

Ward: Ramsbottom

Item 02

Applicant: Mr & Mrs Derek Abbott

Location: Land adjacent to Abbots Hall, Woodhey Road, Ramsbottom, Bury, BL0 9RD

Proposal: Retention of section of existing unauthorised access track; retention of public right of way; creation of a new section of permissive footpath; retention of pet memorial; new bin and cycle storage; 9no. additional parking spaces, vehicular manoeuvring area and associated hard and soft landscaping, including fencing and new access gate to facilitate access to/from adjacent field for maintenance purposes.

Application Ref: 70937/Full

Target Date: 04/09/2024

Recommendation: Approve with Conditions

Description

The application site is located to the east of Woodhey Road and includes an access track and an agricultural building. The site is located within the Green Belt.

Planning permission was granted for the erection of an agricultural building for rabbit breeding and an associated farmhouse in 1992 and works commenced on the two buildings soon after. The dwelling, which is located adjacent to Woodhey Road, was not completed until 2012 and the agricultural building is located at the eastern end of the site. The dwelling and the agricultural building are linked by a access track, which passes through the curtilage of the dwelling house.

There is a second, unmade access, which is presently unauthorised and passes along the northern boundary of the dwelling and is the subject of this application. The unauthorised access connects the agricultural building to Woodhey Road. There is a Public Right of Way, which passes along the same line as the unauthorised access and connects to Woodhey Road, which is also a public footpath and connects the site to Bolton Road West.

There are open fields to the east of the site and Woodhey High School is located to the north west. Abbots Hall (the dwelling associated with the farm building) is located immediately to the west and there are residential dwellings some 140 metres beyond. There are two residential dwellings some 95 metres to the north.

Planning permission (54822) was granted in March 2012 to vary the wording of condition 3 to allow the occupancy of the dwelling by a person mainly or solely in aquaponics or agriculture.

Consent was granted in July 2023 for the conversion of the agricultural building to 3 residential dwellings under prior approval (69509).

Consent was granted in November 2023 for the removal of condition 3 of permission 54822, which related to the occupancy of the dwelling (69054).

Proposed development

The proposed development involves:

- the retention of a section of the existing unauthorised access track,
- the retention of the Public Right of Way,

- the creation of a new section of permissive footpath,
- the retention of the pet memorial,
- the provision of new bin and cycle storage,
- the provision of 9 additional parking spaces and vehicular manoeuvring area,
- associated hard and soft landscaping, including fencing and new access gate to adjacent field.

The first 45 metres of the unauthorised access would be retained with a non-permissive footpath provided to the north of the access track. This track would provide access to the 3 approved dwellings (69509) and would provide 1 passing place on the southern boundary and an area for bin storage on collection day.

Beyond this point, the unauthorised access track would be 'grubbed up' and landscaped with retaining appropriate provision for the PROW (a 1.8 metre wide path).

The proposed access track would be diverted southwards towards the front of the 3 approved dwellings into a parking area containing 9 parking spaces (2 per dwelling and 3 visitor spaces). The proposed parking spaces would be located around a vehicular turning area.

As per the approved layout plan, 3 residential gardens would be provided for the 3 approved dwellings and the remainder of the land to the east and the land between the access road and the PROW would be landscaped.

A 1.5 metre high timber slatted fence would be erected between the residential curtilage for the 3 approved dwellings. A 1.2 metre high timber post and rail fence in would be provided to the north and southern boundaries of the proposed access road and a 0.6 metre high timber knee rail would be provided between the proposed permissive path and the proposed access road and between the PROW and the adjacent landscaping.

Relevant Planning History

C/23055/89 - Erection of rabbit farm buildings and farmhouse at land at Woodhey Road, Holcombe Brook. Approved with conditions - 14 September 1989.

C/27209/92 - Approval of reserved matters: erection of rabbit farm building and farmhouse at land at Woodhey Farm, Woodhey Road, Holcombe Brook. Approved with conditions - 9 July 1992

52941 - Application for non material amendment following grant of planning permission 27209 for change of window openings and door and alterations / infill to south elevation at Abbots Hall, Woodhey Road, Ramsbottom - Refused - 14 September 2010

54822 - Variation of conditions. New conditions to read No. 3. The occupation of the dwelling shall be limited to a person solely or mainly employed in the locality in aquaponics and/or agriculture. No. 5. The agricultural buildings hereby approved shall be used exclusively for aquaponics and/or agriculture at land at Woodhey Farm, Woodhey Road, Ramsbottom. Approved with conditions - 20 March 2012.

66045 - Extension to dwelling to provide quarantine area for fish in connection with existing business and a garage at Abbots Hall, Woodhey Road, Ramsbottom. Withdrawn - 25 January 2021.

68483 - Prior approval for new agricultural building for the storage of hay and equipment at land off Woodhey Road, Ramsbottom. Prior approval required and refused - 8 July 2022

(residential amenity and lack of information).

69054 - Removal of condition 3 of planning permission ref. 54822 - to remove the occupancy restriction at Abbots Hall, Woodhey Road, Ramsbottom. Approved 22/11/2023.

69509 - Prior approval of proposed change of use of agricultural building to 3 no. dwellinghouses (Use Class C3) at Abbots Hall, Woodhey Road, Ramsbottom. Prior approval required and granted - 20 July 2023.

70330 - Removal of conditions 1 (parking and servicing facilities), 2 (landscaping), 4 (restriction of building for agricultural/aquaponics), 5 (foul and surface water) and 6 (highway improvements) of planning permission 69054. Withdrawn by applicant - 2 February 2024.

Enforcement

13/0327 - Change of use to business - Case closed - no breach - 01/08/2013

13/0348 - Construction of a dwelling - Case closed - no breach - 28/10/2013

13/0569 - Occupancy Condition - Case closed - no further action - 01/01/2014

14/0237 - Breach of agricultural occupancy condition - Case closed - no breach - 27/02/2017

21/0114 - Unauthorised parking on land and caravan storage. Enforcement notice served - 27 March 2023.

Publicity

The neighbouring properties were notified by means of a letter on 22 July 2024 and a press notice was published in the Bury Times on 28 November 2024. Site notices were posted on 27 November 2024.

15 letters have been received, which have raised the following relevant issues:

- One of the main issues is access from Woodhey Road, which is a single lane. The section to the site is unsurfaced, unlit, poorly drained and has deep pot holes. If approved, the application would result in extra residential traffic at all times putting users of the road at risk.
- The application fails to address the maintenance issues of Woodhey Road or the Public Right of Way (PROW).
- The surfacing of the PROW would be crushed stone. Stones need regular replacement and larger stones would make the track unusable for cycles and wheelchair users.
- 5 of the parking spaces could be positioned in front of the 3 properties and easily screened from the PROW. Emergency vehicles could reverse down the access track making a turning circle unnecessary and an invitation for more parking.
- The applicant has applied for retrospective permission for a pet memorial but has not applied for permission for a half built garage in the curtilage of Abbots Hall. The current application should not proceed until the application includes both of the above matters.
- The road was built to facilitate access to a mobile caravan storage site that was constructed without any planning permission. The application should be refused and the gravel and hardcore should be removed from the site.
- There is no need for the barn to be converted into residential units and should stay as a barn.
- Part of the application form have not been completed properly to have been redacted.

Why is this?

- The pet memorial and bin storage area should be positioned on the inside of the boundary wall well away from the PROW.
- The original planning applications that were passed were not adhered to and there has been no regard for planning rules.
- Residents did complain about the tipping to create the access in 2021.
- The application has been made with profit in mind.

The neighbouring properties were notified of revised plans on 18 October 2024.

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

- The revised description is inaccurate as the applicant diverted the PROW when they turned a section into an access road to the hardstanding that they used for unauthorised caravan storage. A plan showing the line of the original PROW with details of any stiles/gates should be provided for comparison with the proposed plans.
- The Council are aware of a half built garage that is being built on the site. A new vehicle entrance, which allows access for vehicles using the garage to access the unauthorised track has been built and is in use. The supporting statement fails to mention the garage, the entrance and the increased traffic they will cause.
- No ecology reports were carried out before the access road was constructed.

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

Statutory/Non-Statutory Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to car parking and turning facilities.

Environmental Health - Contaminated Land - No objection, subject to conditions relating to contaminated land and the provision of an electric vehicle charging point.

Public Rights of Way Officer - No objection.

Greater Manchester Ecology Unit - No objection. The proposed development can achieve 10% biodiversity net gain on site and the proposed mitigation is significant and should be secured via a legal agreement.

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

Development Plan and Policies

H2/2	The Layout of New Residential Development
EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
OL1/2	New Buildings in the Green Belt
OL1/5	Mineral Extraction and Other Development in the Green Belt
RT3/4	Recreational Routes
HT2/3	Improvements to Other Roads
NPPF	National Planning Policy Framework
JP-S2	Carbon and Energy
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G9	The Green Belt
JP-P1	Sustainable Places
JP-P7	Sport and Recreation
JP-C5	Streets For All
JP-C6	Walking and Cycling

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 proposed application seeks to retain an access road with associated works such as passing places, footpaths and amendments to parking and servicing areas.

Paragraph 153 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 of the NPPF states that development in the Green Belt is inappropriate unless one of the following exceptions applies:

- 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), including buildings, 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 (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
- h. Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
 - i. mineral extraction;
 - ii. engineering operations;
 - iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
 - iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;
 - v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
 - vi. development, including buildings, brought forward under a Community Right to

Build Order or Neighbourhood Development Order

Policy OL1/5 states that within the Green Belt other development, not including buildings, will not be inappropriate unless:

- it maintains openness and does not conflict with the purposes of including land in the Green Belt; or
- in the case of mineral extraction, it does not conflict with the purposes of including land in the Green Belt, and high environmental standards will be maintained and the site well restored.

Proposals for other development not falling into one of the above categories is inappropriate development and is, by definition, harmful to the Green Belt. Any development proposal considered to involve inappropriate development will only be permitted in very special circumstances.

The western part of the proposed access track would be retained as local infrastructure and the planning statement has demonstrated a requirement for a green belt location as it would serve the 3 dwellings approved under class Q as a variation to the approved proposals.

The retention of this section of the access track would maintain openness and would not result in any harm to the 5 purposes of the Green Belt. It would not result in unrestricted sprawl or the merging of any towns. It has no implications for historic towns and would have no bearing on any urban regeneration that may take place elsewhere. As such, the proposed development would be appropriate development and would comply with Paragraph 154 of the NPPF.

The proposed access track would be located adjacent to the existing residential curtilage of Abbots Hall and would be viewed against the backdrop of the existing boundary wall. The eastern half of the access track would be 'grubbed up' with the PROW retained and the remainder planted up as a wildlife garden, which would have a positive impact upon the openness of the Green Belt. In addition, the existing hardstanding to the east of the agricultural building (which has consent to be converted into 3 dwellings) would be planted up as a nature area, which would be positive and reduce the impact upon the openness of the Green Belt.

Therefore, the proposed development would not have an adverse impact upon the openness and character of the Green Belt and would be in accordance with Policy OL1/5 of the Bury Unitary Development Plan, Policy JP-G9 of the Places for Everyone Joint Development Plan and the NPPF.

Design and layout -

Pet memorial - The pet memorial is partially complete and consists of a stone wall of around 2 metres in height and a bench. The materials and the scale of the memorial would be appropriate in the area and it would not be a prominent feature in the streetscene.

Bin and cycle storage - The proposed cycle storage would be located within the residential curtilage of the approved 3 dwellings. The proposed cycle storage would be constructed from PVC coated galvanised steel in the colour green, which would be appropriate in the area. The proposed storage unit for plot 2 would be located adjacent to the proposed parking spaces and the proposed units for plots 1 and 3 would be located in the rear garden and would be screened by the proposed hedge. Therefore, the proposed development would be appropriate in terms of appearance and scale and would not be a prominent feature in the streetscene.

The proposed bin storage for plots 1 and 2 would be located in the gable of the existing

building and the proposed bin storage for plot 2 would be located in the front patio area. The proposed bin store for plot 2 would be constructed from timber, which would be appropriate and would completely encase the bins. Therefore, the proposed development would not be a prominent feature and would be in accordance with Policy EN1/2 of the Bury Unitary Development Plan.

Landscaping/access track/boundary treatments - The western part of the access track would be retained and would provide access to the 3 dwellings, which have consent under Class Q (69509). This part of the access road would allow for retention of the existing Public Right of Way (PROW), the provision of a passing place and a new permissive path, which would connect Woodhey Lane to the 3 consented dwellings. The proposed development would allow for the use of the road by vehicles, while maintaining appropriate facilities for pedestrians using the PROW.

A simple palette of materials would be used for the proposed hard landscaping - the access road would be crushed stone, which would be in keeping with the character of the rural area. The parking spaces for the approved dwellings (which have already been approved under the class Q application (69509)) would be a permeable tegula type block and visitor spaces would be surfaced using a grass grid type system, which would blend in with the green corridor of landscape between the wildlife garden and nature area.

Timber post and rail fencing would be provided to the majority of boundaries, which would reflect the surrounding agricultural landscape. Between the rear gardens of the approved dwellings, a 1.5 metre high horizontal slatted timber fence would be provided, which would maintain views and afford privacy to the future occupiers.

The eastern part of the access track would be removed but retain the PROW and the remainder would be planted to provide a wildlife corridor. The existing hardstanding to the west of the agricultural building would be removed and the area planted up as a nature area. The landscaping scheme would be predominantly native with small amounts of more ornamental planting to the front entrance areas.

As such, the barn to be converted would be surrounded by existing and proposed planting and the proposed planting would act as a buffer between the two access tracks and the new reclaimed nature area.

Therefore, the proposed development would not be a prominent feature in the locality and would be in accordance with Policies EN1/2, OL1/5 and RT3/4 of the Bury Unitary Development Plan and Policies JP-G7, JP-G8 and JP-P1 of the Places for Everyone Joint Development Plan.

Impact upon residential amenity - With the exception of Abbots Hall, the nearest residential properties would be 71 and 146 metres away. As such, given the distances involved, the proposed development, including the retention of the access track, PROW, permissive footpath, bin and cycle storage, provision of parking and associated hard and soft landscaping would not have an adverse impact upon the amenity of the neighbouring properties. Therefore, the proposed development would be in accordance with Policy EN1/2 of the Bury Unitary Development Plan.

Ecology/BNG - The main issues relate to protected species, nesting birds, invasive species, proximity to a site of biological interest and biodiversity net gain.

Protected Species - The report found no evidence of any protected species. Given the site is largely already developed, with no mature trees or buildings and no ponds nearby, GM Ecology Unit have no reason to doubt the findings of the report. No further information or

measures are required.

Nesting Birds - Trees and scrub will be lost to create the new access, which contain potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. GM Ecology Unit has no objections, subject to the inclusion of a condition relating to nesting birds.

Invasive Species - Japanese Knotweed and Japanese Rose are located within the zone of influence of the development. Whilst the Japanese Knotweed is just off the site, its roots extend several meters and will therefore be under the site. Both species 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.

The main risk of an offence would be transport of spoil contaminated by these species eg root fragments of the knotweed or seed of the Japanese rose. Actual retention on site is not an offence. It would however be best practice to remove given the site is located on the edge of open countryside. GM Ecology Unit has no objections, subject to the inclusion of conditions relating to invasive species.

Proximity to Site of Biological Importance - The proposed communal garden is located adjacent to the boundary of the Site of Biological Interest (SBI). Any earthworks to layout the garden should avoid accidental damage to the SBI. GM Ecology Unit has no objections, subject to the inclusion of a condition relating to the provision of a construction management plan to include measures to protect the SBI.

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 site includes loss of existing vegetation to a realigned access track and conversion of a large area used for caravan storage to garden. The BNG assessment and metric have been submitted and confirm that a 10% BNG increase would be achieved.

There was a question raised as to whether the amended baseline for the area that has been cleared was fair as it could only be identified and assessed from aerial photographs. On balance, it is considered to be reasonable to assume it was primarily tall ruderal vegetation in poor condition at time of clearance.

If, however the precautionary approach was taken and moderate condition assumed, a shortfall of 0.24 units would occur on site to ensure that the site achieves a 10% net gain. As the target for all created habitats is poor, with the potential for moderate condition habitats to be created on the other neutral grassland and mixed scrub,, it is accepted that a 10% BNG can be created on site.

GM Ecology Unit have confirmed that the development can achieve the 10% BNG on site and this would be secured by conditions.

Therefore, the proposed development would not cause harm to ecological features and would provide a 10% net gain. The proposed development would be in accordance with Policy EN6/3 of the Bury Unitary Development Plan and Policy JP-G8 of the Places for Everyone Joint Development Plan and the NPPF.

Public Right of Way issues - The access track is located along a section of PROW

87RAM. The proposed development would retain the existing access track for half of its length and provide a passing place for vehicles and a new permissive footpath. This would ensure users of the PROW would have the option to use the existing PROW along the route of the access track or the permissive path. The latter half of the access track would be grubbed up, while retaining a 1.8 metre wide pedestrian only path along the route of the PROW. The PROW officer has no objections to the proposed development. Therefore, the proposed development would be in accordance with Policy RT3/4 of the Bury Unitary Development Plan.

Highways issues - The access track would connect the approved 3 dwellings to Woodhey Road. An acceptable level of visibility would be provided at the junction of the access track and Woodhey Road. The provision of a passing place is welcomed and appropriate turning facilities would be provided opposite the approved dwellings. The provision of the permissive footpath and the private footpath would ensure good pedestrian facilities are available for use.

The Traffic Section has no objections, subject to the inclusion of conditions relating to car parking and turning facilities.

Therefore, the proposed development would be in accordance with Policies EN1/2, OL1/5 and RT3/4 of the Bury Unitary Development Plan and Policies JP-C5 and JP-C6 of the Places for Everyone Joint Development Plan.

Parking - SPD11 states that the maximum parking standards for a 3 and 4 bed dwelling in a high access area is 3 spaces per dwelling. This equates to 9 spaces.

The proposed development would provide 2 spaces per unit and 3 visitor spaces, which would total 9 spaces. The proposed development would comply with the maximum standards and would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Response to objectors

- Consent (69509) has been granted to convert the existing agricultural building into 3 dwellings and is extant. As such, the issues relating to the impact of the proposed dwellings on Woodhey Road, traffic flow, the need for residential dwellings were assessed during the previous application and are not relevant to this application.
- Prior to the access road being constructed, the Public Right of Way (PROW) was grassed. As such, the proposed material would be no worse in terms of accessibility. The Public Rights of Way Officer has no objections to the scheme.
- The location of the parking spaces are in the same position as per the approved scheme (69509). A turning circle is required for use by the residents and any deliveries to the site as well as emergency vehicles. It would not represent good highway design to have emergency vehicles reversing down a single track access, when a turning head can be provided.
- The partially built garage is the subject of an enforcement case, but it is likely that it could be permitted development. This would be checked by the Enforcement Team in due course.
- The partially built garage would serve the existing dwelling (Abbotts Hall) and as such, there would be no increased traffic.
- Due to the GDPR legislation, all application forms are redacted to remove personal information.
- The ecological reports were not carried out before the development was undertaken. However, the application has been assessed on a worst case basis, which is in accordance with the guidance and has been assessed by GM Ecology Unit.

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 numbered D234.001, D324.002 C, D324.003 C, D234.004 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 and Places for Everyone Joint Development Plan listed.
3. The car parking and turning facilities indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the residential live/work unit hereby approved being occupied and thereafter maintained at all times
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
4. The landscaping scheme hereby approved shall be implemented to the written satisfaction of the Local Planning Authority not later than 12 months from the date the building(s) is first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan..
5. 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 and submitted to and approved in writing by the Local Planning Authority.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

6. No development shall commence until full details of a scheme for the eradication and/or control of Japanese Knotweed (*Fallonica Japonica*, *Rouse Decraene*, *Polygonum Cuspidatum*) and Japanese Rose is submitted to and approved in writing by the Local Planning Authority. The approved management plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority.

Reason. The scheme does not provide full details of the actual extent of Japanese Knotweed and Japanese Rose in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

7. The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Assessment Summary Report, dated August 2024 prepared by Pennine Ecological and must include:
1. information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
 2. the pre-development biodiversity value of the onsite habitat;
 3. the post-development biodiversity value of the onsite habitat;
 4. any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
 5. any biodiversity credits purchased for the development; and
 6. any such other matters as the Secretary of State may by regulations specify.

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

8. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:
1. a non-technical summary;
 2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 3. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 4. the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 5. the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.

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

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

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

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

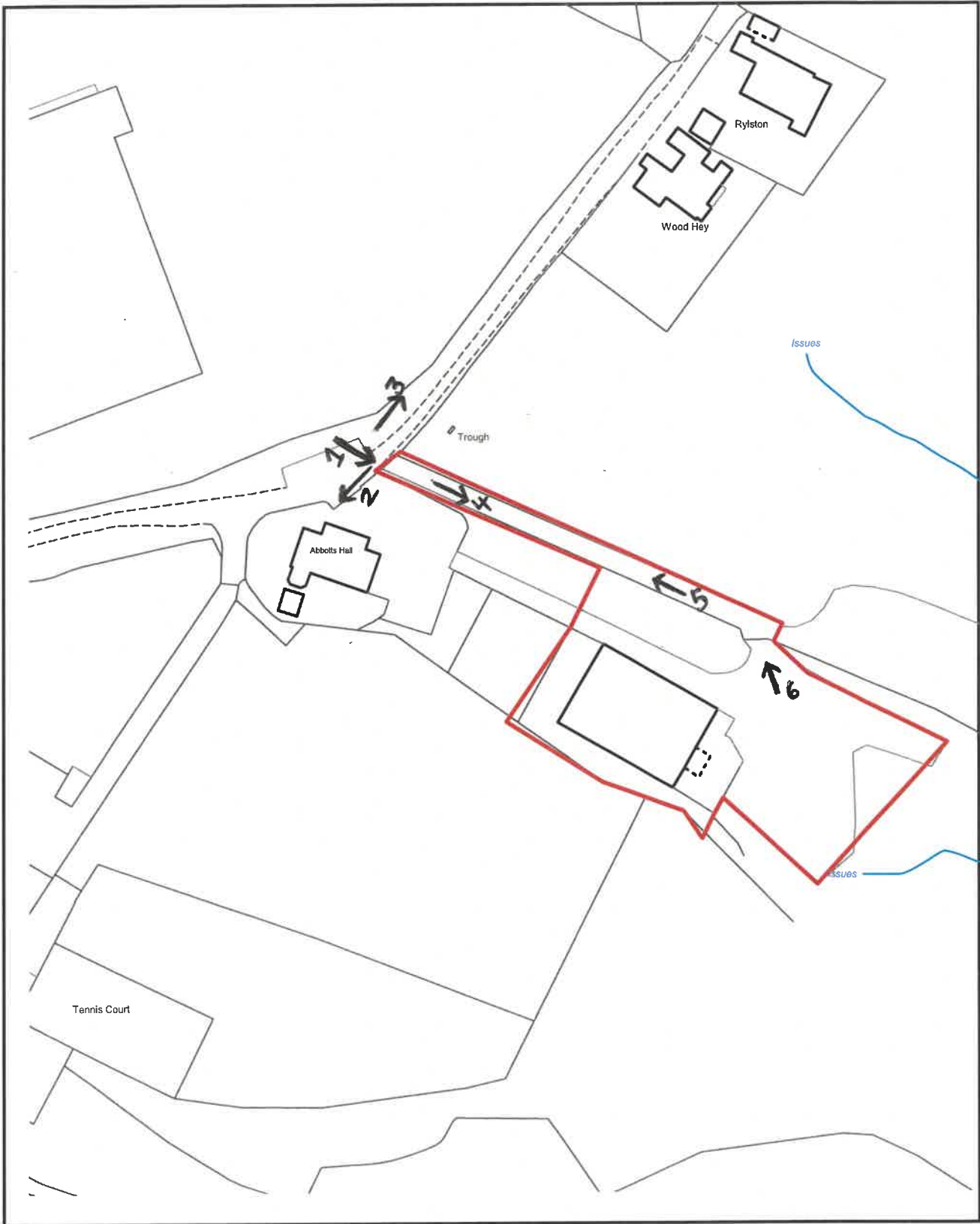
The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

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

10. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.
Reason. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Places for Everyone Joint Development Plan Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.

For further information on the application please contact **Helen Leach** on **0161 253 5322**

VIEWPOINTS



PLANNING APPLICATION LOCATION PLAN

APP.NO 70937

**ADDRESS: Land adjacent to Abbots Hall
Woodhey Road Ramsbottom**

Planning, Environmental and Regulatory Services



Bury
Council

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Photo 1



Photo 2



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Photo 4



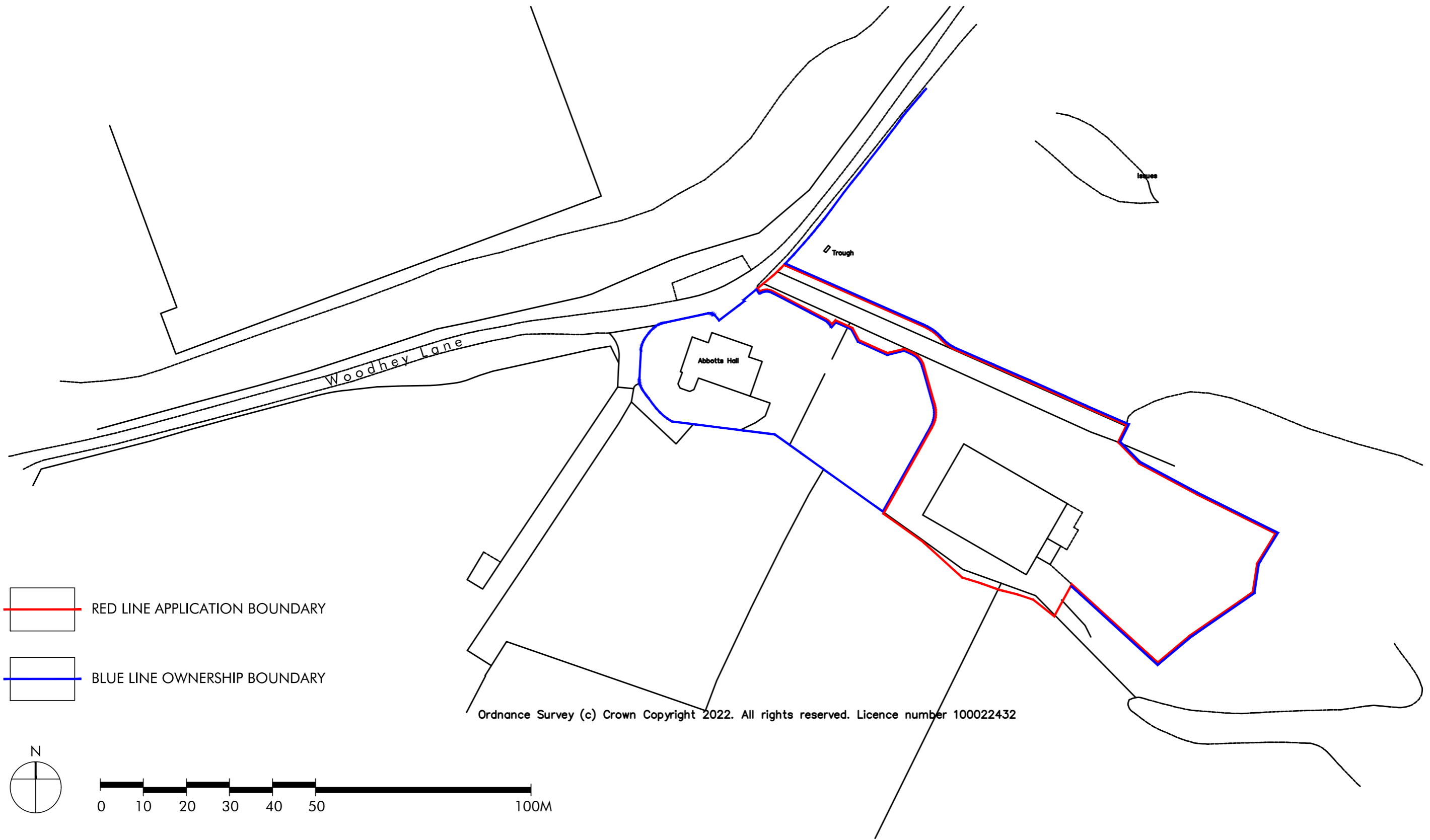
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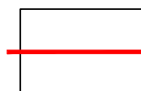
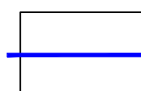
Photo 5

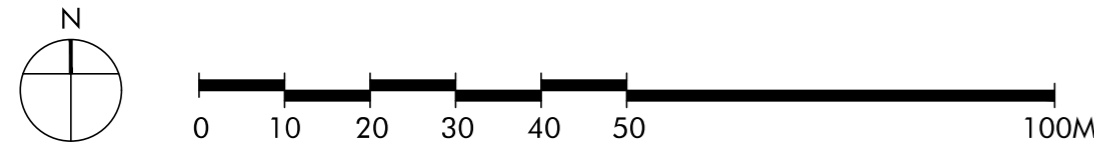


Photo 6





-  RED LINE APPLICATION BOUNDARY
-  BLUE LINE OWNERSHIP BOUNDARY



NOTES

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REVISIONS			
Rev.	Description	Drawn by	Date

Client Derek Abbott		
Project Title Abbots Hall, Woodhey Road, Ramsbottom, BLO 9RD		
Scale 1:1250	Drawing size A3	Status Planning
Date May 2024	Drawn by EEJR	Checked by EEJR



e: info@eatlandscape.co.uk w: www.eatlandscape.co.uk
t: 0151 558 1288 m: 07837 835 774

Drawing Title Location Plan	
Drawing No. D234.001	Revision -



KEY

RED LINE APPLICATION BOUNDARY

SURFACING AND EDGINGS

- S1** CRUSHED STONE SURFACING TO ACCESS ROAD AND PUBLIC RIGHT OF WAY
- S2** TEGULA TYPE BLOCK PAVING HEATHER TYPE COLOUR SUGGESTED SUPPLIER - TOBERMORE LINE OF CONTRASTING COLOUR BLOCKS TO MARK SPACES
- S3** GRASS GRID TYPE SURFACING SEEDED WITH SPECIES RICH GRASS SEED MIX SUGGESTED SUPPLIER - GROUNDTRAX
- S4** NATURAL STONE, PORCELAIN OR HIGH QUALITY CONCRETE SLABS MEDIUM GREY OR BUFF COLOUR SUGGESTED SUPPLIERS - TOBERMORE, LONDON STONE
- S5** SELF BINDING GRAVEL FLUSH METAL EDGINGS
- S6** GRASSCRETE TYPE PAVING
- ROADSIDE BULLNOSED KERB CONCRETE, CONCRETE AGGREGATE OR STONE

BOUNDARY TREATMENTS AND SITE FURNITURE

- B1** 1.5M HORIZONTAL TIMBER SLATTED FENCE
- B2** 1.2M HIGH TIMBER POST AND RAIL FENCE MATCHING PEDESTRIAN GATE
- B3** 0.6M HIGH TIMBER KNEE RAIL
- EV** ELECTRIC VEHICLE CHARGING POINTS
- F1** BIKE STORE

SOFT LANDSCAPE

- EXISTING TREES AND HEDGEROWS TO BE RETAINED AND PROTECTED ACCORDING TO ARBORICULTURAL IMPACT ASSESSMENT
- EXISTING MIXED SCRUB
- NATIVE SCRUB PLANTING
- PROPOSED NATIVE TREE
- INSTANT MIXED NATIVE HEDGE MAINTAINED AT 1.5M HEIGHT
- ORNAMENTAL PLANTING
- HEDGEROW SEED MIX
- LOW FERTILITY NATIVE SEED MIX WITH MOWN GRASS PATHS
- SPECIES RICH GRASS TURF

N

0 5 10 15 20M

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Rev.	Description	Drawn by	Date
A	Additional section of hedge added in Nature Area	EEJR	01/07/24
B	Annotation updated re Public Right of Way	EEJR	09/10/24
C	Maintenance gate into field added	EEJR	14/10/24

Client
Mr Derek Abbott

Project Title
Abbots Hall, Woodhey Road, Ramsbottom, BLO 9RD

Scale
1:200

Drawing size
A1

Status
Planning

Client
EATlandscape
e: info@eatlandscape.co.uk w: www.eatlandscape.co.uk
t: 0151 558 1288 m: 07837 835 774

Drawing Title
General Arrangement

Date
May 2024

Drawn by
EEJR

Checked by
EEJR

Drawing No.
D234.002

Revision
C



KEY

- RED LINE APPLICATION BOUNDARY
- EXISTING TREES AND HEDGEROWS TO BE RETAINED AND PROTECTED ACCORDING TO ARBORICULTURAL IMPACT ASSESSMENT
- EXISTING MIXED SCRUB
- NATIVE SCRUB PLANTING
PLANTS SPACES AT 1.5M CENTRES
GROUPS OF 3-5 PLANTS OF THE SAME SPECIES
- PROTECTION:
TUBEX SHELTER GUARD
75C X 130-160MM
SUPPLIER - GREEN TECH
- PROPOSED NATIVE TREE
SECURED WITH A SHORT DOUBLE STAKE
- INSTANT MIXED NATIVE HEDGE
MAINTAINED AT 1.5M HEIGHT
HEDGE SECTIONS SPACED AT 1M CENTRES
SUPPLIER - READYHEDGE
- READYBAG MNH MIX 1 THORN, MAPLE, HAZEL
100CM LENGTH X 40CM WIDTH X 130-150CM HEIGHT
3 NO. CRATAEGUS MONOGYNA, 1 NO. ACER CAMPESTRE
AND 1 NO. CORYLUS AVELLANA PER BAG
- ORNAMENTAL PLANTING
NOTE - IN PARTS OF A PLANTING BED WITH MORE THAN ONE SPECIES, THE LARGEST NUMBER OF PLANTS SHOULD BE USED AS THE FILLER PLANT AND THE OTHER FEATURE SPECIES DOTTED INDIVIDUALLY IN BETWEEN
- FEATURE SHRUB
- HEDGEROW SEED MIX
EH1 HEDGEROW MIXTURE
SOWN AT 4G/M2
SUPPLIER - EMORSGATE SEEDS
- LOW FERTILITY NATIVE SEED MIX WITH MOWN GRASS PATHS
EM3 SPECIAL GENERAL PURPOSE MEADOW MIXTURE
SOWN AT 4G/M2
SUPPLIER - EMORSGATE SEEDS
- SPECIES RICH GRASS TURF
WFT-SPECIES RICH-26 TURF
SUPPLIER - WILDFLOWER TURF

N
0 5 10 15 20M

PLANTING SCHEDULE

Trees

Number	Species	Height	Girth	Specification
2	<i>Alnus glutinosa</i>	350-425cm	12-14cm	Large Feathered: 7 brks: 3x: RB
1	<i>Betula pubescens</i>	350-425cm	12-14cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
1	<i>Populus tremula</i>	350-425cm	12-14cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
2	<i>Quercus robur</i>	350-425cm	12-14cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm

Shrubs

Number	Species	Height	Diameter	Pot Size	Specification	Density
36	<i>Cornus sanguinea</i>	60-80cm			1+1: Transplant - seed raised: Branched: 3 brks: B	1.5Ctr
80	<i>Corylus avellana</i>	60-80cm			1+2: Transplant - seed raised: Branched: 3 brks: B	1.5Ctr
1	<i>Hydrangea paniculata Little Lime</i>	30-40cm		5L	Branched: 5 brks: C	Counted
28	Readybag mixed native hedging Mix 1	120cm		76L	Instant hedge: 25cm wide x 100cm long: Acer campestre - Corylus avellana - Crataegus monogyna: pre-formed with Continuous root-strip: dense: straight-sided: Feathered to Base: Neatly Clipped: C	1/m
25	<i>Rosa arvensis</i>	60-80cm			1+1: Transplant - seed raised: Branched: 2 brks: B	1.5Ctr
25	<i>Rosa canina</i>	60-80cm			1+1: Transplant - seed raised: Branched: 3 brks: B	1.5Ctr
25	<i>Sambucus nigra</i>	60-80cm			1+1: Transplant - seed raised: Branched: 3 brks: B	1.5Ctr
1	<i>Sarcococca hookeriana digyna</i>	20-30cm		3L	Bushy: 6 brks: C	Counted
47	<i>Viburnum opulus</i>	60-80cm			1+2: Transplant - seed raised: Branched: 3 brks: B	1.5Ctr
14	<i>Vinca minor 'Gertrude Jekyll'</i>	20-30cm	2L	2L	Several shoots: 3 brks: C	5/m ²
1	<i>Weigela florida 'Variegata'</i>	30-40cm		2L	Branched: 3 brks: C	Counted

Herbaceous

Number	Species	Pot Size	Specification	Density
16	<i>Ajuga reptans</i>	0.5L	Full Pot: Sept to April planting: British Native-origin: C	7/m ²
14	<i>Alchemilla mollis</i>	2L	Full Pot: C	5/m ²
11	<i>Astrantia major 'Hadspen Blood'</i>	2L	Full Pot: C	5/m ²
24	<i>Galium odoratum</i>	0.5L	Full Pot: C	6/m ²
11	<i>Tellima grandiflora</i>	2L	Full Pot: C	5/m ²

Ferns

Number	Species	Specification	Density
9	<i>Polypodium vulgare</i>	Full Pot: C	5/m ²

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REVISIONS

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A.	Additional section of hedge added in Nature Area	EEJR	01/07/24
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Client
Mr Derek Abbott

Project Title
Abbots Hall, Woodhey Road, Ramsbottom, BLO 9RD

Scale
1:200

Drawing size
A1

Status
Planning

Drawing Title
Planting Plan

Date
May 2024

Drawn by
EEJR

Checked by
EEJR

Supplier
EMORSGATE SEEDS

Drawing No.
D234.003

Revision
C

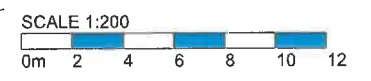
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SITE SPECIFIC HAZARDS

IN ACCORDANCE WITH THE REQUIREMENTS OF THE CON REGULATIONS 2015 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:



- EXISTING STRUCTURE
- REMOVED STRUCTURE
- EXISTING STEEL FRAME

REV.	DATE	NOTES	INIT.
REV.C	230220	BOUNDARY UPDATED	RSL
REV.B	230105	UPDATED TO CLIENT COMMENTS	RSL
REV.A	221216	UPDATED TO RSA COMMENTS	RSL

CLIENT / PROJECT
MR & MRS ABBOTT
 ABBOTTS HALL, WOODHEY ROAD
 RAMSBOTTOM, BL0 9RD

DRAWING TITLE
PROPOSED SITE PLAN

APPROVED SITE PLAN 69509

STATUS **PLANNING**

DATE **DEC 22** | DRAWN **RSL** | SCALE @ A3 **1:200**

PROJECT NUMBER	PLAN BUILD	TYPE	NUMBER	REVISION LETTER
154	PLN	L	04	C

DRAWING NO.	Site Location Plans	L	GA Plans	P	Elevations	E
	Sections	S	Details	D	Prefix	Colour

HAWTHORN DESIGN PARTNERSHIP
 HAWTHORN ESTATES LTD
 LUMB, ROSSENDALE, BB4 9ND
 T. 08453 900 444