

**Ward:** Radcliffe - East

**Item** 01

**Applicant:** Morris Homes Limited, Homes England and Bury Council

**Location:** Former East Lancs Paper Mill & Tower Farm, Church Street East, Cross Lane, Cock Clod Street & Brook Street, Radcliffe, M26 2PG

**Proposal:** Application for reserved matters approval (appearance, landscaping, layout and scale) for the erection of 400 dwellings, relocation of cricket pitch, including a pavilion, practice nets and scoreboard and including all details required to discharge the following conditions from application 67597; 9 (Acoustic Attenuation); 11 (Surface Water Drainage Proposals); 13 (WSI for Archaeology); 14 (Bat Roost Assessment); 15 (Bat Survey for New Cricket Club Site); 16 (Otter Assessment); 18 (Bird Survey for New Cricket Club Site); 19 (RAMS for Badger Habitat); 21 (Water Framework Directive Assessment); 22 (No Negative Impacts on River Irwell Ecology); 23 (Landscape & Habitat Creation Details); 24 (Affordable Housing Scheme); 25 (Recreation Scheme); 27 (Phasing Plan); 28 (Internal Road Pattern Details); 29 (Scheme of Levels, Drainage & Modelling to support Approved FRA); 31 (FFL's of Dwellings); 32 (River Irwell Buffer Zone Details); 37 (Replacement Cricket Club Facilities); 39 (Highway Details); 40 (Scoot at Water Street); 41 (Parking Strategy); 44 (Travel Plan)

**Application Ref:** 70284/Reserved matters

**Target Date:** 05/03/2024

**Recommendation:** Minded to Approve

**It is recommended that this application is Minded to Approve subject to the signing and completion of a Section 106 agreement for affordable housing and the management and maintenance of open space throughout the scheme, thereto in accordance with policies H4/1 and RT2/2 of the adopted Unitary Development Plan and SPD1 and SPD5. If the agreement is not signed within a reasonable timeframe, then delegated authority is sought by the Development Manager to determine the application.**

### **Description**

The site is an extensive vacant brownfield site of 22.72 hectares, having been cleared over 14 years ago. The site was formerly occupied by a large paper manufacturing factory and associated lodges (only one lodge remains in situ, with the others having been backfilled). Radcliffe Cricket Club Ground is positioned in the centre of the site and is accessed from Croft Lane.

The current proposal seeks reserved matters consent for the appearance, layout, scale and landscaping for 400 dwellings following outline planning permission, including access, approved under 67597.

The proposal comprises the following principal elements:

- 400 dwellings made up of mixture of maisonettes, semi-detached, detached and apartments, of which 100 no. would be affordable units.
- Layout of roads, parking areas, footpaths and public open space.
- Relocation of the cricket pitch, including the pavilion and all associated fixtures.

The application also includes all details required to discharge the following conditions from

application 67597; 9 (Acoustic Attenuation); 11 (Surface Water Drainage Proposals); 13 (WSI for Archaeology); 14 (Bat Roost Assessment); 15 (Bat Survey for New Cricket Club Site); 16 (Otter Assessment); 18 (Bird Survey for New Cricket Club Site); 19 (RAMS for Badger Habitat); 21 (Water Framework Directive Assessment); 22 (No Negative Impacts on River Irwell Ecology); 23 (Landscape & Habitat Creation Details); 24 (Affordable Housing Scheme); 25 (Recreation Scheme); 27 (Phasing Plan); 28 (Internal Road Pattern Details); 29 (Scheme of Levels, Drainage & Modelling to support Approved FRA); 31 (FFL's of Dwellings); 32 (River Irwell Buffer Zone Details); 37 (Replacement Cricket Club Facilities); 39 (Highway Details); 40 (Scoot at Water Street); 41 (Parking Strategy); 44 (Travel Plan).

Since the application was originally submitted aspects relating to the layout, off-site highway works and affordable housing have been amended.

### **Relevant Planning History**

45598 - Hybrid outline application for mixed use development comprising Class B1, B2, B8, industry, residential development, water feature, open space and full application for secondary school and highway infrastructure at East Lancs Paper Mill, Church Street East, Radcliffe. Approved with conditions - 13 September 2007.

55901 - Application to extend the time limit by 3 years for implementation of planning permission 45598 for hybrid outline application for mixed use development comprising Class B1, B2, B8, industry, residential development, water feature, open space and full application for secondary school and highway infrastructure. The extension of time requested relates solely to the outline element and condition no/ 2 attached to the original permission at East Lancs Paper Mill, Church Street East, Radcliffe. Approved with conditions - 4 July 2013

62969 - Outline application for up to 400 residential dwellings including details of vehicular access (all other matters reserved) and associated works including relocation of cricket pitch, including a pavillion, provision of open space and sports facilities and demolition of existing building and structures. Approved with conditions - 19 December 2018.

67423 - Variation of condition 39 following approval of planning permission 62969- relocate the vehicular access shown on the approved plan A090070-193-P002 Revision P03, two metres to the East as listed within Condition 39 at site of former East Lancs Paper Mill, Church Street East, Radcliffe. Approved with conditions - 8 October 2021

67597 - s73 Application - Variation to conditions 2 for consistency and to allow phasing; 3 removing indicative masterplan from list of approved plans; 8 and 42 for consistency; 9, 23, 33 and 39 to amend the trigger point for submitting information; 11 to allow site clearance and preparation to take place prior to commencement of development; 15, 18 and 37 to amend the trigger point for submitting information and consistency; 16, 27, 28 and 34 for flexibility and to amend the trigger point as to when information is submitted; 17 and 30 to increase flexibility and 26 to allow for phasing, following approval of planning permission 62969 at East Lancs Paper Mill, Church Street East, Radcliffe. Approved with conditions - 22 March 2022.

### **Publicity**

The application constitutes Major Development and thus the application was publicised in accordance with planning requirements. The publicity consisted of a Press Notice within the Bury Times published on xx and on the 24/01/2024 Site Notices were erected at various points around the perimeter of the application site. Neighbouring residents were also consulted.

Direct neighbour notification letters sent 08/01/2024 to 664 properties.

A total of 12 representations have been received, 7 of which raise objections in relation to the following matters:

#### Amenity

- Proposed properties would back onto existing dwellings, and would be elevated (by around 3m where it bounds the eastern boundary) and would block light, overlook and be overbearing. The ground floor would be level with the top of neighbouring ground floor windows.
- Removal of trees would have an unacceptable impact on neighbouring privacy

#### Health and wellbeing

- Construction over a long period would generate noise and dust pollution in the area.
- Previous measures of carbon identified the area as already above an acceptable standard. Adding further congestion, with vehicles idling in traffic would have a detrimental impact on health. This would be exacerbated by the proposed Elton Reservoir development.

#### Access and traffic

- The proposal would result in increased traffic levels, causing chaos to the local road network, which is already congested.
- Bury Street has two dangerous bends and is accident prone, with two accidents recently. School traffic already causes chaos.
- The new foot bridge over the River Irwell should be upgraded to a road, as Spring Lane is congested (without the new school). The development could deliver alternative routes to relieve existing traffic congestion.
- Extra traffic would increase congestion and associated pollution.
- The Travel Plan states that an on-road cycle route exists on Bury Road, but this is substandard and unsuitable for the levels of traffic. Other routes are identified, but all require unprotected cycling on busy roads and would not enable more people to cycle. Unless better cycle links are created, this would be a car-dependent development, adding to congestion.
- A route across to Springfield Park and Whitefield should be considered.
- The plans include a turning pocket to be created on Cross Lane. More space for vehicles at the expense of cycling on main roads should not be created.

#### Drainage

- The development would pose a flood risk to neighbouring properties (objection refers to FFL and level differences)
- Risk of drainage infrastructure failure and impact on neighbouring lower level areas.
- Significant land raising (by up to 3m) without perimeter drainage would be likely to increase pluvial flooding at existing properties
- The River Irwell is at capacity and has burst its banks numerous times and quite recently. Another 400 dwellings would exacerbate this. Houses should not be so close to the river and in the flood plain. What mitigation will be in place for existing houses?

#### Ecology, trees, biodiversity and species

- The site is contaminated with giant hogweed, which once removed is hazardous and should be disposed of safely.
- The development would have unacceptable impacts on nature and ecology (bats, deer and birds).
- The submission does not identify land that has been registered as a priority habitat

(aware that this has been reported to the Council, but that it has been ignored). The cricket club should not be moved onto the Priority Habitat.

- Concerns regarding biodiversity net gain.
- Swifts are documented as urgently needing help in the area (red listed). Swift bricks should be incorporated into the proposed dwellings at a rate of 1 to 2 per dwelling. The supporting report recommends 15 bird boxes to be fitted to trees, but Swifts are building dependent.

#### Historic environment

- Will local historical sites (medieval remains at the proposed cricket club car park & the known remains of the Roman Road from Ribchester to Manchester at Croft Lane) be investigated and recorded before construction?

#### Other issues

- No regard has been had to infrastructure within the area (especially health care) and better neighbourhood services are required (e.g. a larger pharmacy). A larger pharmacy would be of great benefit and would take pressure off the over-stretched NHS and GP practices. The existing pharmacy could be extended if allowances for this were facilitated via the proposed layout.
- What is the proposal for the existing fence erected between no. 4 and 24 Tower Street, which was erected and maintained by residents? The proposed gates to the new cricket club may have impacts.
- Condition 44 (Travel Plan) of outline planning permission 67597 could be partially satisfied if the developer made a contribution to the constructing or improving any active travel routes. The Manchester, Bolton and Bury Canal is a major blue/green asset that could be further enhanced to improve the active travel requirements of the proposed development. Places for Everyone (PfE) Policy JP-G3 (River Valleys and Waterways) and Bury UDP policies RT3/4 (Recreational Routes), RT3/4/4 (The Irwell Valley South of the Town Centre), RT4/7 9The Manchester, Bolton and Bury Canal), RT4/7/1 (Land South of Daisyfield) and RT4/7/2 (Water Street) would all support improvement to the canal and towpath.

#### Not material

- The HMO at the former Papermakers public house is a concern in relation to anti-social behaviour. The area needs to be family friendly.

4 representations commenting on the application have been received, raising the following issues:

- The existing cricket club is a gem within a derelict site and would support the building of new homes and cricket club.
- Agree with the principle of the development on brown field sites.
- More homes are badly needed.
- The 'Grey to Green' scheme within the proposals is considered by Homes England (the land owner) to be an important part of the aspirational design standards for the development that all stakeholders have long since desired. This element of the scheme ensured that the proposals scored highly in the Building For a Healthy Assessment and was subsequently highly commended in consultations with Places Matter.
- The 'Grey to Green' scheme would provide an element of sustainable drainage and bio-diversity, whilst also providing a visually attractive street scene where the usual grass verge would otherwise only serve as a parking strip etc.
- The 'Grey to Green' scheme would require very little maintenance (recognising that local authorities have very limited or no resources), and would be maintained by the Management Company to be set up on this site. The Management Plan submitted

as part of this application confirms management arrangements.

- The freehold title of all the open space areas and the 'Grey to Green' scheme would remain with Homes England until such time that the Management Company is incorporated (to be paid by a dowry payment and therefore avoiding the need for residents to pay separate management fees). The current preferred management company is a charitable organisation set up specifically for this type of development and open space. A Section 106 would detail the delivery of the affordable housing and the Management Company.
- The 'Grey to Green' scheme should be delivered as part of this development and Bury Council would not need to be burdened with the adoption and maintenance of that.

1 letter of support has been received, which has raised the following issues:

- In favour of relocating the cricket club, however, some matters of detail in relation to the cricket club layout, timescales, the Agronomy Report, maintenance, water supply, drainage, practice nets, scoreboard, storage, club house (and energy) and earthworks and flood planning need to be considered.

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

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

**Traffic Section:** No objection in principle. Recommended conditions to be reported in the Supplementary Report.

Conditions 28 (Details of internal road layout (for each phase)), 39 (Agreement of highway works on topographical plan) and 41 (Scheme for parking strategy (at reserved matters stage) pertain.

The purpose of condition 41 was to agree some form of residents parkingscheme to control any overspill parking from Radcliffe Metrolink Station car park. Since the approval of the outline planning permission, Radcliffe Metrolink Station car park has expanded by 111 spaces (to 480no. spaces) and other car parks within closer proximity to the Metrolink Station are available to tram users. The technical note accompanying the application concludes that owing to the car park expansion and the location of other nearby car parks a residents car parking scheme at the site would not be required. The Highway Authority has not commented on this.

The position in relation to the discharge of conditions 28 and 39 will be contained in the subsequent supplementary report..

**Lead Local Flood Authority:** No objection in principle. Detailed comments are awaited.

Condition 11 pertains and (but awaiting UU comments here)

The position in relation to the discharge of this condition will be contained in the subsequent supplementary report..

**Environmental Health - Contaminated Land:** No objection.

No relevant conditions are sought to be discharged.

**Environmental Health - Pollution Control:** No objections, subject to the mitigation measures in the noise survey being carried out.

Condition 9 (Acoustic attenuation scheme for development fronting A6053) pertains and is satisfied.

**Conservation Officer:** No objection.

No serious concerns about impact of the scheme on Radcliffe Tower. Regard should be had to maintaining and/or additional screening to preserve it's setting.

**Public Rights of Way Officer:** No objection in principle. Recommended conditions to be reported in the Supplementary Report.

**Waste Management:** No comments received.

**Strategic Planning and Infrastructure:** No objection to the Reserved Matters application. The principle of residential of 400 dwellings on this site has been approved through the outline application. The principle of this proposal does not give rise to any conflict with PfE policies.

**Environment Agency:** No objection to the Reserved Matters. Conditions 21 (Submission of Water Framework Directive), 22 (Drainage Strategy), 29 (Scheme to support the Flood Risk Assessment) and 32 (Scheme for the provision of a high quality riparian buffer zone) pertain and can be discharged.

**Design for security:** No comments received. No conditions relating to the discharge of condition application pertain.

**Cadent Gas Ltd:** No comments received. No conditions relating to the discharge of condition application pertain.

**United Utilities:** No objection to the reserved matters application. Conditions 11 (Surface water drainage proposals) and 31 (Finished Floor Level) pertain. Condition 31 can be discharged. A high pressure sludge pipeline crosses the site and it must not be built over or United Utilities access to it compromised. The tree pits need to be moved outside the 3m easement of the sludge main. In addition, there are foul sewer crossings of the sludge pipeline that have not been detailed. Further information is also required of the proposed swales along the route of the sludge main.

Further information has been provided and further comments from United Utilities relating to condition 11 are awaited. This will be reported in the Supplementary Report.

**Electricity North West Ltd:** No objection. No Outline conditions pertain.

**The Coal Authority:** No objection. No Outline conditions pertain.

**GM Ecology Unit (GMEU):** No objection. Conditions 14 (Re-assessment for bat roosting potential), 15 (Bat activity surveys for area of relocated cricket club), 16 (Assessment of impact on Otters), 18 (Breeding birds surveys for new cricket club), 19 (Reasonable avoidance method statement for badger habitat), 23 (Landscaping scheme (for each phase of development)), 27 (Phasing plan) pertain.

All conditions aside from 27 can be discharged. Further information has been provided and further comments from GMEU relating to condition 27 are awaited. This will be reported in the Supplementary Report.

**GM Archaeological Advisory Service:** No objection. Condition 13 pertains and can be discharged (subject to implementation in accordance with the details and compliance with the remainder of the condition).

**Historic England:** No objection.

The proposed development would not have a significant impact upon the setting of the Grade I listed building/scheduled ancient monument (Radcliffe Tower).

The setting of the monument currently consists of modern development to the north and west; whilst the area to the south and east is currently undeveloped, it is largely screened by trees and bushes, and the proposed landscaping scheme would be include the retention of trees and bushes along the northern boundary.

No conditions relating to the discharge of condition application pertain.

**Transport for Greater Manchester:** No objection.

- Lane widths - agree that 6.5m is too wide and would encourage high vehicle speeds, whereas 5.5m is more acceptable given the low traffic and should encourage lower speeds/reinforce 20mph.
- Caution required with access controls/chicanes/barriers - as anything that restricts legitimate users in wheelchairs or with non standard bikes wouldn't meet accessibility requirements. Simple bollards or using planting/seating/artwork etc to control vehicle access, but still provide 1.5m width for users would be preferable.
- Consider making the space as user friendly for walking and cycling as possible to promote active travel.
- Ensure that onward links from the MCF funded bridge remain, and are clear (although this not technically part of the development - the onward routes) but this looks likely to be happening anyway.

Conditions 39 (Agreement of highway works on topographical plan) and 40 (Re-validation of SCOOT at various locations) pertain and can be discharged.

**Active Travel England (ATE):** No comments provided in relation to the latest layout iteration.

**Previous comments of 26/01/2024.**

ATE is not currently in a position to support the application and requests further assessment, evidence, revisions and/or dialogue.

The following matters require to be considered further in respect of national policy requirements for quality of placemaking to serve new residents, the likelihood that the development will successfully encourage active lifestyles and the onsite infrastructure proposed. The issues raised are summarised in the following headings:

- Safety of Access to Cross Lane
- Update on improvements to Rectory Lane
- Internal vehicle speeds and quality of environment
- Accessibility for pedestrians, cyclists and disabled users
- Surface quality of leisure routes
- Cycle Parking
- Travel Plan

**Sport England:** No objection.

Condition 37 (Scheme for the design, layout and specification of the replacement cricket club) pertains and can be discharged.

**GM Fire Service:** No comments received.

No conditions relating to the discharge of condition application pertain.

**Pre-start Conditions** - This will be reported in the supplementary report.

## **Unitary Development Plan and Policies**

EC2/1	Employment Generating Areas
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H4/1	Affordable Housing
EN1/2	Townscape and Built Design
EN1/5	Crime Prevention
EN1/7	Throughroutes and Gateways
EN2/3	Listed Buildings
EN3/1	Impact of Development on Archaeological Sites
EN3/2	Development Affecting Archaeological Sites
EN6/3	Features of Ecological Value
EN7/2	Noise Pollution
EN7/3	Water Pollution
EN7/5	Waste Water Management
OL5/2	Development in River Valleys
OL7/1	East Lancashire Paper Mill Water Catchment Area
RT1/1	Protection of Recreation Provision in the Urban Area
RT2/1	Provision of New Recreation Sites
RT3/4	Recreational Routes
HT2/4	Car Parking and New Development
HT6/1	Pedestrian and Cyclist Movement
SPD5	DC Policy Guidance Note 5: Affordable Housing
SPD11	Parking Standards in Bury
SPD14	Employment Land and Premises
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD1	Open Space, Sport and Recreation Provision
OL1/5	Mineral Extraction and Other Development in the Green Belt
EN6/4	Wildlife Links and Corridors
EN8/2	Woodland and Tree Planting
OL5/3	Riverside and Canalside Development in Urban Areas
OL1/2	New Buildings in the Green Belt
JP-S4	Flood Risk and the Water Environment
JP-G9	The Green Belt
JP-P1	Sustainable Places
JP-P2	Heritage
JP-P6	Health
JP-P7	Sport and Recreation
JP-C1	Our Integrated Network
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
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) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations, including relevant policies in the Places for Everyone (PfE) Joint Development Plan Document.

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 Policy 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.

The PfE was adopted on 21 March 2024. As the Outline planning permission 67597 establishes the principle of the development, with access agreed (and which pre-dated the adoption of PfE), only those PfE policies that would relate to the reserved matters would potentially be applicable. Reserved matters is not an application for planning permission, but for those matters of which details were not provided at the outline planning permission stage, which in the current case are 'appearance' (the external visual aspects of the buildings and place), 'landscaping' (the treatment of land other than buildings), 'layout' (the way in which buildings, routes and open spaces within the development are provided, situated and orientated) and 'scale' (the height, width and length of each building in relation to the context). Thereafter, only other conditions relating to requirement at the time of the outline planning permission can be applied.

However, the current application for reserved matters was made valid on 05 December 2023, with a statutory decision date on 05 March 2024 (subsequently extended by agreement with the applicant). Therefore, the application was required to be determined prior to the adoption of PfE and regardless, requirements of the PfE that were not relevant at the time of the determination of the outline planning permission (e.g. in relation to space and energy standards) cannot subsequently be required in relation to the determination of the reserved matters application.

The current application seeks approval of the reserved matters of layout, scale, appearance and landscaping and the discharge of conditions attached to outline planning permission 67597 that are required to be considered at the first reserved matters stage. For the purposes of this report, these two elements will be dealt with separately.

For the above reasons, policies and requirements emanating from PfE could not be applied to the assessment and consideration of the current reserved matters application (including the discharge of conditions).

## **ASSESSMENT OF THE RESERVED MATTERS**

### **Principle of the development**

The principle of the development in relation to employment, residential and recreation was established with the grant of outline planning consent (62969), which was subsequently varied by permission 67597. As such, the principle of the proposed development, which is for up to 400 dwellings and the relocation of the cricket club and associated facilities is established.

The following sections will go on to consider and assess the reserved matters of layout, scale, appearance and landscaping, in so far as they relate to the reserved matters (as the discharge of condition application applies to elements of these matters e.g. landscaping).

### **Layout, scale and appearance (Residential)**

UDP policies H2/1 (The Form of New Residential Development), H2/2 (The Layout of New Residential Development) and EN1/2 (Townscape and Built Heritage) pertain.

#### Layout

The proposed layout is centred on a central east-west boulevard between Cock Clod Street at the west and Church Street East at the east, and linked from from the north via the principal access from Cross Lane, that would be tree lined and incorporate the proposed 'Grey to Green' (sustainable drainage and biodiversity) scheme. Landmark and corner buildings would be placed at strategic locations. On-site assets such as Hutchinson's Goit would be de-culverted and along with the retained mill pond, incorporated as a 'green' feature and pedestrian route.

The built element of streets would be bounded at the south by a significant area of open space

that would incorporate the retained mill pond and other SUDS features and would provide an attractive river side buffer.

Plots and streets would be laid out such that private amenity spaces would largely be to the rear of buildings and not street side, such that fencing and boundary treatment would not be prominent in the street scene, delivering a strong sense of place. Additionally, rear parking courts would be utilised to reduce the level of parked cars as a feature in the street scene, particularly at key urban design features (e.g. at the 3-storey crescent piece fronting the public open space).

The proposed layout was subject to a Design Review by Places Matter and the outcome was that the scheme was positive and offered a strong layout for the site.

The Highway Authority has not objected to the proposal following amendments to some aspects of the layout at the eastern end of the site around Church Street East and Transport for Greater Manchester and Active Travel England are highly supportive of the main east-west route and active travel proposals throughout the scheme.

The hierarchy of streets would be clearly legible and permeable for all users and be laid out so as to lower vehicle speeds and make for a more pleasant pedestrian environment, with off-road and separated routes that would encourage active travel, place, and the promotion of healthy lifestyles.

Given the above, the proposal would be compliant with the above policies.

#### Scale and appearance

The proposal would be made up of pre-dominantly two storey buildings with three storey blocks at strategic and focal points throughout. The street scenes demonstrate how the scheme would create new forms of terraced housing and a mix of forms to create visual interest with a materials palette that reflects the character of the town, deliberately avoiding render and utilising red brick tones and slate coloured tiles. Articulation in the built form and fenestration from building to building would be utilised.

The principal east to west 'grey to green' boulevard would be framed by a mixture of robust terraced blocks and apartments and streets addressing the open space would be backed by three storey blocks that would form a crescent piece, which would form a robust backdrop and attractive townscape feature.

The overarching character of the development would therefore be urban, rather than suburban, and it would establish a strong positive streetscape for the site.

Given the above, the proposal would be compliant with the above policies.

#### **Layout, scale and appearance (Proposed Cricket Club)**

The proposed clubhouse would be located on land to the south of Tower Street and would be single storey in height. The proposed clubhouse would be constructed from red brick with a tile roof and railings to the front elevation. These materials would be typical of a clubhouse and would be appropriate in the locality.

The proposed cricket nets would be located to the south of the proposed clubhouse and would be 3.66 metres in height. This is the minimum required to be able to operate the nets in a safe manner. The proposed fencing would not be a prominent feature in the streetscene.

The proposed score board/store building would be located in the south eastern corner of the site and would be acceptable in terms of size and scale. The proposed building would be constructed from red brick with a tile roof, which would be acceptable and the provision of the brick banding

would add visual interest to the elevations This would match the clubhouse and would not be a prominent feature.

Therefore, the proposed development would not be a prominent feature in the streetscene and would be in accordance with policy EN1/2 of the Bury Unitary Development Plan

### **Impact on the Green Belt**

The principle of relocating the cricket club, facilities and car park to the site to the south and east of Tower Street, including the construction of a pavilion/clubhouse, was accepted at the outline stage. Therefore, it would be appropriate to focus on:

- Whether the details of the clubhouse proposed by the Reserved Matters application are consistent with this being an 'appropriate facility'.
- Whether the final clubhouse and playing pitch proposals could alter the previous acceptance that openness would be preserved.
- Whether there is any reason why the detailed proposals should affect the previous acceptance that the purposes of including the land in the Green Belt would not be compromised.

The clubhouse is of a scale of that would balance the club's aspirations to accommodate mixed teams and provide adequate facilities with the policy requirement to control the impact of development within the Green Belt. The clubhouse would be sited on the western boundary of the pitch and would be appropriate in scale, as it would be a modest single-storey structure of 250 sq.m. providing facilities to enable the effective and inclusive use of the associated pitches, including by female and junior teams. A practice net facility, equipment storage, a new playing surface to comply with English Cricket Board (ECB) standards, and appropriate external fencing /security would be included.

The area to be occupied by the cricket club and the location of the clubhouse are very similar to what was envisaged in the original Masterplan and therefore the same analysis of both openness and impact on the purposes of Green Belt applies. We agree with the conclusions of White Young Green on these matters. However, whilst the original Planning Statement discussed the issue of 'very special circumstances' to justify inappropriate Green Belt development, this is not relevant to this reserved matters application, as this is not inappropriate by definition.

It is concluded that the impact of the proposed development on the Green Belt is not materially different from that originally accepted by the Local Planning Authority and that it is acceptable in terms of the National Planning Policy Framework and the saved policies of the Bury UDP.

### **Heritage**

The proposed cricket clubhouse, pitch and associated parking would be located on land to the south of Tower Street. There are two Grade I listed buildings in the vicinity - Radcliffe Tower is located to the east of Tower Street and has a boundary with the application site and the church of St Mary & St Bartholomew is located some 100 metres to the north east of the site.

Currently, there is a large bank of trees along the boundary between the tower and the proposed clubhouse site with a footpath beyond. The existing trees adjacent to Tower Street would be retained and the proposed plans indicate that trees would be planted on either side of the footpath. This would screen the proposed car park from view and as such, the setting of the listed building would be preserved.

A second area of trees would be retained between the existing footpath and the proposed cricket pitch. This area to the south and east of the trees would be retained as a habitat pond and ecological area and as such, would be planted up. Again, the existing and proposed vegetation would screen the proposed cricket pitch from view and as such, the setting of both the listed building would be preserved.

The Conservation Officer and Heritage England have no objections to the proposed development.

Therefore, the proposed development would preserve the character and setting of the listed buildings and would be in accordance with Policy EN2/3 of the Bury Unitary Development Plan and the NPPF.

### **Impact on amenity**

#### Neighbouring amenity

SPD6 provides guidance on aspect standards between residential properties and would be a useful tool in assessing the proposed development.

Around the perimeter of the site, the aspects standards would be as follows:

- There would be between 16.8 metres and 29 metres between the existing dwellings on Brook Street and the proposed dwellings.
- There would be between 15 and 17.3 metres between the existing dwellings on Cock Clod Street and the proposed dwellings.
- There would be 21.6 metres between the existing apartments on Clock Clod Street and the proposed dwellings.
- There would be between 16.3 and 26 metres between the existing dwellings on Cross Street and the proposed dwellings
- There would be between 20.1 and 37.5 between the existing dwellings and the properties on Bury Street.
- There would be 13.8 metres between the existing commercial building and the proposed dwellings on Back Potter Street.
- There would be 21.7 metres between the existing dwellings on Church Street East and the proposed dwellings.

Whilst some of the distances listed above would not comply with the aspect standards in SPD6, the proposed development would respect and follow the original street pattern and general relationships between dwellings. As such, the proposed development would not have an unacceptable adverse impact upon the amenity of the neighbouring properties.

Due to a slight difference in levels between properties that back onto the site at Bury Street and the eastern edge of the site, there would be a finished floor level difference of between approximately 1.2m and 1.6m (with the proposed dwellings on the site being at the more elevated level). This would not be such a significant level difference to require additional compensatory separation, particularly as there is intervening shared access drives providing rear parking.

The distances within the site would comply with the aspect standards on the whole. Where these distances are slightly below the aspect standard, the buyer would be aware of this relationship when purchasing the property and as such, this is considered to be acceptable. Therefore, the proposed development would be in accordance with Policy EN1/2 of the Bury Unitary Development Plan.

#### Occupiers amenity

The outline planning permission did not establish any limitations in relation to the residential relationship to the industrial units close to the eastern boundary of the site at Norman Street and Back Potter Street and the Council's Environmental Health Officer has not raised a concern about this relationship.

A requirement for the development to comply with the Nationally Designated Space Standards (relating to minimum internal room sizes and floor space) was not secured at the outline consent stage and cannot therefore now be considered.

Condition 9 (Acoustic attenuation for dwellings fronting Cross Lane/Bury Street - A6053) is subject to the discharge of condition application.

### **Landscaping and trees**

The main landscape elements relate to the extensive public open space adjacent to the River Irwell, the 'Grey to Green' scheme, which would incorporate rain gardens and bioswales, as well as pedestrian orientated linear open spaces and the de-culverted Hutchinson's Goit and around the proposed new cricket club.

The Landscape Masterplan sets out the landscaping details in full and the Greater Manchester Ecology Unit has not objected to the reserved matters proposal and have advised that landscaping condition 23 of the discharge of condition element can be discharged.

### **Highways issues**

The proposed development would be accessed from two new accesses from Cross Lane (including an improved access via Cock Clod Street), which were approved at outline consent.

The internal road layout would have the required levels of visibility and turning areas. The proposed dwellings on Brook Street would be accessed via Brook Street and there would be the required levels of visibility and turning facilities provided. A secondary emergency access suitable for a fire tender to access the site is proposed at the eastern boundary from Bury Street.

Pedestrian connections onto Rectory Lane, Church Street East and Bury Street and onto Cross Lane and to the south side of the River Irwell new off-road routes would be created.

The Highway Authority has stated that it has no objection in principle. Its detailed comments and the implications of these will be reported in the supplementary agenda.

Active Travel England and Transport for Greater Manchester are supportive of the overall aim within the scheme to promote active travel and to reduce vehicle speeds and the need of travel by private car.

### **Parking and cycle storage**

SPD11 states that the maximum parking standards are:

- 1 space per 1 bed dwelling
- 1.5 spaces per 2 bed dwelling
- 2 spaces per 3 bed dwelling
- 3 spaces per 4 bed dwelling

This equates to a maximum of 872 spaces across the whole residential proposal (thus there is not a minimum standard).

The site is positioned in a highly sustainable location, with no proposed dwelling being more than 800m walk from the Metrolink Station or Radcliffe town centre. Furthermore, dwellings and apartments would have cycle storage either within garages or dedicated cycle stores or combined refuse and cycle stores and the scheme would deliver progressive active travel features to encourage residents to travel by means other than the private car.

### **Other matters**

Any conditions recommended by consultees will be reported in the supplementary agenda.

The Outline planning permission pre-dated mandatory biodiversity net gain requirements.

The affordable housing provision for the scheme is secured via condition 24 of the outline

planning permission, which is subject to the associated discharge of condition application.

Priority Habitats - A site has been registered with Natural England as Lowland Fen Priority Habitat within the area of the relocated cricket pitch. This is acknowledged by the Greater Manchester Ecology Unit and was noted to the Applicant. Thereafter, the Applicant commissioned further ecological survey work that considered the presence of priority habitats and protected amphibian species on the site. Given the value of the swamp habitat and its open water, this area is to be retained and protected as part of the proposal and Reasonable Avoidance Measures (RAMS) are proposed. The submitted Landscape Masterplan (V17) has been submitted to discharge condition 23 of 67597 (that identifies the prior habitat as an ecology enhancement area) and the Greater Manchester Ecology Unit have advised that this can be discharged.

### **Conditions**

Proposed conditions will be reported in the supplementary agenda.

### **Observation on representations received**

Many of the points raised in the representations, where material, relate to the principle of the development, which is already established, have been addressed in the above analysis or relate to the condition discharge element of the application.

### **Planning obligations**

Recreation - A scheme of management and maintenance for the open space across the site in accordance with policy RT2/2 of the Bury Unitary Development Plan and SPD1. Condition 25 discharge also pertains.

Affordable Housing - The proposed development would provide 100 affordable units, which would equate to 25% of the total number of units in accordance with Policy H4/1 of the Bury Unitary Development Plan and SPG5. The 100 affordable units would be made up of from a mixed tenure of affordable rent, shared ownership and First Homes.

### **Condition discharge**

#### Matters that are secured by condition of the outline planning permission 67597

Matters relating to drainage, affordable housing, ecology and species, landscaping, recreation provision, flood risk and cricket club design (in relation to Sport England requirements) are all subject to the discharge of condition application

- Condition 9 (Acoustic Attenuation)
- Condition 11 (Surface Water Drainage Proposals)
- Condition 13 (WSI for Archaeology)
- Condition 14 (Bat Roost Assessment)
- Condition 15 (Bat Survey for New Cricket Club Site)
- Condition 16 (Otter Assessment)
- Condition 18 (Bird Survey for New Cricket Club Site)
- Condition 19 (RAMS for Badger Habitat)
- Condition 21 (Water Framework Directive Assessment)
- Condition 22 (No Negative Impacts on River Irwell Ecology)
- Condition 23 (Landscape & Habitat Creation Details)
- Condition 24 (Affordable Housing Scheme)
- Condition 25 (Recreation Scheme)
- Condition 27 (Phasing Plan)
- Condition 28 (Internal Road Pattern Details)
- Condition 29 (Scheme of Levels, Drainage & Modelling to support Approved FRA)
- Condition 31 (FFL's of Dwellings)
- Condition 32 (River Irwell Buffer Zone Details)

Condition 37 (Replacement Cricket Club Facilities)  
Condition 39 (Highway Details)  
Condition 40 (Scoot at Water Street)  
Condition 41 (Parking Strategy)  
Condition 44 (Travel Plan).

The position in relation to the discharge of the above conditions will be reported in the supplementary agenda.

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

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

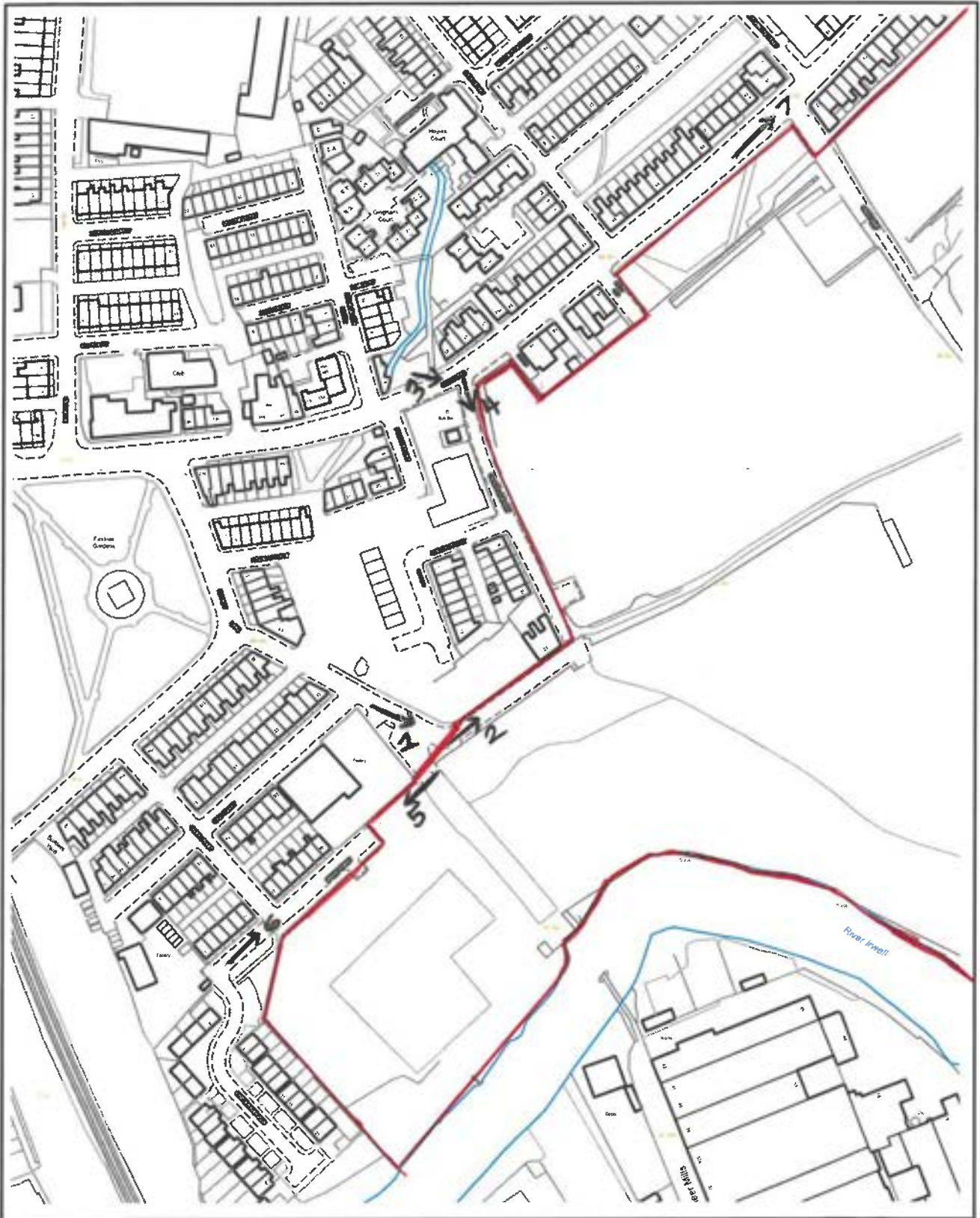
**Recommendation:** Minded to Approve

**Conditions/ Reasons**

Proposed conditions will be reported in the supplementary agenda.

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

# Viewpoints



**PLANNING APPLICATION LOCATION PLAN**

**APP. NO 70284**

**ADDRESS: Former East Lancs Paper Mill & Tower Farm Radcliffe**



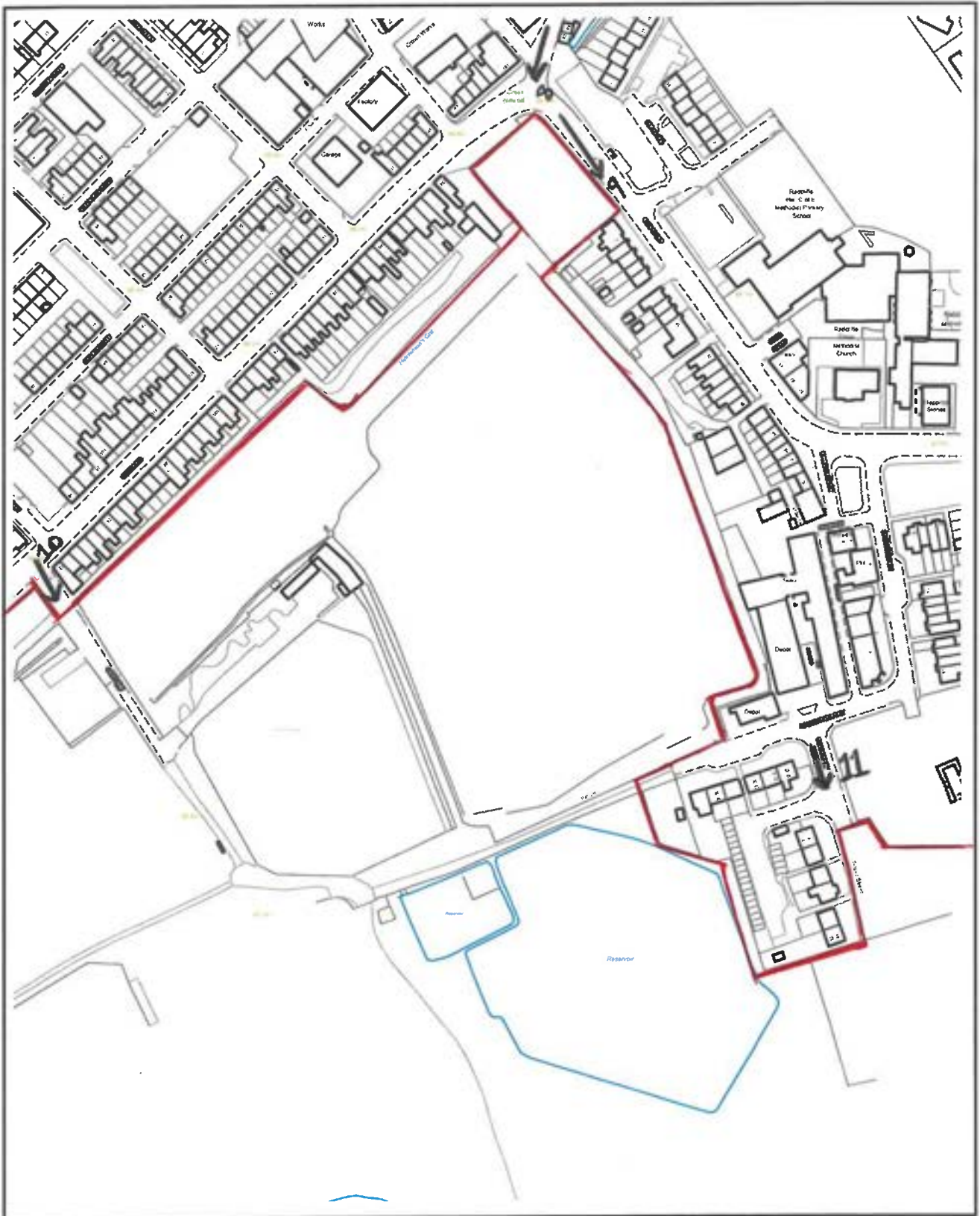
**Bury**  
Council

**Planning, Environmental and Regulatory Services**

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# Viewpoints



**PLANNING APPLICATION LOCATION PLAN**

**APP. NO 70284**

**ADDRESS: Former East Lancs Paper Mill & Tower Farm Rd Radcliffe**



**Bury**  
Council

**Planning, Environmental and Regulatory Services**

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**Photo 1** - South-east from Rectory Lane (looking towards route of approved new footprint over the Irwell – as indicated by red arrow)



**Photo 2** - North-east along Rectory Lane



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Photo 3 - West at junction of Cross Lane and Cock Clod Street



Photo 4 – South along Cock Clod Street



70284

Photo 5 - South-west along existing path linking Rectory Lane to Brook Street



Photo 6 - North-east along Brook Street



70284

Photo 7 - North-east along Cross Lane (proposed site access)



Photo 8 - South towards the site from junction of Cross Lane/Eton Hill Road/Bury Street



**70284**

**Photo 9** - Southeast along Bury Street (site behind dwellings and new pedestrian crossing approximately where red line positioned)



**Photo 10** - South along Croft Lane towards existing Cricket Club



70284

Photo 11 -

South along Tower Street (new Cricket Club would be beyond the trees)



Aerial from the south-west (SW)





Aerial from the north-west (NW)



Aerial from the east-north-east (ENE)



Aerial from the south (S)





Pioneer Mill



Terraced housing on Brook Street



Terraced housing on Brook Street



New dwellings at Bridgewater View



East Street



Looking north-east along Cross Lane



Houses on Baybutt Street



To the rear of Holland Street from Park Street



View across to Howard Street from Cuncilffe Street



Medical Centre on Cross Lane



Houses on Cock Clod Street



Holland Street from North Street



13 Terraced housing on Cross Lane by Withins Street



17 Dumers Lane/Bury Street



14 Bealey Row



18 3-storey apartments at Church St East/Sandford St



15 Bury Street



19 Terraced housing at Church Street East



16 Tithebarn Street/Bury Street



20 Terraced housing at Tower Street



NO.	DESCRIPTION	DATE	BY
	 Morris Homes (North) Limited 287 Road 11 House Appleton Road Winklesow Chester SK9 5NW Tel: (01525) 544 444 Fax: (0845) 839 1845		
JOB NO <b>EAST LANC'S PAPER MILL            RADCLIFFE</b>			
DATE TO <b>LOCATION PLAN</b>			
SHEET NO 19 OF 21	DRAWN BY S. JONES & A.C.	CHECKED BY SK00014LP001	DATE -











SECTION 1



SECTION 2



SECTION 3



SECTION 4



SECTION 5



SECTION 6



PROJECT: FORMER EAST LANCE PAPER MILL  
 LOCATION: 1000 S. 10th St., Waukegan, IL 60087  
 CLIENT: [REDACTED]  
 ARCHITECT: [REDACTED]  
 DATE: [REDACTED]

**FORMER EAST LANCE PAPER MILL**  
**PLACED BY GUY**  
**STREET SCENER**  
 1:8



STREET SCENE 1 - 1/2024  
 1/2024 - 1/2024



STREET SCENE 2 - 1/2024  
 1/2024 - 1/2024



STREET SCENE 3 - 1/2024  
 1/2024 - 1/2024



STREET SCENE 4 - 1/2024  
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STREET SCENE 5 - 1/2024  
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STREET SCENE 6 - 1/2024  
 1/2024 - 1/2024



STREET SCENE 7 - 1/2024  
 1/2024 - 1/2024



MOSS  
 1/2024 - 1/2024  
 1/2024 - 1/2024

FORMER EAST LANCS PAPER MILL  
 RADCLIFFE BURY  
 STREET SCENES  
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STREET SCENE 14-11



STREET SCENE 14-12



STREET SCENE 14-13



STREET SCENE 14-14



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