

Ward: Prestwich - Sedgley

Item 08

Applicant: Dream Home Construction

Location: Freisner Day Nursery, Earl Street, Prestwich, Manchester, M25 1GQ

Proposal: Variation of Conditions 2, 5, 6 and 7 (approved plans) of planning permission 70070 Change of use from nursery building to 3 no. dwellings with associated car parking & external works – to facilitate the retention of the existing chimney. Removal of condition 14 to allow for retention of existing chimney

Application Ref: 71388/Full

Target Date: 12/02/2025

Recommendation: Approve with Conditions

Description

The application relates to a two storey detached, red brick building on Earl Street, across from the junction with Stanley Street. The area is residential in character and the site is bounded to the north, south and west by housing and to the east by a former bowling green/play area that has in recent years become overgrown and naturalized with trees and shrubs. The two storey red brick building, which is on the draft local list, was a printing works before becoming a children's day nursery until 2018. Apart from a short time in 2020/21 when it was used as a recording studio, it has been sitting vacant. There is an access into the backland area through gates between the side of the building and the nearest neighbour to the north at No.2 Earl Street.

The land to the rear is currently overgrown and there are a number of mature trees on the site, ten of which have Tree Protection Orders, secured in 2019. It is noted that a number of mature trees were felled on the site about 5 years ago, prior to establishing the TPOs and as a consequence the Forestry Commission issued a restocking order on the site that required broad leaved trees to be replanted to replace those that were felled. The restocking notice and enforcement notice is not subject to this application but a separate requirement from the Forestry Commission.

Planning permission 70070 was granted in March 2024 following a committee decision for the part demolition and conversion of the existing red brick building fronting Earl Street into three townhouses. This includes the provision of 6no. parking spaces accessed via the existing driveway between the building and No. 2 Earl Street.

This application seeks to vary Conditions 2, 5, 6 and 7 (approved plans) of planning permission 70070 Change of use from nursery building to 3 no. dwellings with associated car parking & external works – to facilitate the retention of the existing chimney. The original proposal sought to demolish approximately 4.6metres of the existing building that required the removal of an existing chimney to the front of the property. The relocation of this chimney was agreed to the side of the rebuilt gable wall. The application now seeks to demolish approximately 2.3metres of the existing building allowing this chimney feature to be retained to the front of the property. As such the elevations, floor plans and site plan previously approved need to be amended to reflect this change amending condition 2 of 70070. Conditions 5, 6 and 7 that reference highways and parking conditions also need to be amended to reference the proposed amended site plan that now indicates a larger footprint of retained building. The parking and access proposed remain unaltered.

The application also seeks to remove of condition 14 to allow for retention of existing chimney. Condition 14 of application 70070 required a method statement to be provided to move the chimney to the side elevation, which is now proposed to be retained to the front.

The area to the rear is owned by the applicant but is not part of the application and would still be accessed via the private driveway.

The application is being presented to Planning Control Committee due to the number of objections received.

Relevant Planning History

34080 - Change of use from B1 Business to D1 Nursery - Approved 27/05/98

66674 - Change of use and part demolition of former nursery building to form 3 no.dwellings; Demolition of existing garage units and construction of 12.no dwellings with associated external works (15 units in total) - Refused 05/10/2022

70070 - Change of use from nursery building to 3 no. dwellings with associated car parking & external works - Approve with Conditions 20/03/2024

Publicity

Immediate neighbours notified by letter on 18th December 2024.

6 objections received in relation to:

- Plans represent an aesthetic design improvement.
- Restock Notice RN11/19-20 dated 17th September 2019 has been pursued by Forestry Enforcement, NOTICE NO: EN66/23-24 dated 18th April 2024, on this site.
- Landscaping was done to the development site in June 2024, which we were told by the developers was to remove Knotweed. Whilst knotweed removal is certainly welcome, in discussion with officers this seems to have been done without the required plan submitted.
- Traffic reports should use up-to-date information about the site. Similarly for the birds, bats, and other ecology - all plans are outdated.
- There is a footpath application pending (number 23). Please add a pedestrian pavement as a condition.
- I object to document 205A dated 27/11/24 which still suggests there is access across mine and my neighbour's garden to the proposed side elevation (south). I reiterate my comments on applications 66674 & 70070 in this regard. There is no access.
- Boundary lines not consistent.
- Increase in traffic and parking concerns.
- Access for bin wagons.
- When will trees be replaced.
- Impact on ecology and habitats for animals who now use the site.
- Overlooking

Statutory/Non-Statutory Consultations

Traffic Section - Conditions requested in relation to the submission of a CTMP, implementation of a pedestrian access, implementation of the revised access, implementation of car parking and turning facilities and bin storage arrangements.

Conservation Officer - No objections.

Pre-start Conditions - Agent has agreed to pre-start conditions.

Development Plan and Policies

EN1/2	Townscape and Built Design
EN2/3	Listed Buildings
EN7/3	Water Pollution
EN7/5	Waste Water Management
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/4	Conversions
HT2/4	Car Parking and New Development
JP-P1	Sustainable Places
JP-P2	Heritage
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-G1	Landscape Character
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-S4	Flood Risk and the Water Environment
SPD11	Parking Standards in Bury
SPD15	Residential Conversions
SPD3	DC Policy Guidance Note 3: Planning Out Crime
SPD6	Supplementary Planning Document 6: Alterations & Extensions
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 principle of residential development on this site has already been established by the granting of application 70070.

Design and Layout

The density of the site has already been established by the granting of application 70070.

As with the previous scheme the existing building is vacant and appears rather rundown and as such does not present the best image within the streetscape and particularly from the rear which is very untidy. The conversion of the building, in bringing it into new use would improve its place within, and contribution to, the streetscape. Although it is not ideal to demolish part of the building, the demolition is required to improve vehicular access to the

parking area and create a pedestrian walkway. It would also improve access to the backland area should it be brought into use for whatever purpose in the future. Given that the majority of the building would be retained, with an appropriate rebuilt gable end, this would be acceptable.

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

1. Comply with the nationally described space standards (NDSS); 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.

2 of the dwellings would be retained with the previously approved internal layout. As such these have not been re-assessed in terms of NDSS as the applicant has an extant permission that they can reasonably implement for these 2 units. The end unit adjacent to the access would now be larger than previously approved due to the retention of the chimney to the front.

This dwelling would be a 3 storey, 5 bed 8 person dwelling within an overall GIA of approximately 207 square metres, exceeding the 134square metres required by NDSS standards. Each of the bedrooms would meet the standards for double occupancy rooms. Built in storage can be provided at ground floor and within the built in wardrobes at lower ground floor and first floor level exceeding the 3.5 metres required by NDSS.

Heritage

The building is considered to be a non-designated asset of medium local significance overall. The garage at the rear is a much later addition and is not considered to have any historic interest. Due to the building being a non-designated heritage asset, a heritage statement has been submitted with the planning application. The existing brick building fronting Earl Street is an attractive and prominent structure within the streetscape with some local historic relevance. Dated 1897, the building was built on greenfield land and was used initially as a political club. Later it was converted for use as a printworks in the early 1930s and later, in the 21st century, was converted to day nursery and recording studio.

The former printworks is significant for:

- Date stone dated 1897 and its record of the association of the building with Alderman Benjamin Carver, a cotton merchant of local significance;
- Re-fenestration with large windows in the early 1930s, on the conversion for use as a printworks and retention of a projecting chimney on the front, with stepped detailing and projecting brick ridges;
- Internally, a largely open floor plan and one fireplace on the first floor in what may have been an office;
- Locally significant historical association with the Prestwich and Whitefield Guide.

Although the scheme involves the demolition of a part of the building, as with the previous scheme the section to be removed is relatively small and not so significant as to warrant refusal of planning permission as it would result in only minor impact to the non-designated heritage asset. The proposed conversion, which now includes the retention of the feature chimney on the front elevation, would largely retain the appearance of the building within in the streetscape and would allow a vacant property to be brought back into use. The demolition of that part of the building, adjacent to the access road, would allow for improved access to the parking at the rear and to the backland area should there be an acceptable scheme brought forward in the future.

As with the previous scheme it is considered that the proposals are beneficial to the significance of the non-designated heritage asset which would be conserved so that it

continues to make a positive contribution to the character and identity of the locality in which it is located. With the presumption in favour of sustainable development set out in the NPPF, the proposals relating to the conversion of the existing building would be compliant with national and local planning policies.

Access and Highways

The proposed vehicular access remains as previously approved under application 70070 and a pedestrian footpath is retained to the side of the building, however more of the building is proposed to be retained adjacent to this access.

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.

With the current building classed as commercial, there are a number of uses that it could be used for without necessarily requiring planning permission. Some of these potential alternative uses could well generate more traffic and larger vehicles than the proposed residential use and as such any assessment of a new use should consider this.

It is proposed to site the parking for six cars to the rear of the building and these spaces would be accessed via the existing but improved driveway. A pedestrian access is proposed to the side of the existing building. There would be room to turn vehicles and access and exit the drive in forward gear. The proposed parking and access arrangements are acceptable and the traffic team have no objections subject to suitable conditions. The proposal is therefore acceptable and compliant with the above policies.

Amenity

Policy H2/4 requires applications for conversion to have regard to the effect on the amenity of the neighbouring properties through noise, visual intrusion, the position of entrances, impact of parking areas, extensions and fire escapes.

As assessed under application 70070 the conversion of the building does not present major residential amenity issues. There are no windows on the side gable facing over gardens to the south or within the new rebuilt gable on the north side. The proposed windows within the now retained section of building would relate to non-habitable rooms at ground floor, and first floor rear with an additional bedroom window proposed to the front elevation.

As with the previously approved scheme any windows would look over the road to the front and to the rear over the backland area. In terms of residential amenity, the residential use of the building would be appropriate. Indeed alternative commercial uses could be significantly more problematic with regard to neighbour amenity.

The proposal is considered to be appropriate and acceptable with regard to residential amenity and complies with UDP Policy H2/1 The Form of Residential Development and H2/4 Conversions.

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.

Trees

As a background to this application and the previous scheme, it is noted that a number of trees were felled illegally on the site and as a consequence the Forestry Commission issued a Restocking Order on the backland area to the rear of the building, requiring the owner of the land to replant the site with broad leafed trees to a specified density.

The restocking order, and any subsequent enforcement is a separate issue and regulated by the Forestry Commission.

Although the parking area slightly encroaches onto the edge of the backland area behind the building this was addressed in the previously approved scheme 70070 and the layout of this area has not been amended. The proposed scheme does not involve any tree loss and it is noted that the trees that are subject to TPOs would retain their protected status.

Other Considerations

The application seeks to vary the approved plans condition for application 70070. 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 70070 which was also considered by Planning Control Committee in March 2024 and was approved with conditions.

Any conditions not already discharged will be replicated on any new consent for the site.

Response to representations

The applicant has an existing permission 70070, that they can implement. This application is to consider the amendments to that permission that require conditions to be varied.

The restocking order, and any subsequent enforcement is a separate issue and regulated by the Forestry Commission, not the Council.

No scheme for the removal of Knotweed has been submitted to the LPA for a condition discharge in relation to application 70070. It does not appear that application 70070 has been implemented prior to submission of this current application and as such the treatment of Japanese Knotweed, as a responsible land owner, can go ahead without intervention from the LPA.

As with the previous application, issues relating to the southern boundary and land ownership are important but essentially are a private matter. The applicant indicates that the red edged boundary is correct and a land registry plan was submitted for information as part of application 70070. However it is not the Council's role to adjudicate on such matters. The Courts do this. The Council is required to consider a planning proposal on its own merits.

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 20th March 2027.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered 14347 204 Rev A, 14,347 203 Rev A, 14,347 202 Rev A, 14,347 201 Rev A, 14347 205 Rev A, 14,347/OS Rev B, 14,347 200 Rev C.
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. Details of the (materials/bricks) to be used in the external elevations, boundary walls, railings and fences and areas of hardstanding shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks 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 shall commence unless and until a 'Construction Traffic Management Plan' (CTMP) has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:
 1. Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of, and statutory undertakers connection to, the development;
 2. Access route for demolition and construction vehicles from the Key Route Network;
 3. Access point(s) to the site, including all temporary works and measures required to protect highway users and facilitate vehicular access;
 4. Confirmation of demolition, delivery & construction vehicle sizes that can be accommodated on the residential estate roads leading to the site, number of vehicle movements and hours of operation;
 5. If proposed, site hoarding/gate positions clear of appropriate visibility splays onto the adopted highway;
 6. A scheme of appropriate warning/speed limit signage in the vicinity of the construction site access;
 7. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this;

8. Parking on site of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this;
9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the ground work operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the 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 turning/parking of vehicles and storage of construction materials.

Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, 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.

5. The use hereby approved shall not be commenced unless and until the pedestrian access improvements indicated on approved plan reference 14,347 200 Rev C, incorporating all associated highway remedial works that may be required as a direct result of the proposed development to reinstate the adopted highway to the condition it was in prior to commencement of the development, have been implemented.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Development Plan Policies H2/2 - The Layout of New Residential Development, JP-C5 - Streets for All, and JP-C6 - Walking and Cycling.

6. The car parking and turning facilities indicated on approved plan reference 14,347 200 Rev C shall be surfaced in permeable materials, demarcated and made available for use prior to the use hereby approved commencing and thereafter maintained at all times.

Reason. To ensure adequate off-street car parking and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

7. The turning facilities indicated on approved plan reference 14,347 200 Rev C shall be provided before the use hereby approved commences 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 H2/2 - The Layout of New Residential Development, JP-C5 - Streets for All, and JP-C6 - Walking and Cycling.

8. Bin storage arrangements shall be provided within the curtilage of the site in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments' prior to the use hereby approved

commencing and thereafter maintained at all times.

Reason. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling pursuant top UDP Policy H2/2 The Layout of New Residential Development.

9. If the development hereby approved does not commence before 30th April 2024, the building will be resurveyed for bats and the findings supplied to and agreed in writing by the Local Planning Authority.
Reason. In order to protect any bats that may be using the building, and 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.
10. No works to trees or shrubs shall occur or works to the building commence 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 that no active bird nests are present which has been agreed in writing by the Local Planning Authority.
Reason. In order to protect nesting birds in the interest of ecology 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.
11. No development shall commence until full details of a scheme for the eradication and/or control of Japanese Knotweed and Himalayan Balsam within the site and backland area outlined in blue on the site plan, 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 Himalayan Balsam in the interest of Development Plan Policy JP-G1 - Landscape Character and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
12. Prior to commencement of development, details of the landscaping scheme shall be submitted to, and approved by the Local Planning Authority. Details shall include all low level grass and shrub planting and the provision of bat/swift bricks/tubes within the new development and bat and bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the building is first occupied or within the first available tree planting season,; and any 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.
13. Prior to the commencement of development, a level 2 recording shall be submitted

in accordance with Historic England's – Understanding Historic Buildings – A Guide to Good Recording Practice (Historic England May 2016). It should include a drawn and photographic record of all internal floors and basement and external elevations to be submitted to the written satisfaction of the local planning authority before the commencement of any development.

Reason. In the interests of heritage conservation pursuant to the NPPF and Development Plan Policies JP-P2 - Heritage and Listed Buildings and EN2/3 Listed Buildings.

14. Prior to commencement of development, a detailed plan and method statement indicating how the existing datestone in the front elevation shall be re-positioned in the front elevation, shall be submitted and agreed in writing with the Local Planning Authority. All works shall be completed in accordance with the agreed plan.

Reason. In the interests of heritage conservation pursuant to the NPPF Development Plan Policies JP-P2 - Heritage and Listed Buildings and EN2/3 Listed Buildings.

15. No development 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.

16. Following the provisions of Condition 16 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.

17. Prior to first occupation, one electric vehicle (EV) charging point (minimum 7kW*) per unit (dwelling with dedicated parking) or a minimum 20% EV charge-points (minimum 7kW*) (for unallocated parking).

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Reason: In accordance with the NPPF, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard

residential amenity, public health and quality of life.

18. Prior to the commencement of development (excluding site clearance/ demolition), details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions, the potential for infiltration of surface water in accordance with BRE365;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations).
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge; and
 - (v) Foul and surface water shall drain on separate systems within the site.
- The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and no surface water shall discharge to the public sewer either directly or indirectly.

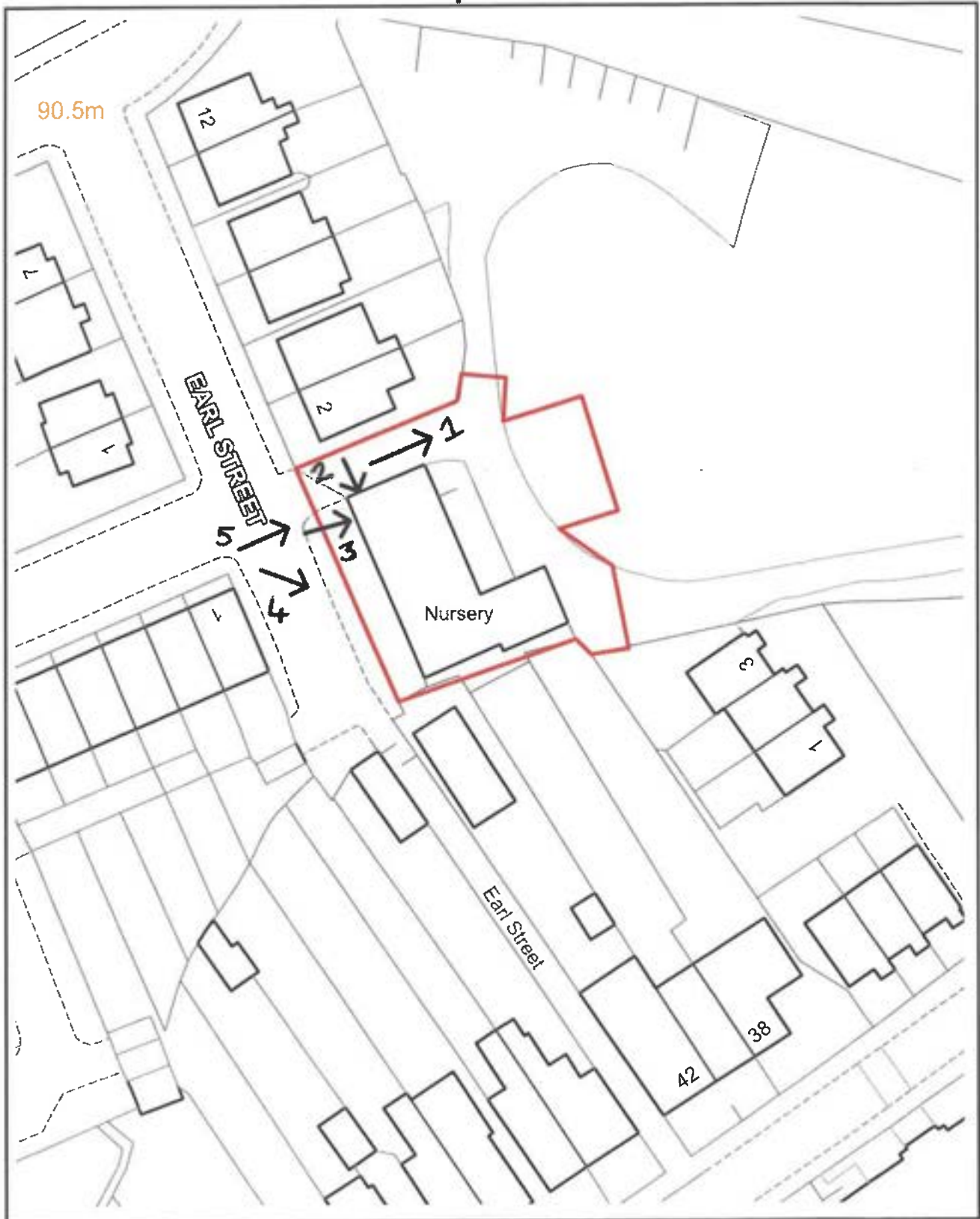
Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution 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.

19. Foul and surface water shall be drained on separate systems.
- Reason: To secure proper drainage and to manage the risk of flooding and pollution 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.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP NO. 71388

ADDRESS: Freisner Day Nursery Earl Street
Prestwich



Bury
Council

Planning, Environmental and Regulatory Services

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71388

Photo 1



Photo 2



71388

Photo 3



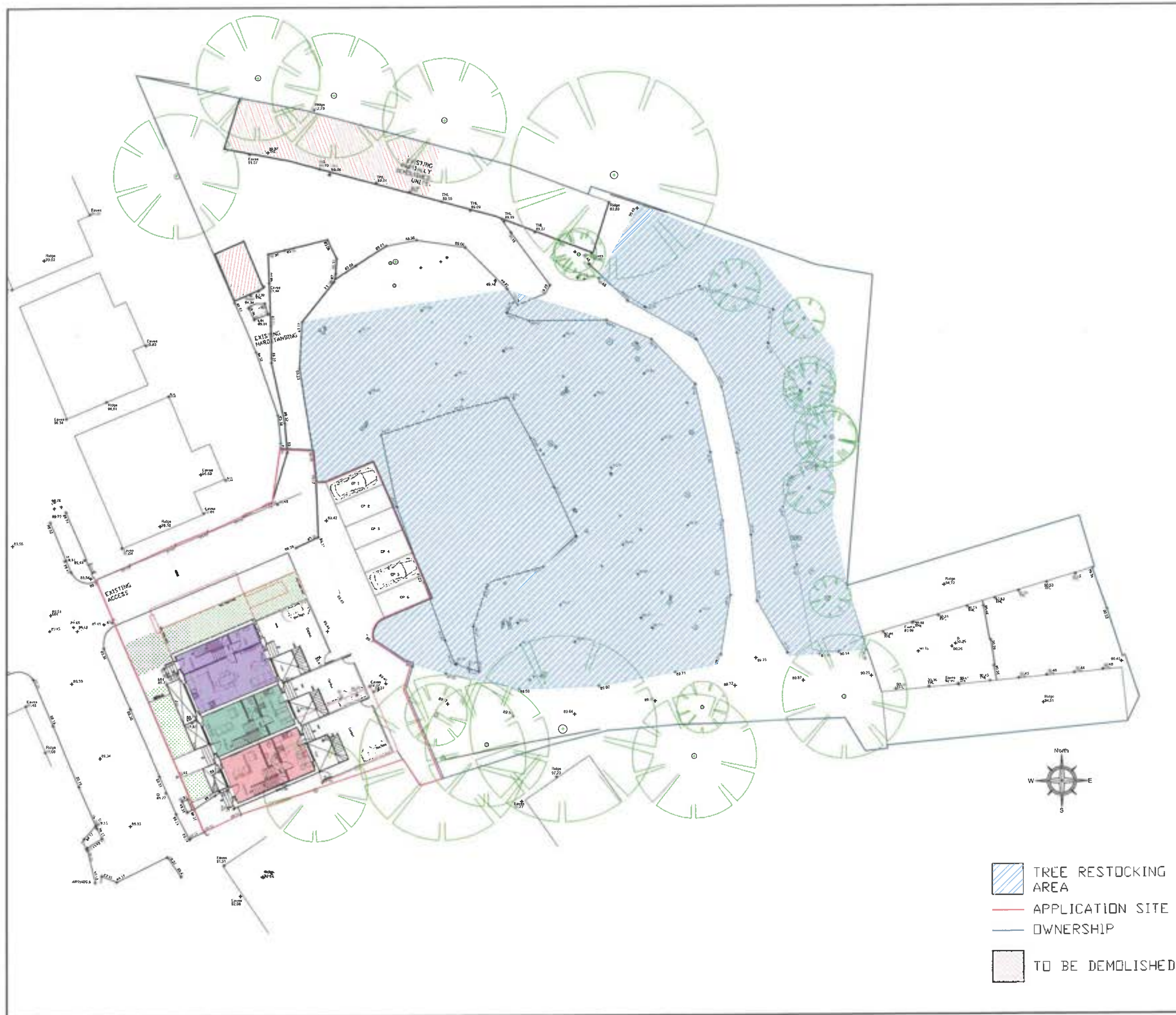
71388

Photo 4

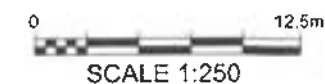


Photo 5





NOTES
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY MANUFACTURING OR FABRICATION AND ANY ANOMALIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.



KEY	
BASEMENT FLOOR	FLOOR AREA (m ²)
Dwelling 1 - 4bed, 1 bath	49.7
Dwelling 2 - 3bed, 1 bath	33.0
Dwelling 3 - 4bed, 1 bath	35.5
GROUND FLOOR	
Dwelling 1 - 4bed, 1 bath	49.0
Dwelling 2 - 3bed, 1 bath	33.6
Dwelling 3 - 4bed, 1 bath	36.8
FIRST FLOOR	
Dwelling 1 - 4bed, 1 bath	47.4
Dwelling 2 - 3bed, 1 bath	35.1
Dwelling 3 - 4bed, 1 bath	36.4
TOTAL	
Dwelling 1 - 4bed, 1 bath	146.1
Dwelling 2 - 3bed, 1 bath	101.7
Dwelling 3 - 4bed, 1 bath	108.7
NET SALEABLE FLOOR AREA = 356.5 (N.B. excluding Lightwells)	

E	LANDSCAPING INFO ADDED	TB	09.11.23
D	CAR PARKING CH.	TB	03.11.23
C	CAR PARKING CH.	TB	24.10.23
B	CAR PARKING CH.	II	02.10.23
A	FIRST ISSUE	II	13.07.23
REV	AMENDMENTS	BY	DATE

PROJECT
PROPOSED RESIDENTIAL DEV.
LAND TO REAR OF EARL STREET
PRESTWICH M25 1GQ

CLIENT
MR. MEDHI YAZDANPANH

DRAWING TITLE
SITE PLAN AS PROPOSED

DRAWN	II	DATE	02.10.23
CHECKED		SCALE	1:250 (A2)
APPROVED			

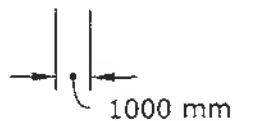


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TEL NO. 0161 - 973 8296
FAX NO. 0161 - 962 3485
E-MAIL : ADMIN@HOWARDANDEDSON.CO.UK

JOB No.	DRG No.	REVISION
14,347	100	E



DATUM 89.00 mt



I	Void update	II	04/10/23
H	Reduced scheme	II	12/07/23
G	Scheme design updates	EJG/II	10/10/22
F	Scheme design updates	EJG/II	22/03/22
E	Scheme design updates E2 sixth ISSUE EJG/II 15/03/22	EJG/II	14/02/22
D	Scheme design updates	EJG/II	09/12/21
C	Scheme design updates	EJG/II	21/06/21
B	Scheme design updates	EJG/II	16/06/21
A	Scheme design updates	VK	25/05/21
Rev	DESCRIPTION	By	Date



HOWARD & SEDDON A.R.I.B.A.
CHARTERED ARCHITECTS
64 WASHWAY ROAD
SALE CHESHIRE M33 7RL
TEL NO. 0161 - 973 8296
FAX NO. 0161 - 962 3485
E MAIL : ADMIN@HOWARDANDEDSON.CO.UK

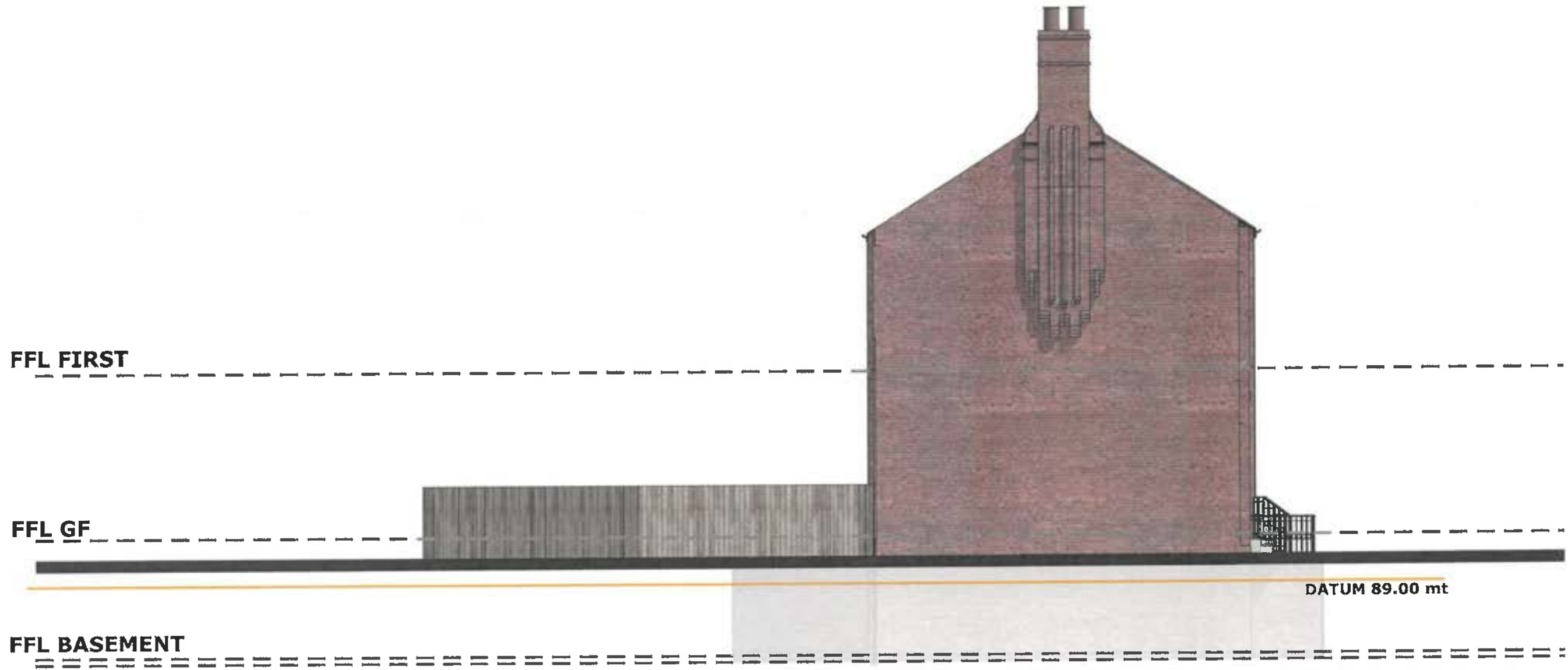
Project
PROPOSED RESIDENTIAL
DEVELOPMENT LAND TO REAR OF
EARL STREET PRESTWICH M25 1GQ
Client
Mr. MEDHDI YAZDANPANA

Title
Front elevation
as proposed

Drawn II	DRG no. 14,347
Date 04/10/23	39
Scale 1:100(A3)	Amendment I

PROGRESS DRAWING

This drawing is not intended to be used for contract pricing or fabrication purposes. All content is subject to change



I	Void update	II	04/10/23
H	Reduced scheme	II	12/07/23
G	Scheme design updates	EJG/II	10/10/22
F	Scheme design updates	EJG/II	22/03/22
E	Scheme design updates E2 sixth ISSUE EJG/II 15/03/22	EJG/II	14/02/22
D	Scheme design updates	EJG/II	9/12/21
C	Scheme design updates	EJG/II	21/06/21
B	Scheme design updates	EJG/II	16/06/21
A	Scheme design updates	VK	25/05/21
Rev	DESCRIPTION	By	Date

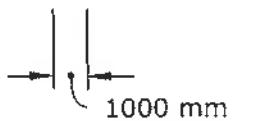


HOWARD & SEDDON A.R.I.B.A.
CHARTERED ARCHITECTS
64 WASHWAY ROAD
SALE, CHESHIRE, M33 7RL
TEL NO: 0161 - 973 8296
FAX NO: 0161 - 962 3485
E MAIL: ADMIN@HOWARDANSEDDON.CO.UK

Project
PROPOSED RESIDENTIAL
DEVELOPMENT LAND TO REAR OF
EARL STREET PRESTWICH M25 1GQ
Client
Mr. MEDHDI YAZDANPANAH

Title
Side
Elevation B - As
Proposed

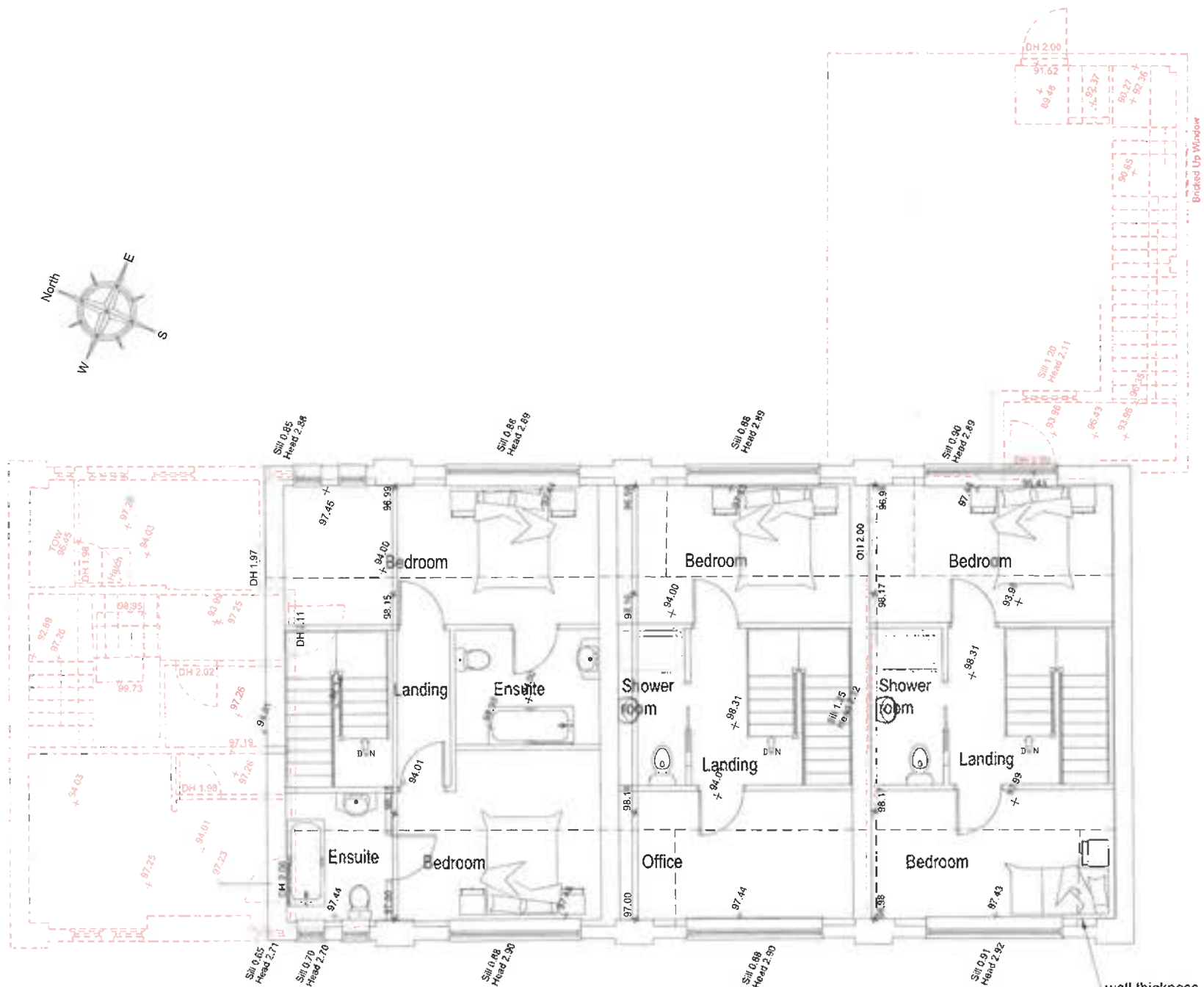
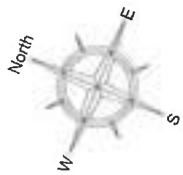
Drawn II	DRG no. 14,347
Date 04/10/23	42
Scale 1:100(A3)	Amendment I



PROGRESS DRAWING

This drawing is not intended to be used for contract pricing or fabrication purposes. All content subject to change.

Survey by others. All dimensions to be checked on site



to be removed



SCALE 1:100



HOWARD & SEDDON A.R.I.B.A. CHARTERED ARCHITECTS
64 WASHWAY ROAD
SALE, CHESHIRE, M33 7RE
TEL NO. 0161 - 973 8296
FAX NO. 0161 - 962 3485
E-MAIL: ADMIN@HOWARDANDEDSON.CO.UK

PROJECT
PROPOSED RES. DEVELOPMENT
LAND TO REAR OF EARL STREET
PRESTWICH M251GQ

CLIENT
MR MEDHDI YAZDANPANH

A	FIRST ISSUE	II	3/07/23
REV	DESCRIPTION	BY	DATE
TITLE		DRAWN	DRG No.
FIRST FLOOR PLAN AS PROPOSED		II	14,347
		DATE	13/07/23
		SCALE	1:100 (A3)
		AMENDMENT	A



NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY MANUFACTURING OR FABRICATION AND ANY ANOMALIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

KEY	
BASEMENT FLOOR	FLOOR AREA (m ²)
Dwelling 1	69.7
Dwelling 2	31.0
Dwelling 3	34.2
GROUND FLOOR	
Dwelling 1	70.0
Dwelling 2	34.4
Dwelling 3	36.6
FIRST FLOOR	
Dwelling 1	69.4
Dwelling 2	34.4
Dwelling 3	36.6
TOTAL	
Dwelling 1	209.1
Dwelling 2	99.8
Dwelling 3	107.4
NET SALEABLE FLOOR AREA = 416.3 (N.B. excluding Lightwells)	

C	ACCESS	II	09/01/25
B	SECOND ISSUE	II	15/11/24
A	FIRST ISSUE	II/TB	18/10/24
REV	AMENDMENTS	BY	DATE

PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT
EARL ST, PRESTWICH
MANCHESTER, M25 1GQ

CLIENT

MR MEDHI YAZDANPANH

DRAWING TITLE

SITE PLAN AS PROPOSED

DRAWN	II	DATE	09.01.24
CHECKED		SCALE	1:250 (A2)
APPROVED			



HOWARD & SEDDON A.R.I.B.A.
CHARTERED ARCHITECTS
64 WASHWAY ROAD
SALE, CHESHIRE, M33 7RE
TEL NO. 0161 - 973 8296
FAX NO. 0161 - 962 3485
E-MAIL : ADMIN@HOWARDANSEDDON.CO.UK

JOB No.	14,347	DRG No.	200	REVISION	C
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PLANNING ISSUE

SUBJECT TO LOCAL AUTHORITY APPROVAL

- Tree restocking area
- Application site
- Ownership
- To be demolished

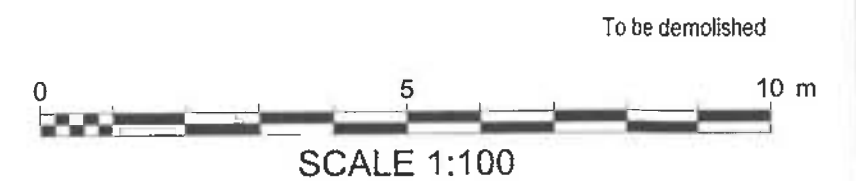


A	FIRST ISSUE	II	18.10.24
REV	DESCRIPTION	BY	DATE

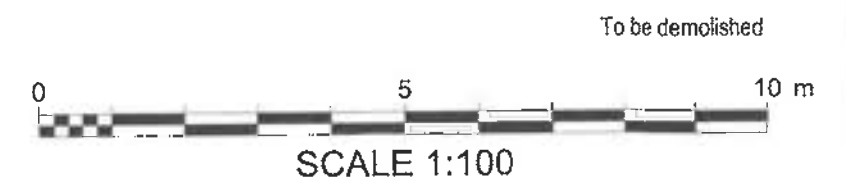
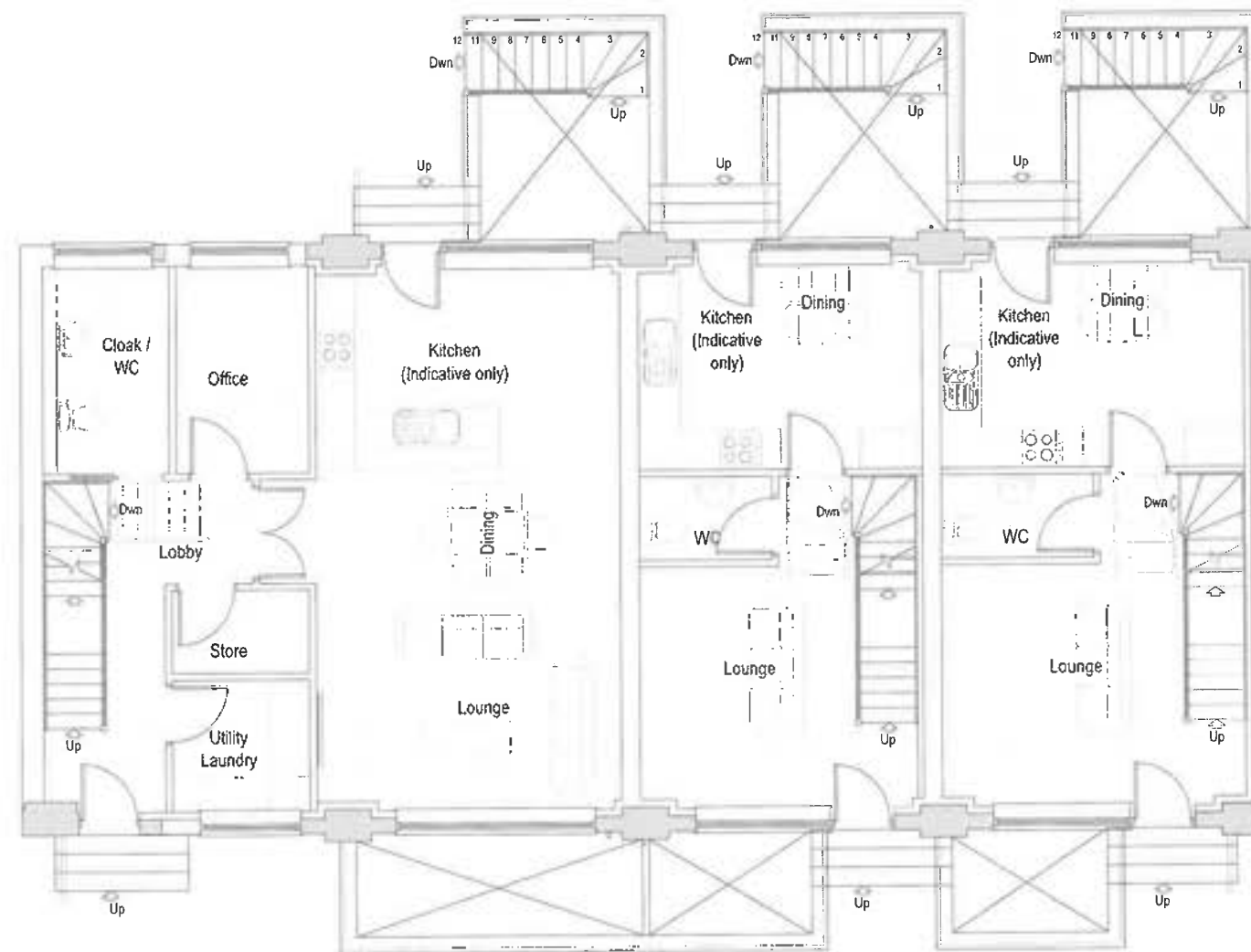


PROJECT	PROPOSED RESIDENTIAL DEVELOPMENT EARL ST, PRESTWICH MANCHESTER, M25 1GQ
CLIENT	MR MEHDI YAZDANPANH

DRAWN II	DRG No. 14347
DATE 18.10.24	205
SCALE 1:100 (A3)	AMENDMENT A



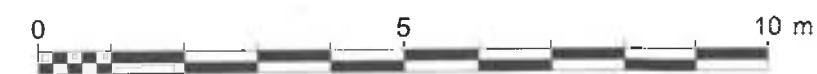
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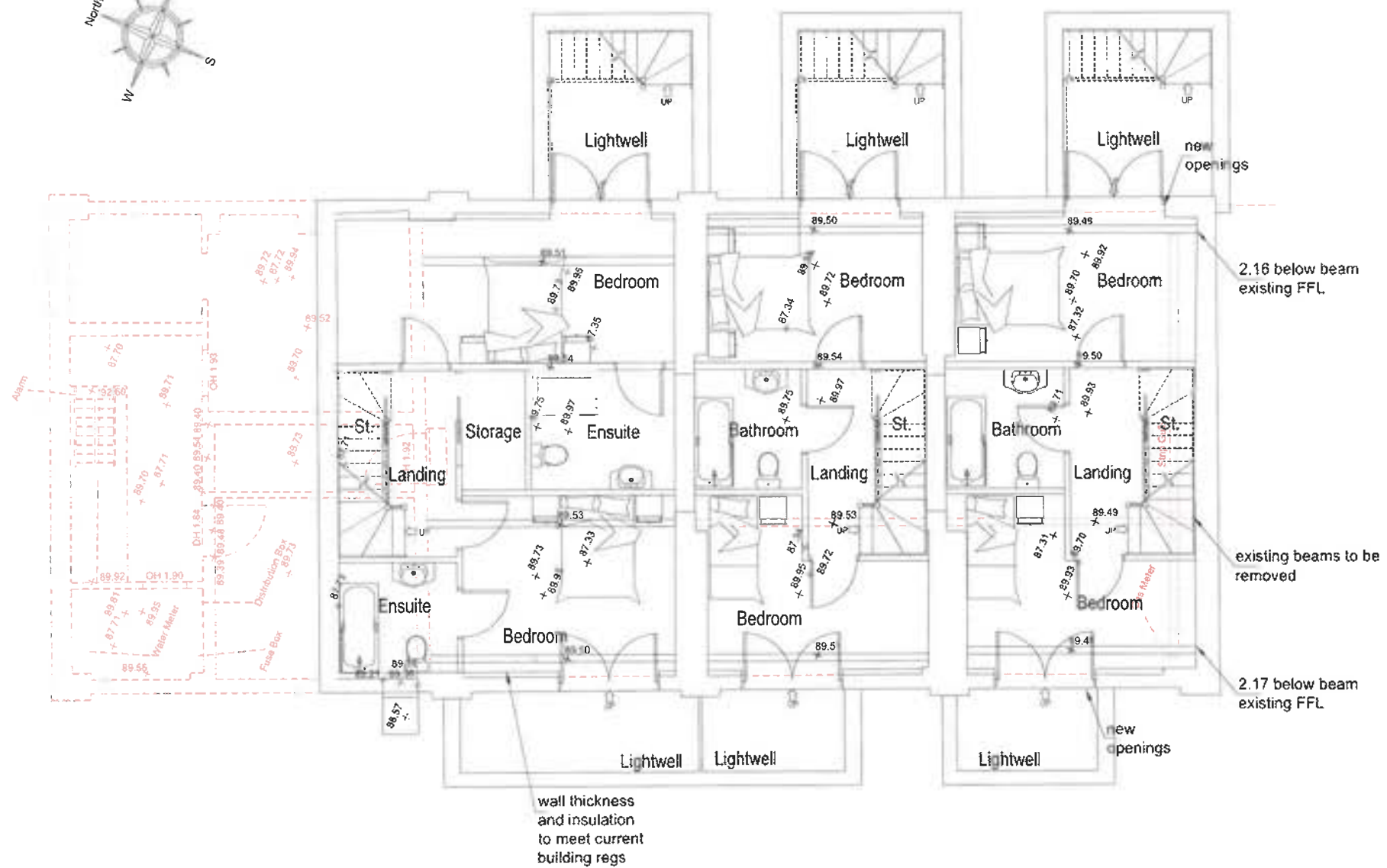
To be demolished



SCALE 1:100

REV	A FIRST ISSUE	DESCRIPTION	II 18.10.24	 HOWARD & SEDDON A.R.I.B.A. CHARTERED ARCHITECTS 64 WASHWAY ROAD SALE, CHESHIRE, M33 7RE TEL NO. 0161 - 973 8296 FAX NO. 0161 - 962 3483 E-MAIL : ADMIN@HOWARDANDEDSON.CO.UK	PROJECT PROPOSED RESIDENTIAL DEVELOPMENT EARL ST, PRESTWICH MANCHESTER M25 1GQ CLIENT MR MEDHDI XAZDANPANH	TITLE PROPOSED FIRST FLOOR PLAN	DRAWN II DATE 18/10/24 SCALE 1:100 (A3)	DRG No. 14,347 203 AMENDMENT A
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This drawing is not intended to be used for contract pricing or fabrication purposes. All content subject to change.



to be removed



SCALE 1:100

B	VOID UPDATE	II	4/10/23
A	FIRST ISSUE	II	3/07/23
REV	DESCRIPTION	BY	DATE
TITLE		DRAWN	DRG No.
BASEMENT PLAN AS PROPOSED		II	14,347
		DATE	101
		13/07/23	
		SCALE	AMENDMENT
		1/100 (A3)	B



HOWARD & SEDDON A.R.I.B.A.
CHARTERED ARCHITECTS
64 WASHWAY ROAD
SALE, CHESHIRE, M33 7RF
TEL NO. 0161 - 973 8296
FAX NO. 0161 - 962 3185
E-MAIL: ADMIN@HOWARDANDEDSON.CO.UK

PROJECT
PROPOSED RES. DEVELOPMENT
LAND TO REAR OF EARL STREET
PRESTWICH M251GQ

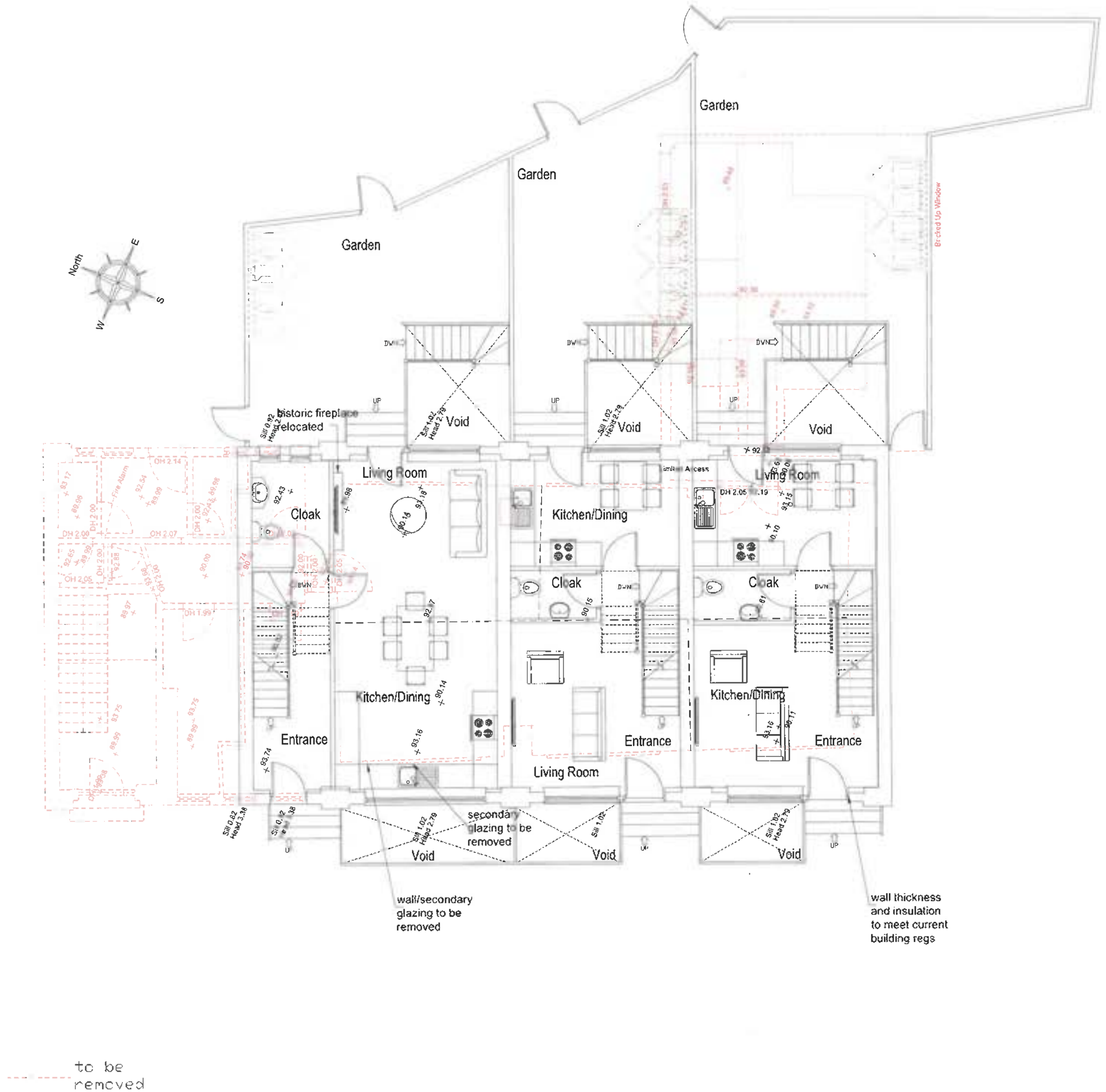
CLIENT MR MEHDADI YAZDANPANI

TITLE	BASEMENT PLAN AS PROPOSED
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PROGRESS DRAWING

This drawing is not intended to be used for contract pricing or fabrication purposes. All content subject to change.

Survey by others. All dimensions to be checked on site



0 5m
SCALE 1:100

B	VOID UPDAT/BINS	II	04/10/23
A	FIRST ISSUE	II	3/07/23
REV	DESCRIPTION	BY	DATE

HOWARD & SEDDON A.R.I.B.A. CHARTERED ARCHITECTS
64 WASHWAY ROAD
SALE, CHESHIRE, M33 7RL
TEL NO. 0161 - 973 8296
FAX NO. 0161 - 962 3485
E-MAIL: ADMIN@HOWARDSEDDON.CO.UK

PROJECT
PROPOSED RES. DEVELOPMENT
LAND TO REAR OF EARL STREET
PRESTWICH M251CQ

CLIENT
MR MEDHDI YAZDANPANH

TITLE
GROUND FLOOR PLAN
AS PROPOSED

DRAWN
II
DATE
13/07/23
SCALE
1:100 (A3)

DRG No.
14,347
102
AMENDMENT
B