

Ward: Ramsbottom

Item 05

Applicant: Andrew Warburton

Location: Saw Mills, Off Spring Street, Ramsbottom, Bury, BL0 9JQ

Proposal: Variation of Condition 2 (approved plans) of planning permission 68578 (Demolition of existing saw mill and associated outbuilding and construction of 5 no. dwellings) - revised site layout

Application Ref: 71343/Full

Target Date: 28/01/2025

Recommendation: Approve with Conditions

Description

The site formerly consisted of a two storey stone building and a timber outbuilding, which were formerly used as a saw mill. The two storey building was located along the boundary with Back Spring Street and access to the site is taken from Caltha Street, which is an unadopted street. These buildings have now been demolished and the site has been cleared.

There are residential properties to the north, southeast and southwest of the site. Immediately to the west of the site are residential gardens, which are connected to the residential dwellings on Spring Street. The Major pub and a vehicle repair garage are located to the south of the site (at the junction of Caltha Street and Spring Street).

Planning consent was granted in December 2011 for the demolition of the existing buildings on site and the erection of 5 dwellings. This permission lapsed in 2014.

A further permission was granted in July 2023 (68578) for the demolition of the existing buildings on site and the erection of 5no. dwellings. The proposed dwellings would be two storeys with additional living accommodation in the roof space provided through dormers and would be constructed from stone and slate. Permission was granted for 4no. semi detached dwellings located in the north western part of the site, and 1no. detached dwelling within north eastern part of the site.

This application seeks to vary of Condition 2 (approved plans) of planning permission 68578. The proposal seeks to revise the siting of the 4no. semi-detached dwellings, increasing the area of garden to the rear of the proposed semi detached dwellings. The proposed dwellings would be re-sited approximately 3.3 metres closer to the proposed parking courtyard to the front of these properties. The proposed detached dwelling would retain the previously approved siting.

The application will be presented to Planning Control Committee due to the number of objections received.

Relevant Planning History

54544 - Demolition of existing sawmill and associated out-building, and construction of 5 no. three bed dwellings. - Approve with Conditions 21/12/2011

63957 - Outline application for 5 no. dwellings with details of access (all other matters

reserved) - Withdrawn by Applicant 16/05/2019

68578 - Demolition of existing sawmill and associated outbuilding and construction of 5 no. dwellings - Approve with Conditions 26/07/2023

70229 - Change of house type application for 68578 to remove dormers, increase the eaves heights to all house types, increase the width of the porches and internal alterations
-Refused 22/12/2023 Appeal Dismissed due to the design having a harmful impact on the character and appearance of the local area, and Conservation Area, failure to comply with National Designated Space Standards and Density.

Enforcement

23/0469 - logged in December 2023 and related to a complaint that trees were being removed within the conservation area and not in accordance with planning approval 68578. Following a meeting on site with the planning officer, it was noted that the trees in question were not within the conservation area and were included within the discharge of conditions that had been received. The case was closed.

24/0112 - logged in March 2024 and was again concerned with planning approval 68578. The complaint suggested that unauthorised building works had taken place and that the developer did not have a right of access to the unadopted road to the proposed site entrance. The only works on the site at the time related to investigative works and tidying up the site. The planning department had received information with regards to the discharge of conditions. As planning were dealing with the matter and the Council could not become involved in a legal dispute over access (not having a right of access is a private legal matter), the case was closed.

Publicity

Letters were sent to 41 properties on the 6/12/2024
Press notice published in the Bury Times 12/12/2024
Site notice posted 10/12/2025

3 objections received in relation to:

- Developer does not have any legal access to this site over Caltha Street
- Should never have been granted in the first place until the applicant can gain access to the land he owns.
- Not enough time to object due to Christmas.
- Houses would be more prominent to the houses backing onto the site from Spring Street especially no. 14-18.
- The proposed dwellings would not meet NDSS
- The proposed dwellings would not meet density.
- Developer has breached previous conditions in relation to trees and traffic management.
- More houses so close to the main roads is not needed they are already busy enough

1 comment received in relation to:

- The change in site layout appears sensible to allow the new properties to have back gardens.
- Numerous mature trees have been taken down for this development and we strongly request an appropriate landscaping design to reinstate the screening that has been removed between the back gardens of the properties on Young Street and this development. The replacement trees should be of reasonable height (i.e. standard or select standard, not whips or feathered) with preferably some evergreen to provide screening all year round. We would request trees with reasonable growth rates so they establish quickly. We believe 7no. trees were removed, so would ask that at least 7no.

new trees are planted.

Statutory/Non-Statutory Consultations

Traffic - Conditions requested in relation to the submission of a Construction Traffic Management Plan and implementation of the pedestrian and access works, turning facilities, bin storage and car parking.

The Construction Traffic Management Plan has already been discharged as part of condition 14 of application 68578 and as such the proposal will need to comply with the approved details of this condition.

Conservation Officer - No objections.

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

Development Plan and Policies

EC2/2	Employment Land and Premises
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/2	Townscape and Built Design
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN6/3	Features of Ecological Value
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
HT2/4	Car Parking and New Development
JP-P1	Sustainable Places
JP-P2	Heritage
JP-S4	Flood Risk and the Water Environment
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G7	Trees and Woodland
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
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 (Residential)

The National Planning Policy Framework (NPPF) is a material planning consideration in planning decisions, and emphasises the Government's objective of significantly boosting the supply of homes. The Framework states that local planning authorities should identify and update annually a supply of specific deliverable sites to provide a minimum of five years' worth of housing, with either a 5% buffer to ensure choice and competition in the market for land, or a 20% buffer where there has been significant under delivery of housing over the previous three years. As set out in NPPF paragraph 78, the supply of housing must be assessed against the housing requirement set out in adopted strategic policies where these are less than five years old.

The joint Places for Everyone Plan was adopted with effect from 21 March 2024 and sets the up-to-date housing requirement for Bury against which the deliverable supply of housing land must be assessed. PfE Policy JP-H1 sets the following stepped targets for Bury:

- 246 homes per year from 2022-2025;
- 452 homes per year from 2025-2030; then
- 520 homes per year from 2030-2039.

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up of sites that have an extant planning permission and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the deliverable land supply calculations as many sites will take longer than five years to come forward and be fully developed. The joint Places for Everyone Plan allocates significant strategic sites for housing within Bury and will accelerate housing delivery within the Borough to meet housing needs.

Following the adoption of Places for Everyone, the Council is able to demonstrate a deliverable 5 year supply of housing land with a 20% buffer (as currently required in Bury due to past under delivery) when assessed against the adopted PfE housing requirement.

The National Planning Policy Framework also sets out the Housing Delivery Test (HDT), which is an assessment of net additional dwellings provided over the previous three years against the homes required. Where the test indicates that the delivery of housing was substantially below (less than 75%) the housing requirement over the previous years, this needs to be taken into account in the decision-taking process. The latest results published by the Government (the 2023 measurement published on 12 December 2024) show that Bury has a HDT result of less than 75%, and therefore, this needs to be treated as a material factor when determining applications for residential development.

Therefore, paragraph 11(d) 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, provide a strong 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

As a result of the latest published HDT result the 'tilted balance' applies and planning permission should be granted unless the above points Para 11(d) i or ii apply.

NPPF paragraph 80 requires the latest published HDT results to be used. However, the Government is currently operating to a delayed publication timetable for the HDT, and although the latest published results for 2023 are below 75%, based on the current HDT rulebook Bury's result for 2024 will be above 75% and the tilted balance will no longer be triggered by the housing delivery test result.

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 within the urban boundary and there are residential properties to all boundaries. The proposed development would not conflict with the surrounding land uses and would be located in a sustainable location with regard to public transport and services. Therefore, the proposed development would be acceptable in principle.

Design, layout and impact upon Conservation Area

As the site is partly located within the Ramsbottom Conservation Area, it is necessary to consider the proposal in terms of the Town and Country Planning Listed Building and Conservation Act. In this regard proposals should either preserve or enhance the Conservation Area and in terms of policy consideration National Planning Policy Framework paragraphs 189-202 and Policies EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control of the Unitary Development Plan.

The north eastern corner of the site is located within the Conservation Area and the remainder of the site is outside it. The existing building was constructed in the mid nineteenth century. The building was considered at the time of the extension to the Conservation Area in 2007 and while it was of some interest, it was not considered to be of sufficient quality to warrant its protection. In the past 15 years, the building has deteriorated and has a negative impact upon the Conservation Area. As such, the demolition of the building would be acceptable and would enhance the character of the Conservation Area.

Policy JP-H4 - Requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high quality design. Policy JP-H4 sets out minimum densities that should be considered. Therefore in accordance with Policy JP-H4 regard should be had to a minimum net residential density of 70 dwellings per hectare at this site. The total area of the site is approximately 0.10 hectares, which based on a total of 5 dwellings would result in a density of 50 dwellings per hectare. In this instance it is material in planning terms to consider that, given that this is a variation to an existing approved scheme, that can still be implemented unfettered, rather than an entirely new residential proposal. As such, the density is considered to be acceptable.

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. 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. Policy JP-P1 seeks to create a city region that consists of a series of beautiful, healthy and varied places. High quality design is fundamental to achieving this. Policy JP-H3 - Seeks to provide an appropriate mix of dwelling types and sizes reflecting local plan policies and having regard to relevant local evidence. Development across the plan area should seek to incorporate a range of dwelling types and sizes, including for self-build.

The design of the proposed dwellings has not been amended from the previously approved

scheme (68578). The same materials are proposed as previously approved, and the condition requiring details of these materials has been discharged in relation to the development. Whilst the location of the dwellings has been amended within the site it is considered that re-siting 4no. dwellings approximately 3.3 metres further forward than previously approved would not significantly increase their visibility from the Conservation Area so as to be so detrimental to warrant refusal of the scheme. Therefore, as with the previously approved scheme, the proposed development would not be a prominent feature in the streetscene and would preserve the character of the Conservation Area.

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

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

The proposal is for a change in layout, and positioning of the proposed dwellings rather than a change of house type. The applicant has an existing, extant planning permission for this style and size of dwelling that can be reasonably implemented at the site following the discharge of the remaining conditions. It is therefore unreasonable to require an amended internal layout for this variation of condition application.

Should any future applications be submitted, that do change the house type proposed then these dwellings would be subject to the policy consideration set out above, and would need to comply with NDSS.

Highways issues

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

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

The proposed development would maintain access to the existing properties that front onto Bolton Street. The visibility splays at the junction with Caltha Street are the same as the previously approved application and were assessed to be acceptable. The Traffic Section raised no objections to the previously approved scheme or to this proposal, subject to the inclusion of conditions relating to the implementation of turning facilities and car parking which can also be reasonably be attached to this application.

Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with the policies set out above.

Amenity

There are no adopted aspect standards for new residential properties however, SPD 6 provides guidance on aspect standards between residential properties in relation to householder extensions and as such, would be a reasonable guide in this case. SPD 6 also provides guidance on overbearing relationships for single storey and two storey extensions that can be applied.

- For clarity the following aspect standards would be applicable:

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

There would be 9.2 metres from the rear elevation of Nos. 18 and 16 Spring Street to the gable elevation of the proposed semi-detached dwellings. The proposed dwellings would be set between 2.4 and 1.7 metres lower than the access track at this point and approximately 1 and a half storeys of the dwellings would be visible. As such, the distance of 9.2 metres would be between the two aspect standards set out above and would be acceptable. As such, the proposed dwellings would not have an adverse impact upon the amenity of the neighbouring properties.

The proposed semi-detached dwellings would be moved further away from the rear boundary of the site than the previously approved scheme decreasing any potential overlooking.

The side elevations of the proposed semi-detached properties are blank.

There would be a distance of approximately 16.6 metres between the front elevation of the end semi-detached property, and the elevation of house type C which would be below the standards set out above. These properties however would be separated by the parking/court yard area and bedroom 3 and the sitting room for house type C has the principal windows for these rooms on the garden elevation with the windows facing towards the semi-detached property being secondary windows. Given the above, and as this is a deficit internally within the development, rather than impacting neighbouring properties it is considered to be acceptable.

Aspect standards between the existing dwellings and proposed dwelling C would be retained as previously approved as the siting of this property is not proposed to be amended by this application.

Trees

A landscaping scheme has been approved under condition 10 of application 68578. This includes 7 no. new trees to be planted throughout the scheme of an extra heavy standard. As the new dwellings have been re-sited however this may impact on the implementation of this approved planting scheme. As such a new landscaping scheme condition has been attached and would require the same amount of trees to be re-planted as previously agreed.

Biodiversity Net Gain

While every grant of planning permission in England is deemed to have been granted subject to the biodiversity gain condition, commencement and transitional arrangements, as well as exemptions, mean that certain permissions are not subject to biodiversity net gain.

The original permission, to which this section 73 planning permission relates (variation of condition) was granted before 12th February 2024. As such the statutory BNG condition does not apply.

Other Considerations

The application seeks to vary the approved plans condition for application 68578. The assessment of this application is therefore limited to the changes in layout proposed and

discussed above. The assessments in relation to other matters have already been considered under application 68578 which was also considered by Planning Control Committee in July 2023 and was approved with conditions.

A number of conditions in relation to this previous consent have already been discharged and as such the current application will include conditions that require the implementation of these approved details.

Any relevant conditions not already discharged would be carried across to any new consent the site.

Response to Representations

The application was advertised by means of site notice, press notice and letters and all representations received have been duly reported.

It is considered that material planning considerations have been assessed within the main body of the report. The application is a variation of condition application, which is considering the re-siting of 4no. dwellings within the development. It should also be noted that the existing consent application 68578 has not yet lapsed and can still be implemented subject to the discharge of the remaining conditions.

Private issues between neighbours e.g. land/boundary disputes, private rights of access, covenants etc are non-material planning considerations that are not relevant to the decision. The Local Planning Authority cannot intervene on these private, civil matters.

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 26th July 2026.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered bb2-00, bb2-01, bb2-02, bb2-03A, bb2-04, bb2-05, bb2-06, bb2-07, bb2-08A and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Development Plan listed.
3. Only the materials/bricks approved under condition 3 of application 68578 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. No development other than demolition shall commence unless and until:-

- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
- Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
- Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

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

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. Where during any works on site, unforeseen contamination is suspected or found, or contamination is caused, works on the site shall cease and the Local Planning Authority shall be notified immediately. The developer shall then produce a risk assessment and submit remediation proposals, if required, for approval to the Local Planning Authority. On approval of the remediation strategy, the development shall then be carried out in accordance with the approved details and process including any required timescales.

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 shall be constructed in accordance with the programme of mitigation for bats and owls in trees approved under condition 8 of application 68578. All mitigation measures shall be fully implemented prior to the commencement of the works and remain in situ on site for the agreed period of time.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies JP-G8 – A Net Enhancement of Biodiversity and Geodiversity and EN6/3 – Features of Ecological Value of the Development Plan and Section 11 of the National Planning Policy Framework.
9. 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 written confirmation provided to the Local Planning Authority that no active bird nests are present.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies JP-G8 – A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
10. A landscaping scheme for hard and soft landscaping shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include 7no. native trees and shrub planting and include the Reasonable Avoidance Measures for bats in accordance with Section 6.1 to 6.4 of the submitted Dusk Survey Results Report dated July 2023 by Tyrer Ecological Consultants Ltd for the provision of bat boxes and/or soffit/ridge access in the roofs within the new development. The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season. 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 EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.
11. The development shall comply with the method statement to protect the unnamed water course from accidental spillages, dust and debris approved under condition 11 of application 68578. All the approved measures must be implemented before construction commences and maintained for the duration of the construction period. Details of the protection of the watercourse from surface water drainage post development shall also be submitted for approval.
Reason. No details have been provided at application stage. To ensure a safe and satisfactory development of the site and ensure the protection of the watercourse from any pollutants and construction disturbance which may cause risk, pursuant to chapter 15 - Conserving and enhancing the natural environment of the NPPF.
12. No development shall commence unless and until surface water drainage proposals have been submitted to and approved in writing by the Local Planning Authority. The scheme should be in accordance with the submitted Surface Water Sustainable Drainage Assessment and must be based on the hierarchy of

drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided. The approved scheme only shall be implemented prior to first occupation and thereafter maintained.

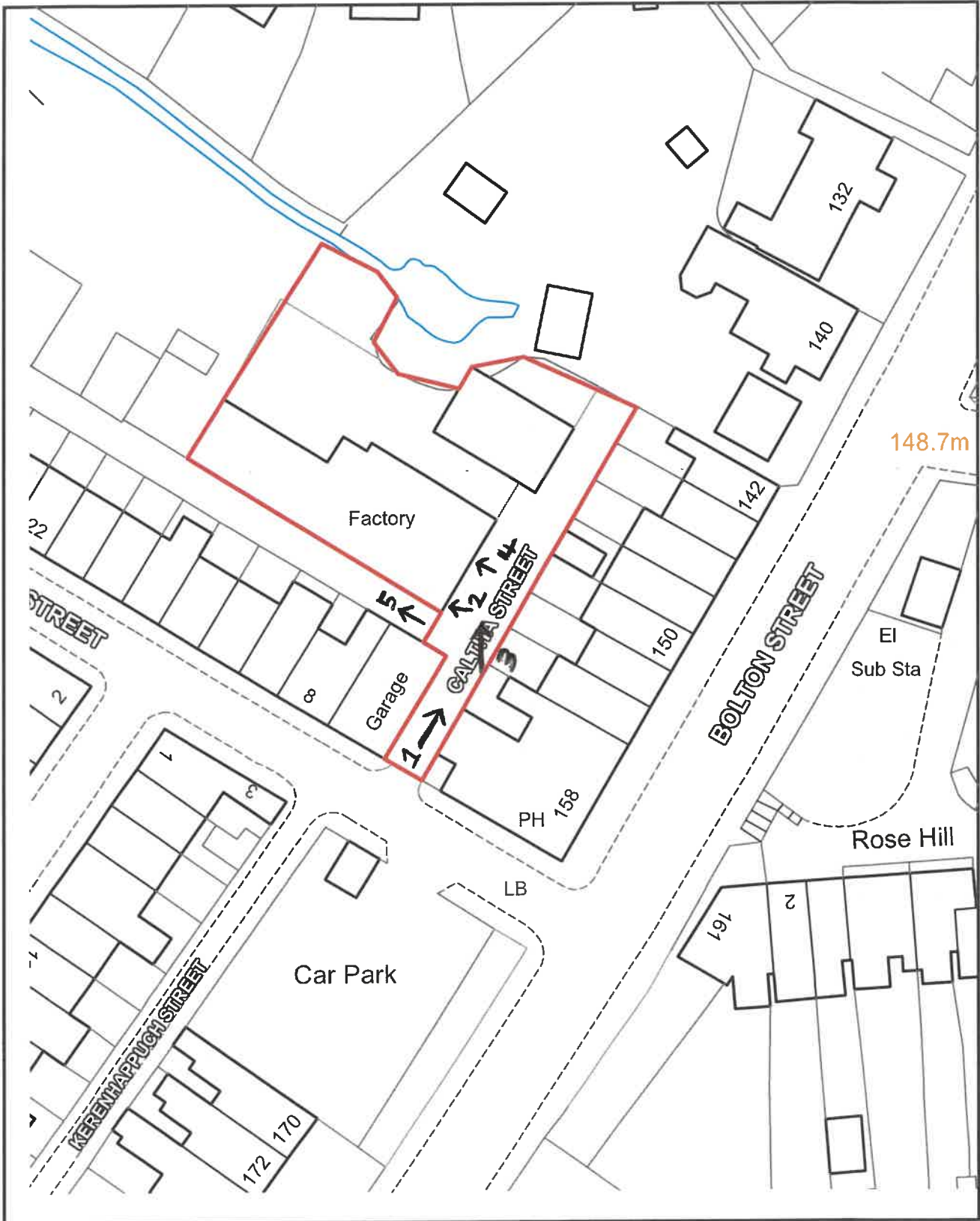
Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Development Plan Policies JP-S4 - Flood Risk and the Water Environment , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

13. No construction shall commence until details of the means of ensuring the water main that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water main from construction activities and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.
Reason. In the interest of public health and to ensure protection of the public water supply pursuant to the principles of chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.
14. The development shall comply with the 'Construction Traffic Management Plan' (CTMP) approved under condition 14 of application 68578. The approved plan shall be adhered to throughout the demolition and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of the both periods. The areas identified shall not be used for any other 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. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All, and JP-C6 - Walking and Cycling.
15. The development hereby approved shall not be first occupied unless and until the pedestrian and vehicular access alterations, gate set back from Caltha Street and bin storage arrangements indicated on approved plan reference bb2-03A have been implemented to the satisfaction of the Local Planning Authority and thereafter maintained.
Reason. To ensure good highway design and secure satisfactory pedestrian and vehicular access to the development, in the interests of highway safety pursuant to Development Plan Policies EN2/2 - The Layout of New Residential Development, JP-C5 - Streets for All, and JP-C6 - Walking and Cycling.

16. The turning facilities on Caltha Street indicated on approved plan reference bb2-03A shall be provided before the development, other than the demolition of the existing buildings, is commenced and shall subsequently be maintained free of obstruction at all times.
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Development Plan Policies EN2/2 - The Layout of New Residential Development, JP-C5 - Streets for All, and JP-C6 - Walking and Cycling.
17. The car parking indicated on indicated on approved plan reference bb2-03A shall be surfaced, demarcated and made available for use prior to the development 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.
18. 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 G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

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

VIEWPOINTS



PLANNING APPLICATION LOCATION PLAN

APP.NO 71343

ADDRESS: SAW MILLS OFF SPRING STREET RAMSBOTTOM



Bury
Council

Planning, Environmental and Regulatory Services

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71343

Photo 1



Photo 2



71343

Photo 3



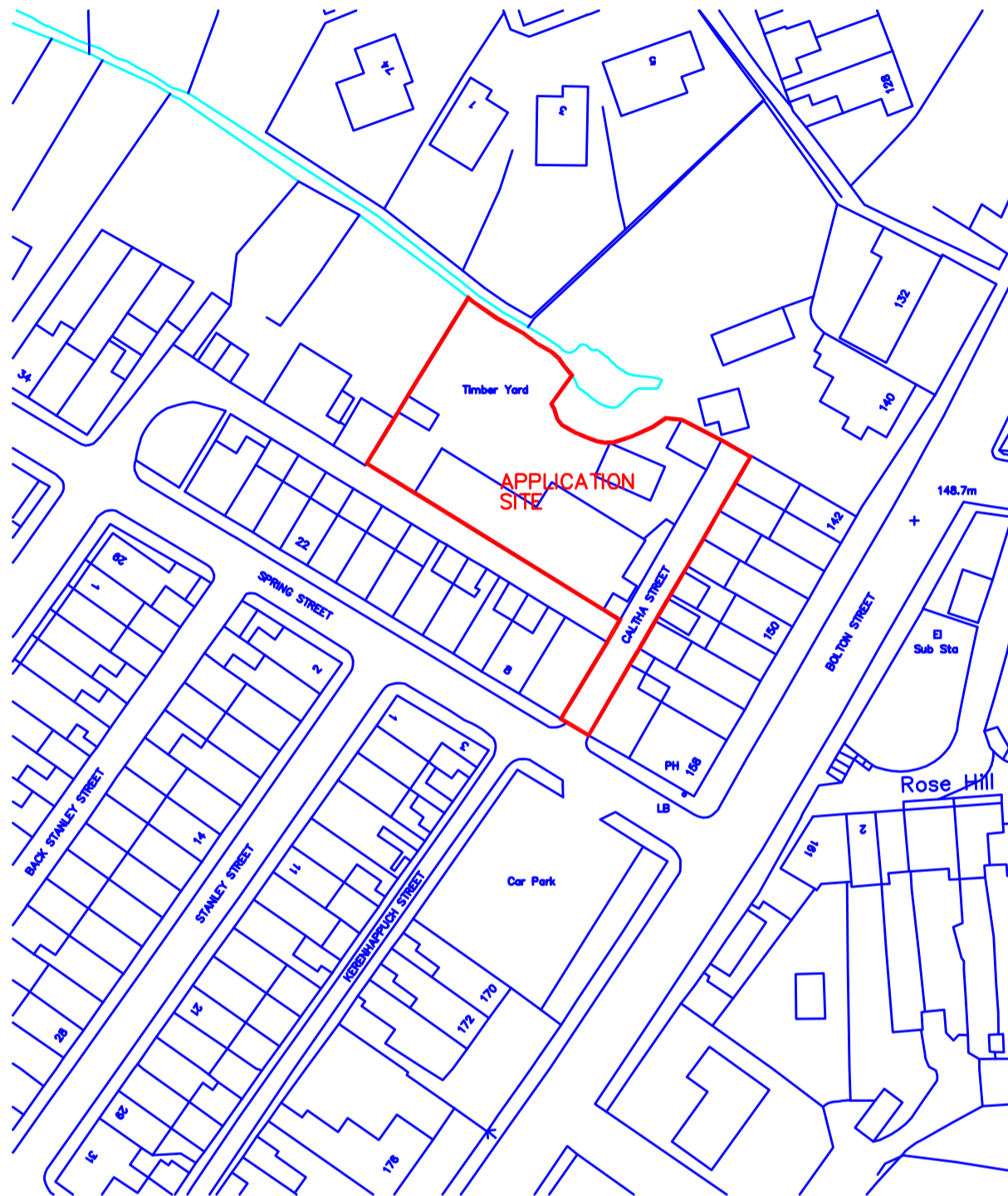
Photo 4



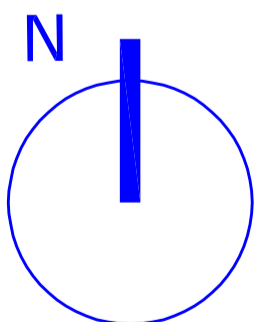
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Photo 5





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Spring Street Sawmills
 Spring Street
 Ramsbottom
 BL0 9JQ

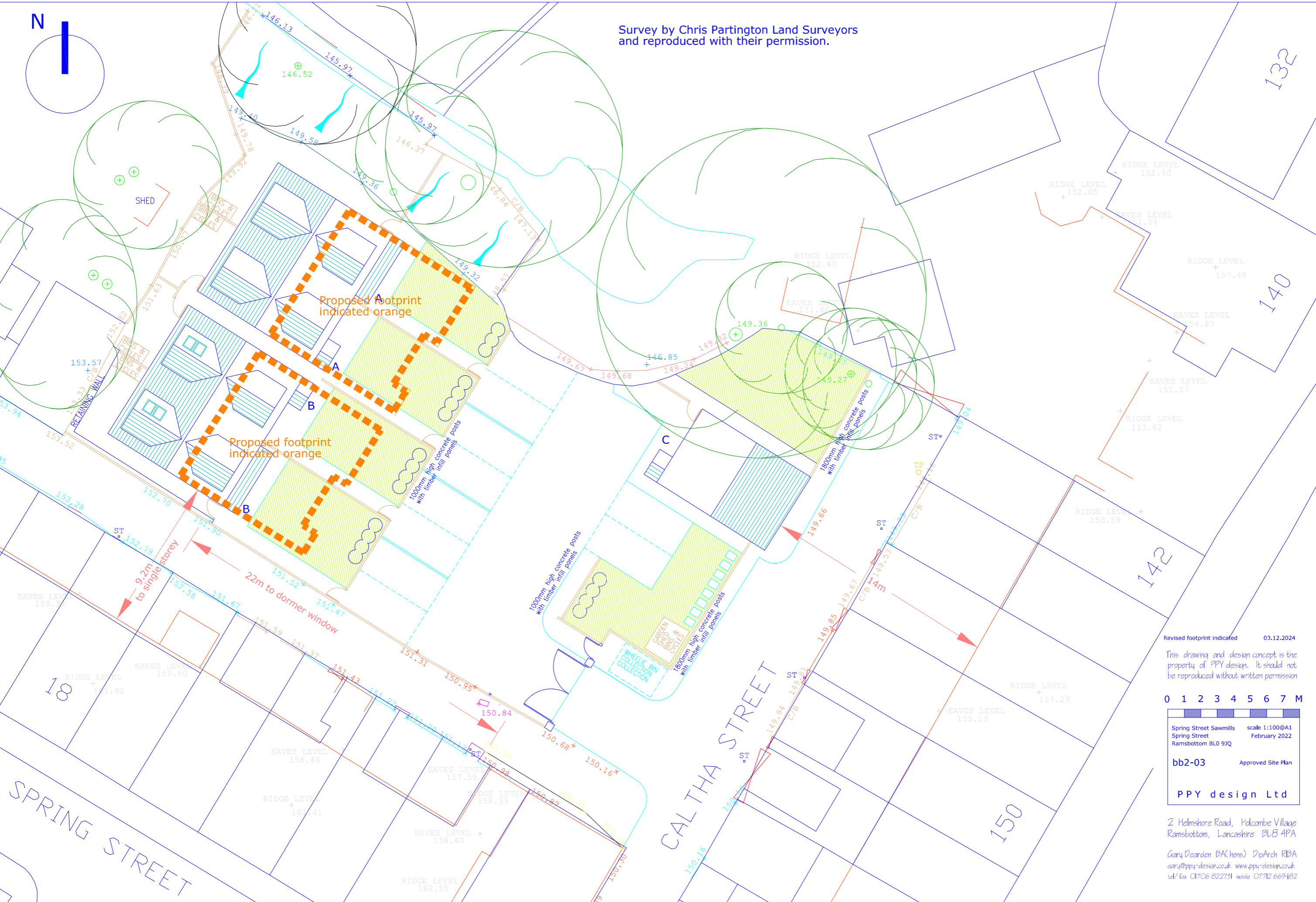
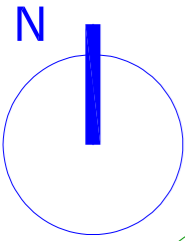
scale 1:1250@A4
 December 2024

bb2-00

Location Plan

PPY design Ltd

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Proposed footprint indicated orange

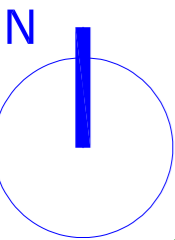
Proposed footprint indicated orange

Revised footprint indicated 03.12.2024
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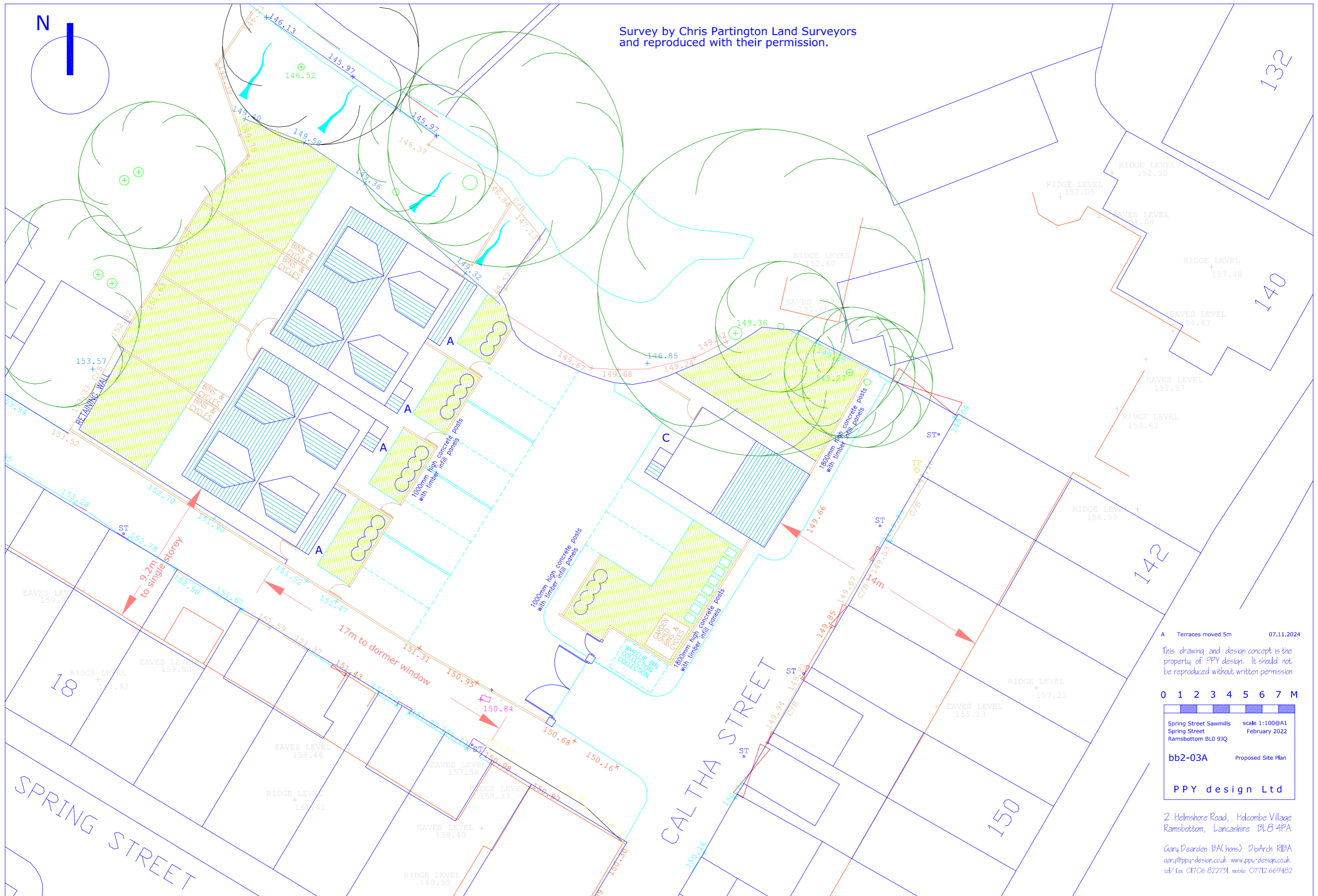
0 1 2 3 4 5 6 7 M

Spring Street Sawmills scale 1:100@A1
Spring Street February 2022
Ramsbottom BL8 9JQ
bb2-03 Approved Site Plan
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A Terraces moved 5m 07.11.2024

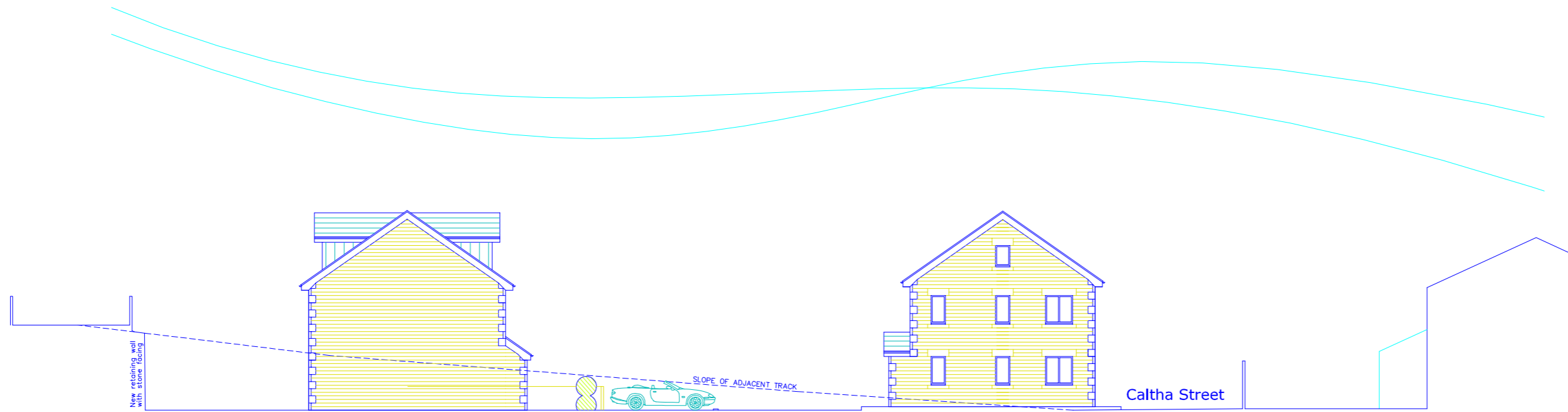
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0 1 2 3 4 5 6 7 M

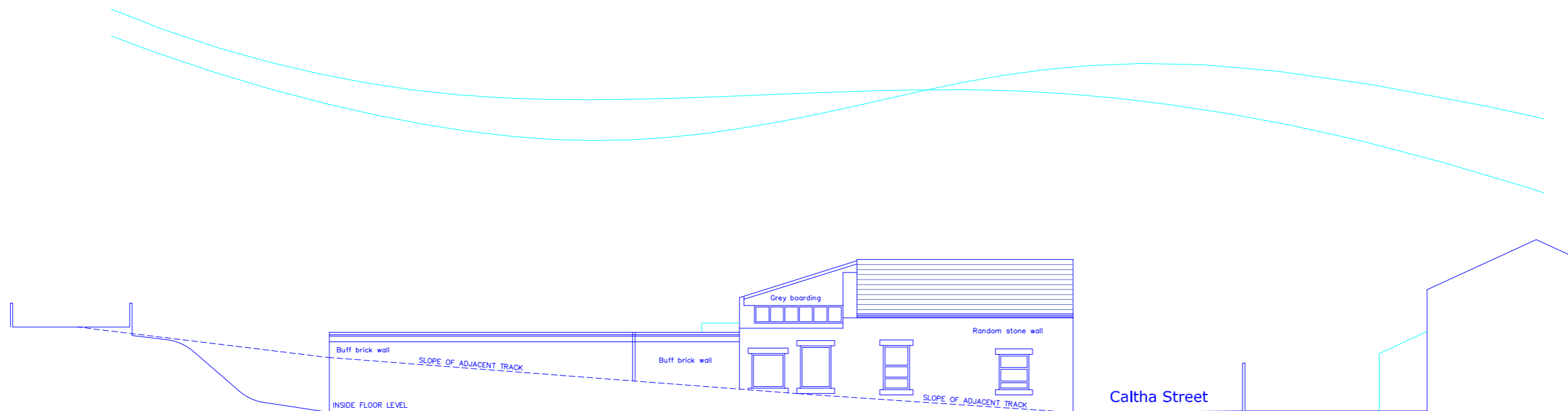
Spring Street Sawmills Spring Street Ramsbottom BL8 9JQ	scale 1:100@A1 February 2022
bb2-03A Proposed Site Plan	
PPY design Ltd	

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**PROPOSED SOUTH WEST ELEVATION
along back Spring Street**



**EXISTING SOUTH WEST ELEVATION
along back Spring Street**

A Terraces moved 5m 07.11.2024

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0 1 2 3 4 5 6 7 M

Spring Street Sawmills scale 1:100@A1
Spring Street September 2011
Ramsbottom BL0 9JQ

bb2-08A Existing and Proposed Site Section

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