used for Construction.
 - Topographical information provided by Inroad in February 2022
 - TFGM boundary provided by TFGM in January 2023
 - Existing road markings are indicatively shown only
 - All proposals are subject to further consultation with Bury County Council and associated technical teams
 - Proposed Bedfords and Access Road shown in images, as per the Bury Council email received on 05.11.2024.

- Key**
- Retaining works
 - Indicative retaining wall
 - Indicative existing sewer - refer to utility utility plan
 - Indicative vehicle access barrier

Rev	Description	Date	By
01	Issued for information	11/11/24	ZA

CampbellReith
consulting engineers

London 020 7340 1700 Manchester 0161 819 3500
Bristol 0117 916 1066 Birmingham 0121 755 467 464

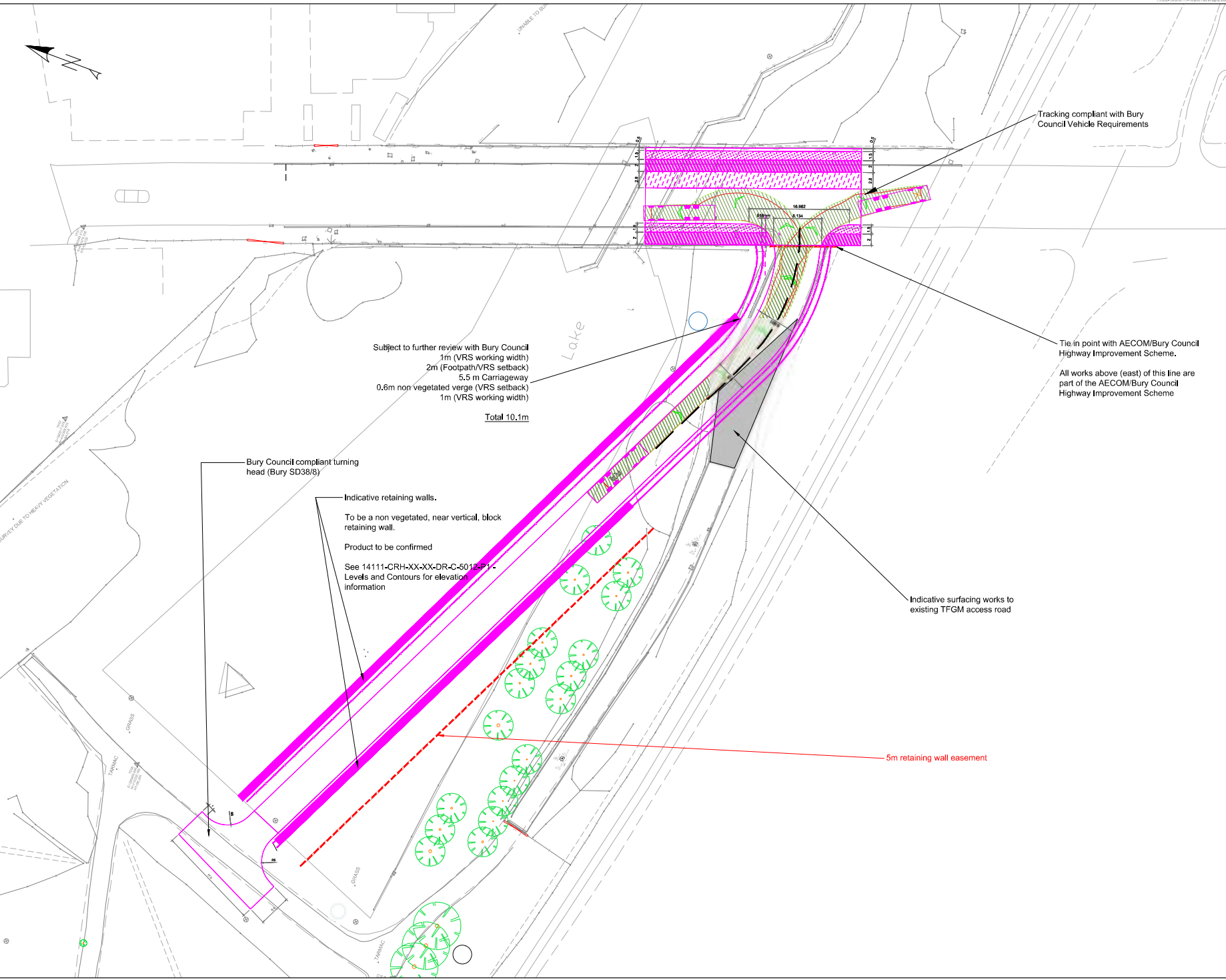
www.campbellreith.com

Client: Pyramid Park Enabling Works
Bury Council

General Arrangement

Drawn by	Date made	Scale	Disc No	Disc No	Disc No	Disc No	Disc No	Disc No
ZA	11/11/24	1:500	BT	SE	14111			

Project No	Client	Phase	Disc	Form	Disc	Number	Rev
14111	CRH	ZZ	XX	DR	CH	5002	001



Subject to further review with Bury Council
 1m (VRS working width)
 2m (Footpath/VRS setback)
 5.5m Carriageway
 0.6m non vegetated verge (VRS setback)
 1m (VRS working width)
Total 10.1m

Bury Council compliant turning head (Bury SD38/8)

Indicative retaining walls.
 To be a non vegetated, near vertical, block retaining wall.
 Product to be confirmed
 See 14111-CRH-XX-XX-DR-C-5012-P1 - Levels and Contours for elevation information

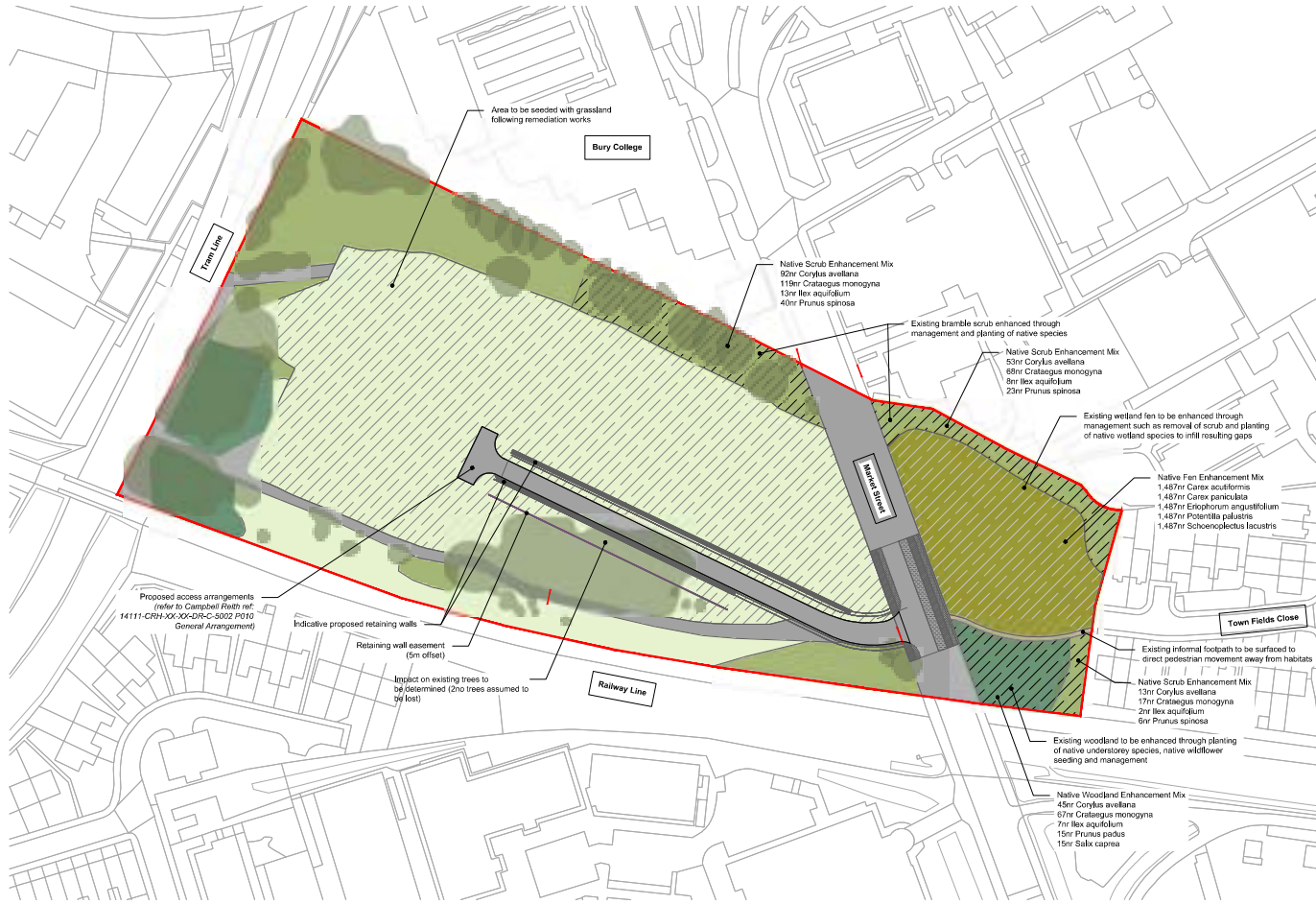
Indicative surfacing works to existing TFGM access road

5m retaining wall easement

Tracking compliant with Bury Council Vehicle Requirements

Tie in point with AECOM/Bury Council Highway Improvement Scheme.
 All works above (east) of this line are part of the AECOM/Bury Council Highway Improvement Scheme

Overall Plan - Scale 1:750 @ A1



Key

- Red line boundary
- Retained existing**
 - Hard surfacing
 - Urban tree (Condition: Good) - indicative
 - Other woodland; broadleaved (Condition: Moderate)
 - Bramble scrub (Condition: N/A)
 - Modified grassland (Condition: Poor)
- Proposals and enhancements**
 - Other woodland; broadleaved (Condition: Good)
 - Fen (upland and lowland) (Condition: Good)
 - Mixed scrub (Condition: Moderate)
 - Modified grassland (Condition: Poor)
 - Proposed crushed stone footpath with geotextile underlay and timber edging

- Notes**
- Soil preparation:** Ground to be prepared in accordance with the specification. Soil management, handling and placement shall be undertaken in accordance with 'Code of Practice for the Sustainable use of Soils on Construction Sites' (Defra, 2011).
 - Soil amelioration:** Soil amelioration to be incorporated into planting areas in accordance with the specification.
 - Planting positions generally:** Planting positions generally to remain flexible to allow for minor alterations to positions to reflect site conditions and findings on site (eg. underground utilities, etc). Any changes should be agreed in advance with the Project Landscape Architect.
 - Woodland and scrub planting:** Transplants/whips (60-80cm, bareroot/container) will be planted at 1.5m centres in single species groups of 5-25m.
 - Mulching:** All plants shall have a min 80x800mm individual mulch mats (min 450gsm/m2) installed with 5nr pegs per mat (min). Native wildflower seeding to be sown between mats.
 - Rabbit Protection:** Suitable rabbit-proof guards/shelters to be installed to all transplants/whip planting.
 - Irrigation:** All planting shall should be thoroughly watered following planting.
 - Root barriers:** Root barriers (GreenBlue Urban Reroot1000 or similar approved) to be installed when tree and shrub planting is proposed within 3mtrs of underground utilities and hard surfacing.
 - Fen planting:** Plugs will be planted in single species groups of 5-25nr.
 - Seeding:** Grass seed sowing: April to June or August to October, during suitable periods of sufficient warmth and moisture. Wildflower seed sowing: March to May or August to October, during suitable periods of sufficient warmth and moisture.
 - Aftercare:** Plants that have died or failed to thrive to be replaced in accordance with the specification.

Plant Schedule

Qty	Name	Age	Height	Form	Bins	Root	Centre	Mix%
Native Fen Enhancement Mix								
1487	Carex acutiformis			PG	0.300		20.00%	
1487	Carex paniculata			PG	0.300		20.00%	
1487	Eriophorum angustifolium			PG	0.300		20.00%	
1487	Potentilla palustris			PG	0.300		20.00%	
1487	Schoenus leucostachyus			PG	0.300		20.00%	
7435								
Native Scrub Enhancement Mix								
150	Corylus avellana	1/2	60-80cm	Transplant	3	B	1,500	35.00%
204	Crataegus monogyna	1/1	60-80cm	Transplant	B		1,500	45.00%
23	Ilex aquifolium		60-80cm		C	3L	1,500	5.00%
69	Prunus spinosa	1/1	60-80cm	Transplant	2	B	1,500	15.00%
454								
Native Woodland Enhancement Mix								
45	Corylus avellana	1/2	60-80cm	Transplant	3	B	1,500	30.00%
67	Crataegus monogyna	1/1	60-80cm	Transplant	B		1,500	45.00%
17	Ilex aquifolium		60-80cm		C	3L	1,500	5.00%
15	Prunus padus	1/1	60-80cm	Transplant	B		1,500	10.00%
15	Salix caprea	0/1	60-80cm	Cutting	2	B	1,500	10.00%
149								

Native Seed Mixes:

Woodland Seeding
 Supplier: Emorsgate Seeds
 Mix: EW1F Wild Flowers for Woodland
 Sowing rate: 1.5 g/m²

Fen Seeding
 Supplier: Emorsgate Seeds
 Mix: EMBF Wild Flowers for Wetlands
 Sowing rate: 1.5 g/m²

Modified Grassland Seeding
 Supplier: Emorsgate Seeds
 Mix: EG22 Strong Lawn Grass Mixture
 Sowing rate: 25 g/m²

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A	Addition of access arrangements	AL	GD	16.11.24
Rev	Description	Drawn	Approved	Date

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Project:
Pyramid Park, Bury

Title:
Biodiversity Enhancement Planting Plan

Drawing Number:
D9302.02.001A

Scale: 1:750 @ A1	Date: 06/11/2024
Drawn: AL	Checked: EH
	Approved: KD