

Ward: Radcliffe - North and Ainsworth

Item 04

Applicant: Mr Halliwell

Location: Land to north of Titus Cottage, 57 Bradley Fold Road, Radcliffe, Bolton, BL2 5QR

Proposal: Erection of 1no. detached dwelling

Application Ref: 71506/Full

Target Date: 31/03/2025

Recommendation: Approve with Conditions

Description

The site relates to 0.06 ha of land associated with the adjacent residential dwelling, Titus Cottage. The site is located in a rural area within the Green Belt and a Landscape Character Area.

Directly to the north of the site is Titus Barn which has recently been converted to a single dwelling (planning ref 68002) and the application plot sits between Titus Cottage and Titus Barn. There are other dwellings and farm buildings which are scattered around the area with the main centre of Ainsworth Village located to the north over 600m away.

The site is rectangular in its form and extends 20m in width and 35m in depth and had previously accommodated storage buildings and stables. The applicant states that most of the structures were taken down in 2017 but the stables were still in use in May 2022. Little remains of any of the structures on site although there is still some evidence of hardstanding areas which have been partly grassed over.

There is an existing access into the site which leads directly from Bradley Fold Road.

Planning permission is sought for the erection of 1 no x 3 bed dwelling.

The proposed dwelling would be located more or less centrally within the plot and follow the linear development which defines the frontages of the adjacent dwellings, Titus Cottage and Titus Barn. The existing access would be utilised which would lead to a driveway and turning area for 2 cars at the front with a private garden area provided at the rear bounded by a native hedge and a bin store area along the northern elevation.

The proposed dwelling would have a rectangular form with a footprint circa 109 sqm and would be 2 storey with a lower wall plate level height at the first floor level which would reduce the overall height of the eaves and ridge.

Internally, the ground floor would provide the living, kitchen and utility areas with 3 no bedrooms and bathroom facilities at the first floor.

The external elevations would comprise stone facings with a slate covering to the pitched roof.

There are no proposed changes to the layout or arrangements of Titus Cottage.

Relevant Planning History

02465/E - Detached dwelling - 27/8/20

02936/E - Erection of infill dwelling - 7/2/24

Publicity

Letters sent to 7 properties on 4/2/25.

Site notice posted 7/2/25

6 objections and 7 support letters received.

Objections

- Although there have been stables and outbuildings previously on this site, only their foundations remain - the site has returned to Greenbelt status.
- The proposed development would compromise the visual amenity and privacy of Titus Barn next door.
- There should be no grounds for constructing a new dwelling contrary to Green Belt policy, we therefore request that the application be rejected
- There is plenty of brown belt land nearby that would save our countryside.
- Questionable interpretation of current planning guidance and policy to try and justify the granting of planning permission for the development.
- The NPPF has a list of definitions but these do not include what constitutes a "village" or "infilling". There is a definition of grey belt land but the term has been introduced too recently to be sure what this means in practice.
- Reference made to paragraph 154e of the NPPF and claims that the proposal is "limited infilling in an existing village". The site is definitely not within Ainsworth Village. Figure 3 of the statement shows a huge area claimed to be "the village" which suggests potential for numerous new dwellings and considerable harm to the openness of the Green Belt.
- The actual boundaries of the village, a much smaller area, were defined by the "Ainsworth Village Envelope" which was part of the Ainsworth Village Design Statement produced by residents in cooperation with the Local Planning Authority in 2007. The Envelope has been consistently used by the LPA for development control purposes.
- Infilling is often acceptable where it "would not cause substantial harm to the openness of the Green Belt" (para 154g). This could be applied where a plot of land is within a ribbon of existing dwellings. This is not the case here.
- Relies on the second part of paragraph 154g which would allow redevelopment of previously developed land excluding temporary buildings and "which would not cause substantial harm to the openness of the Green Belt". The site does not qualify as being previously developed land. The timber stables were temporary buildings that were removed approximately 10 years ago. Compared with the current nature of the site the development would "cause substantial harm to the openness of the Green Belt".
- The quoted examples of development that have been approved elsewhere are not very helpful to the applicant's case without being able to see plans showing the exact circumstances. There are many contrasting examples of applications where development was not approved.
- It is not accepted that the site is derelict. Any amount of new landscaping will not compensate for the loss of Green Belt land and would undermine the purposes of the remaining Green Belt across the area of the plan.
- The applicant has failed to demonstrate the need for this type of development. The claim that there is a shortage of 3 bedroom houses in the area is unsubstantiated.
- The house would not be in a sustainable location. There is no bus service. There are few local amenities within walking distance. Bradley Fold Road is not safe for pedestrians and most journeys would be by car.
- Could the applicant not put up the building in the garden?
- Do not want to have bins or rubbish nearby or noise from cars turning.
- Concern about the septic tank and waste flow water.

Support

- Feel that this space would certainly benefit from this proposal and would fully support this application.
- A house of this kind could only benefit what is now an abandoned looking gap between the two properties.
- Living close to this proposed application it will make a big improvement to our village to what is already there at the moment.
- I really do not think it would have any impact on the area of green belt land or the very small area surrounding it. It can only be improved!
- We remember when the stables and other buildings were built on this land (which is now just rubble). We would fully support this application and believe it is an ideal space for a house to be built on previously developed land, with no impact on the green belt.
- This small parcel of land that has been disused and neglected for some time now, would be an ideal opportunity for an infill development within the village, and would only compliment the ribbon development of houses on Bradley Fold Road.

Those who have made representations have been notified of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions

Borough Engineer - Drainage Section - No response received.

Environmental Health - Contaminated Land - No objection subject to conditions

Environmental Health - Pollution Control - No response received.

Conservation Officer - No objection

Waste Management - No response received.

United Utilities (Water and waste) - No objection. Recommend an informative to the applicant.

Greater Manchester Ecology Unit - No objection subject to conditions

GMCA - Minerals and Waste consultations - No objection

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

Development Plan and Policies

NPPF	National Planning Policy Framework
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
OL1/2	New Buildings in the Green Belt
HT2/4	Car Parking and New Development
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
SPD11	Parking Standards in Bury
GMMWP	Greater Manchester Minerals and Waste Plan
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-G1	Landscape Character
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G9	The Green Belt
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing

JP-S2 Carbon and Energy
JP-S4 Flood Risk and the Water Environment

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.

Housing Land Supply and Principle of Residential Development

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

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

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

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

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

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

Bury has a HDT result of less than 75%, and therefore, this needs to be treated as a material factor when determining applications for residential development.

Therefore, paragraph 11(d) of the National Planning Policy Framework states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

- i. The application of policies in the Framework that protect areas, or assets of particular importance, provide a strong reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

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

In this case, as the site is located within the Green Belt paragraph 11 (d)(i) applies and the tilted balance is therefore not applicable for this site.

Principle - Green Belt

The application site falls within the Green Belt as designated by PfE policy JP-G9.

Paragraph 154 of the NPPF makes it clear that development in the Green Belt is inappropriate unless certain exceptions apply. Criterion g) refers to limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

The site is previously developed land, as it formally comprised stables, shelters and storage buildings for a number of years and the proposal therefore falls within exception g). As such, it is considered that the principle of the developing the site is acceptable, provided it does not cause substantial harm to the openness of the Green Belt.

Comparative to the previous structures on the site which extended further eastwards in the plot, the proposed dwelling would be sited within well-defined boundaries and the built form would be restricted to the western area of the site in a relatively central position with a modest footprint of 17% within the overall plot size and a decrease in total footprint area of 40% when compared to the former structures on site.

The proposed dwelling would not encroach forward of the established front building line of the adjacent houses nor beyond the footprint of Titus Cottage at the rear.

Views and openness to either side of the dwelling would be retained and in terms of height, compared to the two adjacent properties, the dwelling would be 0.46m higher than Titus Barn but 1.3m lower than Titus Cottage and as such would relate and integrate well within the existing built form.

Much of the site would be screened from views from the front by hedges and landscaping and the proposal to integrate a native hedge around the side and rear perimeters would enhance the ecological value of the site.

Paragraph 154 g) requires development to not cause *substantial* harm to the Green Belt. In this case, given the proposed dwelling would be no higher than the adjacent property, gaps would be maintained through the site, the footprint of the dwelling would be contained

within a small area of the plot and encroach no further into the Green Belt than the two neighbouring properties and would add ecological value to the site, the proposed development is considered to be acceptable and comply with the principles of the NPPF.

Layout, scale and design

Type, size and design of new housing

Policy JP-H3 requires all new dwellings to:

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

The proposed development would comply with the requirements of the NDSS and the applicant states that the proposed dwelling would be capable of meeting the criteria detailed in part M4(2) of Building regulations which would be secured by condition.

Density

NPPF paragraph 130 seeks to ensure the efficient use of land, and to avoid homes being built at low densities.

PfE Policy JP-H4 requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design. Policy JP-H4 sets out minimum densities that should be considered. The site falls in an area where a minimum density of 35 dwellings per hectare should be had regard to.

The net site area (excluding the shared access) is around 0.055 hectares, which would indicate that 1 dwelling equates to a density of 18 dwellings per hectare, and suggests that the site could accommodate 2 dwellings at 35 dwellings per hectare.

PfE Policy JP-H4 states that lower densities may be acceptable where they can be clearly justified by:

1. Local housing market issues, such as a demonstrable need for a particular type of housing that cannot be delivered at a higher density; or
2. Site-specific issues, such as the design context and any potential impact on the wider landscape or townscape including heritage assets and green infrastructure.

There are not considered to be any local housing market issues that would justify a lower density in this case.

In relation to site-specific issues, the site is within the Green Belt. The proposed layout, scale and massing has had regard to the existing building lines of the neighbouring properties, the character of the area and the need to consider the impact on the openness of the Green Belt. The development also needs to incorporate sufficient space to enable vehicles to turn within the site and exit in forward gear, thereby reducing the area available for built development.

Whilst the proposed development is below the density set out in policy JP-H4, it is considered that the proposed density would be acceptable in view of the site's Green Belt location, the character of the area and the requirement to accommodate sufficient turning space for vehicles.

Layout and design

The proposed dwelling would follow the established building line of the adjacent properties with a 3.5m gap to the northern boundary with Titus Barn and 2.1m to the southern

boundary, which would not only provide a separation to the adjacent properties but would allow views and openness to be maintained through the site within this Green Belt setting.

In terms of scale and design, whilst proposed as 2 storey, the overall height of the proposed dwelling would be reduced by adopting a lower wall plate height at first floor level so that a large part of the bedroom would be accommodated in the roof space.

Similar materials to that of Titus Cottage would be incorporated by the use of natural coursed stone faced elevations and a slate covered roof. Windows would be modest in size and positioned to reflect a traditional farmhouse/cottage appearance and conservation style roof lights would sit within the roof slope to minimise visual impacts.

The existing field access would be utilised leading to a permeable driveway and parking and a turning area to enable exit from the site in a forward gear. The rear garden and amenity space would extend 13m to the existing field boundary with the site perimeter planted with a native hedge and improve the site's biodiversity through the provision of ecological enhancements and landscaping.

For the size of plot and its Green Belt location and comparative to the previous structures and buildings on site, it is considered the scale of the proposed development to provide a modest and reasonable level of family accommodation would be acceptable and would not cause substantial harm on the openness of the Green Belt. The design of the dwelling is also considered to be appropriate within this particular setting.

The proposed development would therefore comply with policies OL1/2, H2/1, H2/2, EN1/2, JP-H3 and JP-H4 and the principles of the NPPF.

Impact on residential amenity

The proposed dwelling would be set between Titus Barn and Titus Cottage. All habitable room windows to the new dwelling would be located on the front and rear elevations and there would be no windows on the side elevations.

To Titus Barn, the new dwelling would be 5.5m away from the side wall of Titus Barn which has two first floor habitable room windows in the directly facing elevation. However, these windows are small secondary windows with the main outlook from this room at the rear. SPD6 states that less weight will be afforded to habitable room windows located on a side elevation, and in this case, the occupiers of the Barn also chose to insert windows in the side overlooking their neighbour's land which had the potential for a future development.

The proposed dwelling would extend 4m past the rear elevation of Titus barn. However, given the new build would be set circa 4.4m away from the boundary, partly screened by a new hedge and 5.5m away from the barn itself, outlook and privacy of the neighbour are considered not to be detrimentally compromised.

To the south of the site, Titus Cottage would be 3.6m away. This property has a long single storey blank side extension which would extend beyond the rear elevation of the proposed property and as such there would not be overlooking or privacy impacts to this neighbour.

Given the setting and position of the proposed dwelling in relation to the adjacent properties, it is considered there would not a detrimentally harmful impact on residential amenity and the development would be in compliance with policies H2/1, H2/2 and EN1/2.

Highway issues

The site has an established access through a farm gate and this access would be

maintained to facilitate the development with some works proposed to tarmac part of the entrance in a permeable surface. Within the site, a permeable surface for two driveway parking spaces and turning area would be provided. Tracking plans have also been submitted to demonstrate that cars could enter and leave in a forward gear.

The proposed development for a single dwelling would not generate significant levels of traffic and given the site was previously used for stables which would have been served by horse boxes and vehicles delivering foodstuffs and hay for example, it is considered the proposed development with the works proposed would not raise highway safety concerns. .

The Highway Authority have raised no objections subject to conditions including a construction traffic management plan, provision of access, parking facilities and bin storage.

The proposed development would therefore comply with policies HT2/4, JP-C5 and JP-C8.

Ecology

Summary

The only significant ecological issues appears to be biodiversity net gain.

Protected Species

Whilst a number of trees were assessed as having low bat roosting potential all are off-site and will not be directly or indirectly impacted upon by the development. No evidence of any other protected species was found or regarded as likely. GMEU have no reason to doubt the findings of the report. No further information or measures are required.

Nesting Birds

Bramble scrub will be lost, potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. GMEU recommend a condition be applied to any permission to restrict the removal of trees within the bird nesting season.

Other Wildlife

Whilst the vegetation on site could provide cover for small mammals and amphibians, the scale of the habitat is such that the risk are low. GMEU are satisfied that all that is required is an informative to advise the applicant of the Wild Mammal (Protection) Act 1996 and an offence to inflict unnecessary suffering to wild mammals.

Invasive Species

Himalayan balsam was recorded off-site. GMEU are satisfied that it is sufficiently distant and that the risk of an offence is very low and recommend as a precaution an informative is applied to any permission.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

Section 180 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021). The development will result in the loss of a small area of widespread low and medium value habitats to development and garden. Adverse effects on wildlife appear restricted to loss of bird nesting opportunities.

The development is subject to mandatory biodiversity net gain. A loss on site is predicted with a shortfall of 0.23 biodiversity units to achieve 10% net gain. The ecological consultant correctly notes that it is not possible to achieve 10% net gain on site as whilst the percentage of the site that could be vegetated garden could be increased, this is a low value habitat automatically in poor condition. i.e. of lower or equal value habitats to what is lost.

GMEU accept that the metric is a reasonable assessment of the net gain requirements and that 0.23 biodiversity units would need to be purchased off-site from an external supplier or via statutory credits. The habitat creation on-site are not significant and therefore would not be subject to an HMMP and therefore do not require a BNG condition or legal agreement.

The development would still need to discharge the statutory biodiversity gain condition, where the details of where the off-site units would be purchased.

The proposed site plan indicates that a native hedge would be planted around the site boundary and one standard bird box would be provided and two swift boxes which would be a condition of any approval.

The proposed development would therefore comply with policies H2/2, JP-G8 and the principles of the NPPF.

Minerals and waste - The Greater Manchester Minerals Plan (adopted 2013) forms part of Bury's Development Plan and sets out policies relating to minerals, including the safeguarding of mineral resources.

The proposed development is located within a Mineral Safeguarding Area for sandstone, coal and brick clay and therefore Greater Manchester Minerals Plan Policy 8 - Prior Extraction of Mineral Resources Within Mineral Safeguarding Areas is relevant.

The applicant does not appear to refer to Minerals Plan Policy 8 in the Planning Statement.

However, the proposed site is 0.06ha in size and sits between two properties. It is unlikely that mineral extraction would be acceptable in this location the proposal would be acceptable in terms of Minerals Plan Policy 8.

Policy JP-S2: Carbon and Energy

Policy JP-S2 - Carbon & Energy sets out the steps required to achieve net zero carbon emissions. The proposed development will use photovoltaic panels for electricity and heat along with an efficient heating system and the use of low energy lighting and heating controls. The proposal is therefore in conformity with Policy JP-S2.

Policy JP-C2 - Digital connectivity

Policy JP-C2 requires full fibre to premises connections to be provided unless technically unfeasible and / or unviable, and to incorporate multiple ducting compliant with telecoms standards. The applicant has confirmed that full fibre is available to the location. In accordance with JP-C2 it is expected that internet connections will be operational and immediately accessible to network providers when occupiers move into the new property

Response to objectors

- The site has not been assessed under para 154 e) as limited infilling in villages or UDP Policy OL1/3 - Infilling in Existing Villages in the Green Belt but the site is considered to be previously developed land under para 154 g) which accepts limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use which would not cause substantial harm to the openness of the Green Belt.
- It is considered the scale of development for one dwelling would not cause significant noise and disturbance to the amenity of local residents.
- United Utilities have been consulted and raise no objection to the proposed

development. It is advised the applicant consider their drainage plans in accordance with the drainage hierarchy. The advisory note would be included as an informative to the applicant.

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

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

Recommendation: Approve with Conditions

Conditions/ Reasons

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

2. This decision relates to drawings -

Location plan 23/1304/100
Existing site plan 23/1304/101
Proposed site layout 23/1304/201D
Proposed floor plans 23/1304/202A
Proposed elevations 23/1304/203A
Proposed street scenes 23/1304/204A
Sketch design section 23/1304/205
Vehicle tracking 23/1304/206
Landscape proposal 1096-01
Tree protection plan and Arboricultural Method Statement
Lighting Statement 23/1304/304

Places for Everyone Statement 23/1304/305A

and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.

3. No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:
With consideration to human health, controlled waters and the wider environment, the following documents shall be completed to characterise potential risk to sensitive receptors and submitted to the Local Planning Authority for approval:

I. Generic Quantitative Risk Assessment (GQRA). Submission of this document only if PRA requires it.

II. Detailed Quantitative Risk Assessment (DQRA). Submission of this document if GQRA requires it.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

4. No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:

In accordance with the findings of site characterisation and risk assessment as previously approved, documents from the following shall be submitted to the Local Planning Authority for approval:

- I. Remedial Options Appraisal.
- II. Remediation Strategy.
- III. Verification Plan.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

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

Where remediation is required, it shall be carried out in full accordance with the approved Remediation Strategy.

A Verification Report must be submitted to the Local Planning Authority for approval upon completion of remediation works. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

6. The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);
- II. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include

information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

7. Any soil or soil forming materials to be brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use.

Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to the Local Planning Authority for approval prior to any soil or soil forming materials being brought onto site.

The approved contamination testing shall then be carried out and validatory evidence (soil descriptions, laboratory certificates, photographs etc.) submitted to Local Planning Authority for approval prior to the development being brought into use.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

8. Prior to occupation the applicant shall provide:

- 1 no. electric vehicle (EV) charging point (minimum 7kW*) per dwelling/parking space.

Certification and photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted to Local Planning Authority for approval prior to the development being brought into use. The infrastructure shall be maintained and operational in perpetuity.

*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. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life with respect to Local Air Quality, in accordance with paragraphs 112e, 117e, 187e and 199 of the National Planning Policy Framework (December 2024) and Places for Everyone Policy JP-S5 (Clean Air).

9. 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 abutting the site in the event that subsequent remedial works are required

construction of the development and as a result of any statutory undertakers connections.

2. Access point for construction traffic from the adopted highway and all associated temporary works to facilitate vehicular access to the site.
3. Proposed site hoardings (if proposed) clear of the adopted highway.
4. Hours of operation and number of vehicle movements.
5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access.
6. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this.
7. Parking on site (or on land under the applicant's control) of operatives' and construction vehicles together with storage on site of construction materials, including any requisite phasing of the development to accommodate this.
8. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks 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 construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the works.

The areas identified shall not be used for any other purpose other than the parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being occupied.

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to UDP Policy EN1/2 and PfE Policy JP-C8.

10. The development hereby approved shall not be first occupied unless and until the access improvements, parking facilities and bin storage arrangements indicated on the approved plans have been implemented.

Reason. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety pursuant to UDP policy HT2/4 and PfE policy JP-C8.

11. The turning facilities indicated on the approved plans shall be provided before the development hereby approved is first occupied 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 PfE Policies JP-C5 and JP-C8.

12. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a precautionary working method statement for nesting birds by a suitably experienced ecologist has been supplied to and agreed in writing by the LPA.

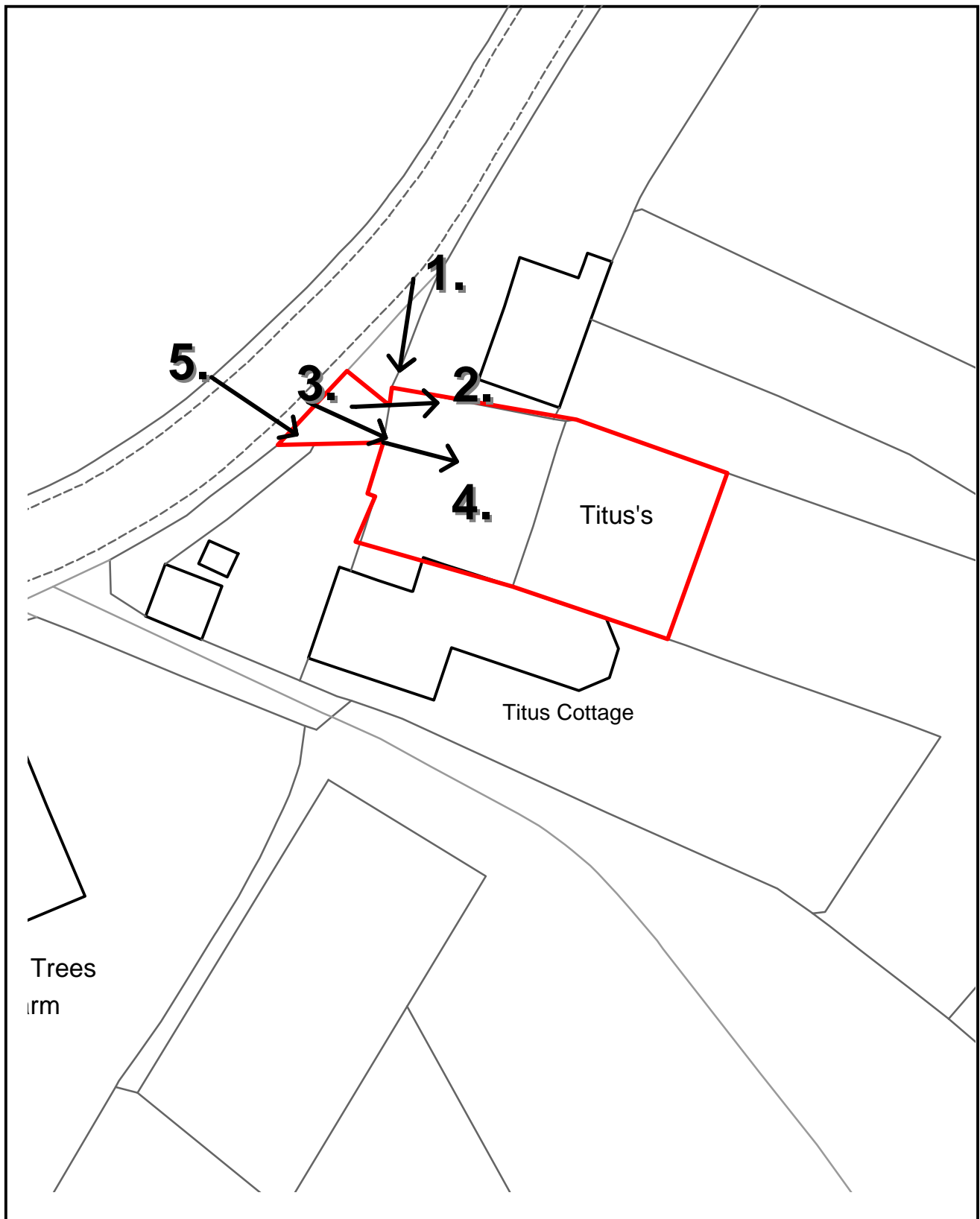
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6/3 - Features of Ecological Value, JP-G8 - A Net

Enhancement of Biodiversity and Geodiversity and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

13. Prior to occupation, the development hereby approved shall be carried out in accordance with the landscaping proposals details and provide two swift boxes as indicated on the approved site plan and one bird box to be installed on a north/east facing mature tree which shall thereafter be maintained.
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, JP-G8 - A Net Enhancement of Biodiversity and Geodiversity and chapter 15 - Conserving and enhancing the natural environment of the NPPF.
14. The development hereby approved shall be built to the adaptable and accessible standards in Part M4(2) of Building Regulations.
Reason. To ensure the residential dwelling hereby approved provides high quality and flexible internal layouts to meet the changing needs of residents in accordance with the PfE Joint Development Plan Document Policy JP-H3: Type, Size and Design of New Housing and the National Planning Policy Framework.
15. Details/Samples of the materials to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design
16. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 and Class a of Part 2 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

For further information on the application please contact **Jennie Townsend** on **0161 253-5320**

71506 - Viewpoints



ADDRESS: Land to north of Titus Cottage,
57 Bradley Fold Road, Radcliffe,
Bolton, BL2 5QR

Planning, Environmental and Regulatory Services



Bury
Council

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71506

Photo 1



Photo 2



71506

Item 3



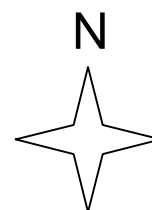
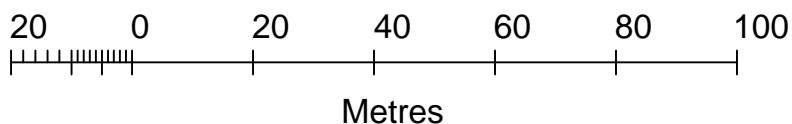
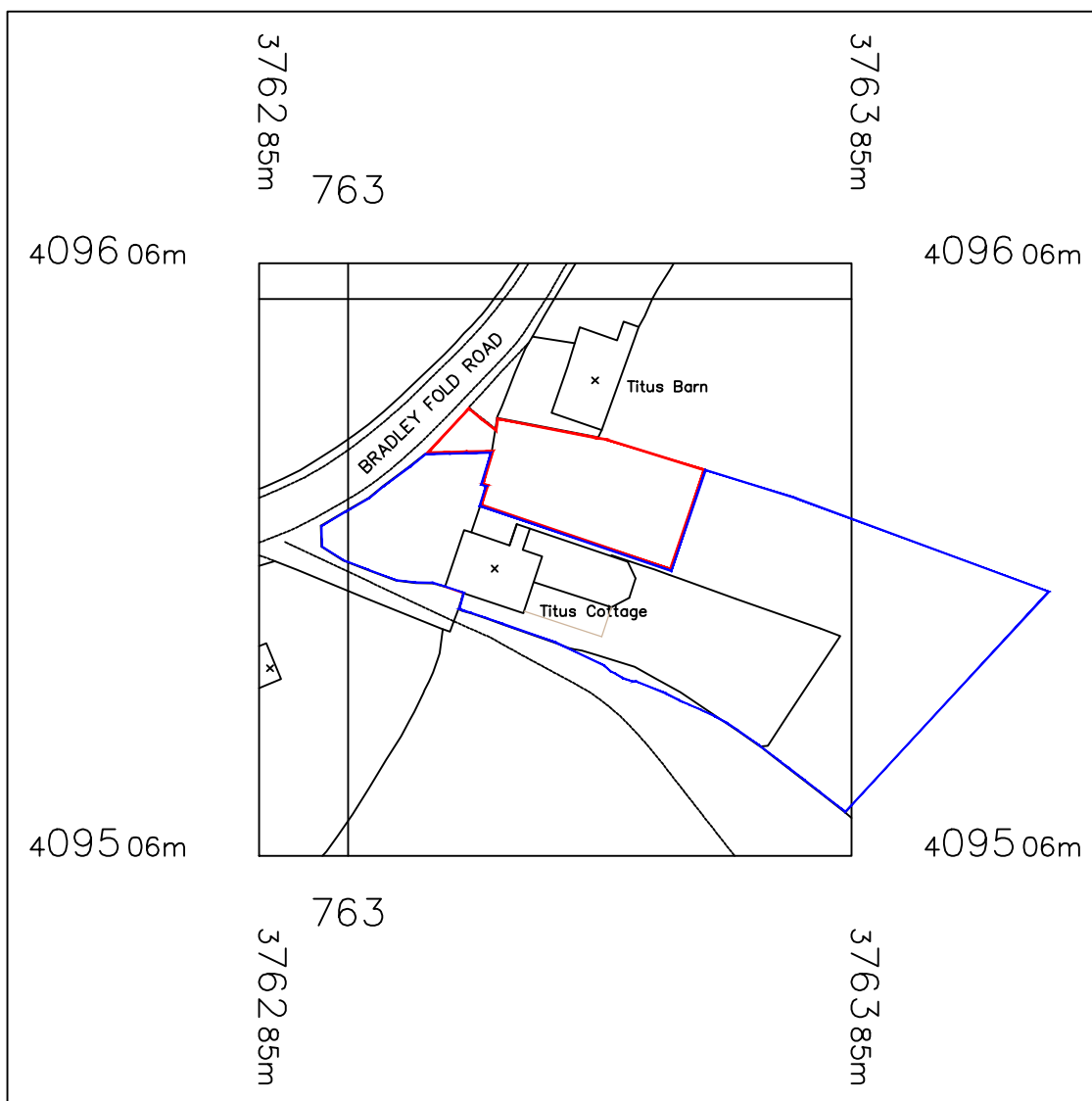
Photo 4



71506

Photo 5





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Title: PREVIOUSLY DEVELOPED STABLES USE TO THE NORTH OF TITUS COTTAGE,
 57 BRADLEY FOLD ROAD, AINSWORTH, BOLTON, BL2 5QR~

Dwg. No. 23/1304/100 – LOCATION PLAN

Client: Mr HALLIWELL

Date: 31.10.2023

Scale: A4@1:1250

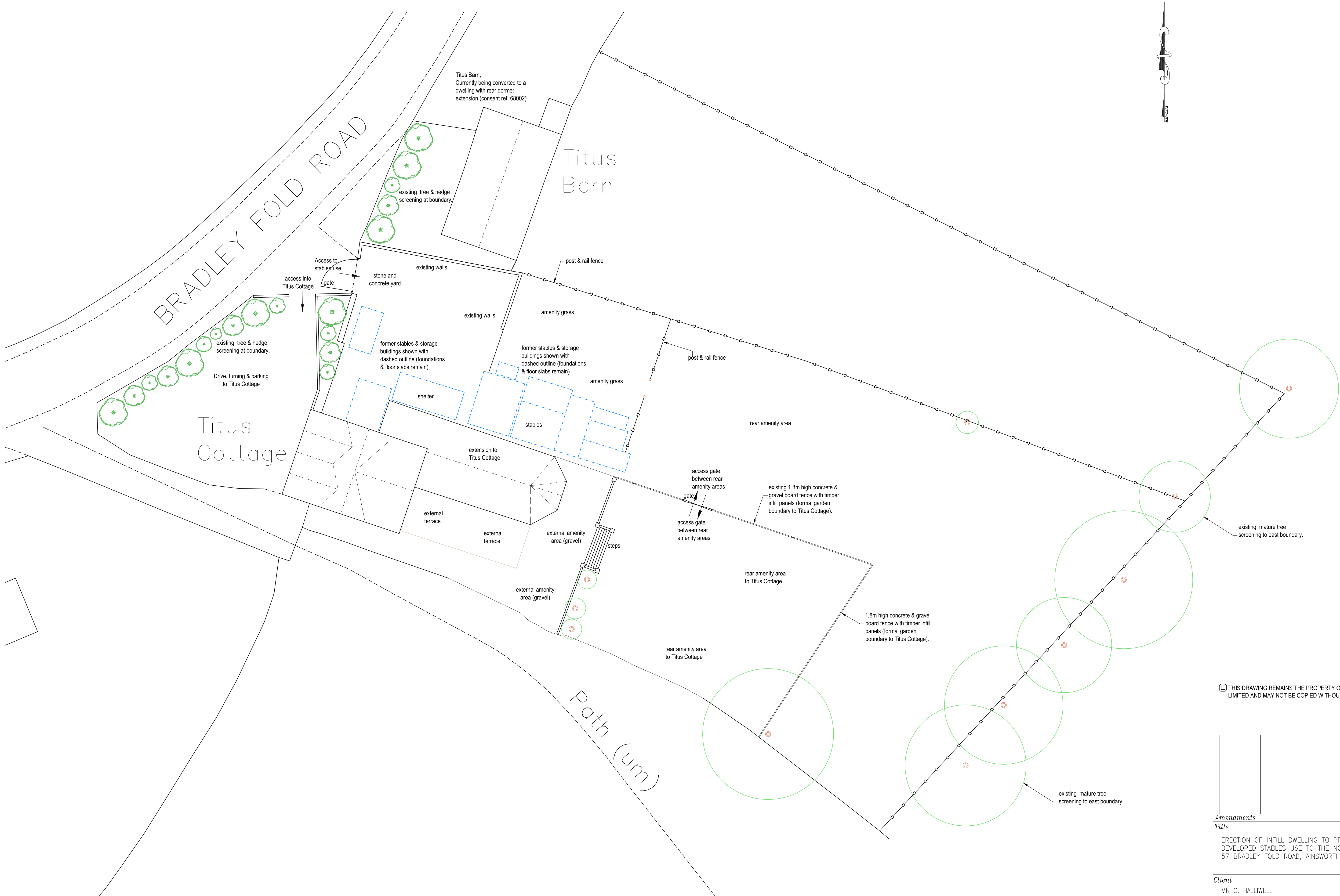
Drawn by: JPE

JPE CONSULTANCY LIMITED
ARCHITECTURAL DESIGN & PLANNING

9 Woodend Drive, Stalybridge, Cheshire, SK15 2SF
 Telephone 07875 627 988 jim@jpeconsultancy.co.uk

Amendments

ERECTION OF INFILL DWELLING TO PREVIOUSLY DEVELOPED STABLE USE TO THE NORTH OF TITUS COTTAGE, 57 BRADLEY FOLD ROAD, AINSWORTH~



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Amendments			
Title			
ERECTION OF INFILL DWELLING TO PREVIOUSLY DEVELOPED STABLES USE TO THE NORTH OF TITUS COTTAGE, 57 BRADLEY FOLD ROAD, AINSWORTH, BOLTON, BL2 5QR~			
Client			
MR C. HALLIWELL			
Dwg. No.			
23/1304/101 - EXISTING SITE PLAN			
Date	Plot Scale	Drawn by	Status
31.10.2023	A1@1:200	JPE	PLANNING
JPE CONSULTANCY LIMITED			
ARCHITECTURAL DESIGN & PLANNING			
9 Woodend Drive, Stalybridge, Cheshire, SK15 2SF			
Telephone 07875 627 988 jim@jpeconsultancy.co.uk			

ERECTION OF INFILL DWELLING TO PREVIOUSLY DEVELOPED STABLE USE TO THE NORTH OF TITUS COTTAGE, 57 BRADLEY FOLD ROAD, AINSWORTH~

DRAINAGE PROPOSALS:

Foul water
Direct all foul drainage to a new Packaged Sewage Treatment Plant with treated discharge to then outfall into the underlying sands via a land drainage network.

Surface water
Surface water drainage strategy is to collect the runoff from the roof of the new dwelling and outfall into a geocellular infiltration tank located in the rear garden that will enable the water to infiltrate to the underlying sands.

Waterbutts to be installed to the rear downpipes to collect rainwater runoff from the roof areas.

Permeable surface to drive areas to attenuate and filter surface water flows.

Permeable tarmac surfacing between drive and back of public footpath ("UltiDrive Porous" by Tarmac Ltd or similar with 10mm surface course and 20mm binder course on stone sub base).

KEY TO EXISTING & PROPOSED LEVELS:

FFL = 152.30m

⊕TBM
TC02
=153.196m

Proposed finished ground floor level.

Levels relate to survey station TC02 located to footpath on Bradley Fold Road
Temporary Bench Mark - TBM TC02 = 153.196m.
Easting = 376322.742, Northing = 409584.791

BIODIVERSITY ENHANCEMENT STRATEGY:

● ECO BN

One standard bird nest box which could support common garden and farmland bird species (e.g. 1B Schwegler nest box) to be installed at a retained mature tree within the site. An ecologist will advise on the siting of the bird box whilst on site. RSPB advice states that boxes should ideally be sited facing north to east, to avoid exposure to direct sunlight, which may cause overheating of chicks in the nest. The box should be at least 4 metres from ground level.

● ECO SB

One swift boxes which support swifts and other red-listed bird species to be erected high on the gable end (e.g. 1A Schwegler swift box).

KEY TO EXTERNAL BOUNDARIES & EQUIPMENT

Rear garden to dwelling to have an area of amenity grass, and a terrace. Perimeter paths & terrace to be Indian stone paving slabs.

Dwelling to have two parking spaces. Drives and parking areas to be surfaced with permeable resin bound gravel.

Bin storage area to be enclosed within close boarded timber screen fence - 1.6metres high (separate containers for general waste, plastic bottles, glass & paper, & garden waste).

Dwelling to be provided with a single Mode 3 compliant Electric Vehicle Charging Point (EVCP) to be installed to the external wall of dwelling directly adjacent to the parking spaces. The specification for the EVCPs are to be; Rolek Wallpod:EV Type 2 Mode 3 charging socket (charge point to have a min. power rating output of 7kW & be fitted with a universal socket that can charge all types of electric vehicles currently available).

Dwelling to be provided with a cycle store (capable of accommodating two cycles). To be metal storage unit for 2 bikes (colour - grey) by Asgard or similar & approved, galvanised steel, 3-point locking system, unit to be securely bolted to the ground. Width: 90cm, depth: 190cm, height: 120cm.

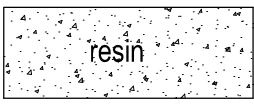
KEY TO EXTERNAL SURFACES



Proposed lawn area. Rolawn Medallion Turf or similar and approved.



Proposed ornamental shrub planting. (see planting schedule for details).



Proposed permeable resin-bound gravel (silver/grey).



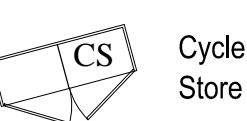
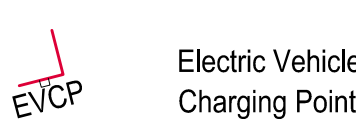
Perimeter paths & external terrace to be Indian stone paving slabs.



Proposed single species ornamental hedge planting.



Proposed native hedge planting.



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A 05.12.24	JPE	Final landscaping details shown to plan.
B 05.12.24	JPE	Area of permeable tarmac shown between drive & public footpath. Number of roof lights shown to roof plan reduced from 12 to 8 roof lights.
C 31.03.25	JPE	Position of existing trees corrected (Tree Group TG1 is outside the application site beyond the south east boundary).
D 03.04.25	JPE	Labels updated to site plan.

Amendments

Title

ERECTION OF INFILL DWELLING TO PREVIOUSLY DEVELOPED STABLES USE TO THE NORTH OF TITUS COTTAGE, 57 BRADLEY FOLD ROAD, AINSWORTH, BOLTON, BL2 5QR~

Client

MR C. HALLIWELL

Dwg. No.

23/1304/201D - PROPOSED SITE LAYOUT

Date

30.08.2024

Plot Scale

A1@1:200

Drawn by

JPE

Status

PLANNING

JPE CONSULTANCY LIMITED
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9 Woodend Drive, Slatybridge, Cheshire, SK15 2SF
Telephone 07875 627 988 jim@jpeconsultancy.co.uk

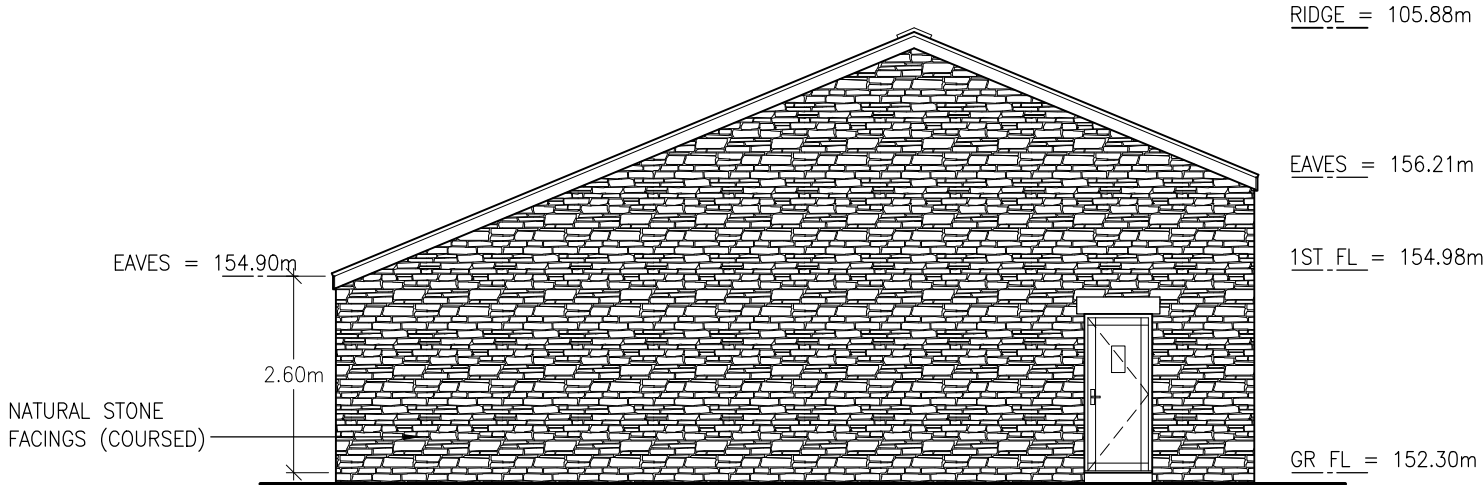
ERECTION OF INFILL DWELLING TO PREVIOUSLY DEVELOPED STABLE USE TO THE NORTH OF TITUS COTTAGE, 57 BRADLEY FOLD ROAD, AINSWORTH~



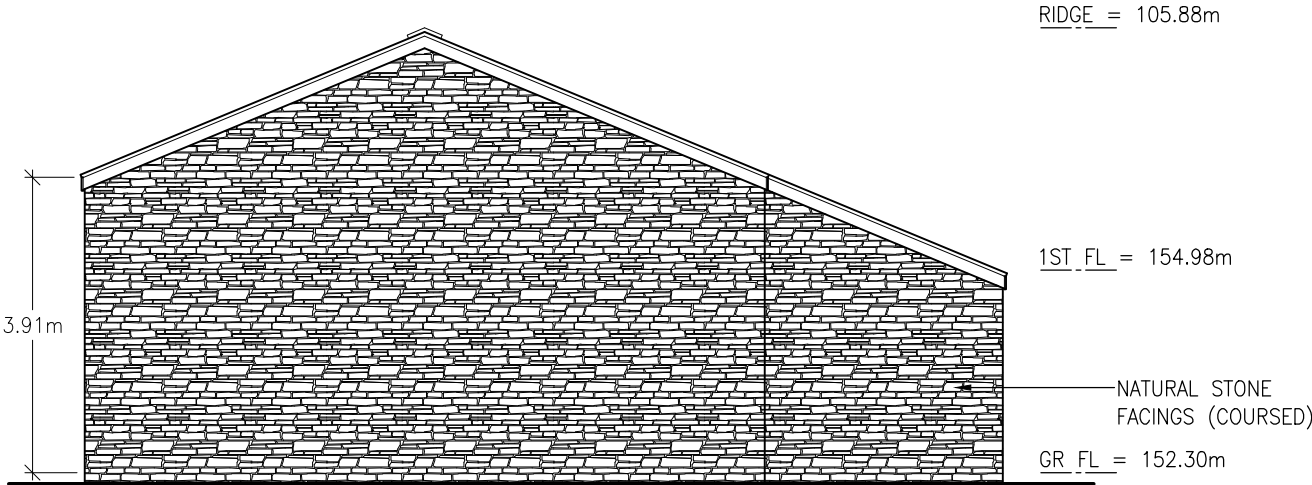
PROPOSED FRONT/WEST ELEVATION (1:100)



PROPOSED REAR/EAST ELEVATION (1:100)



PROPOSED SIDE/NORTH ELEVATION (1:100)

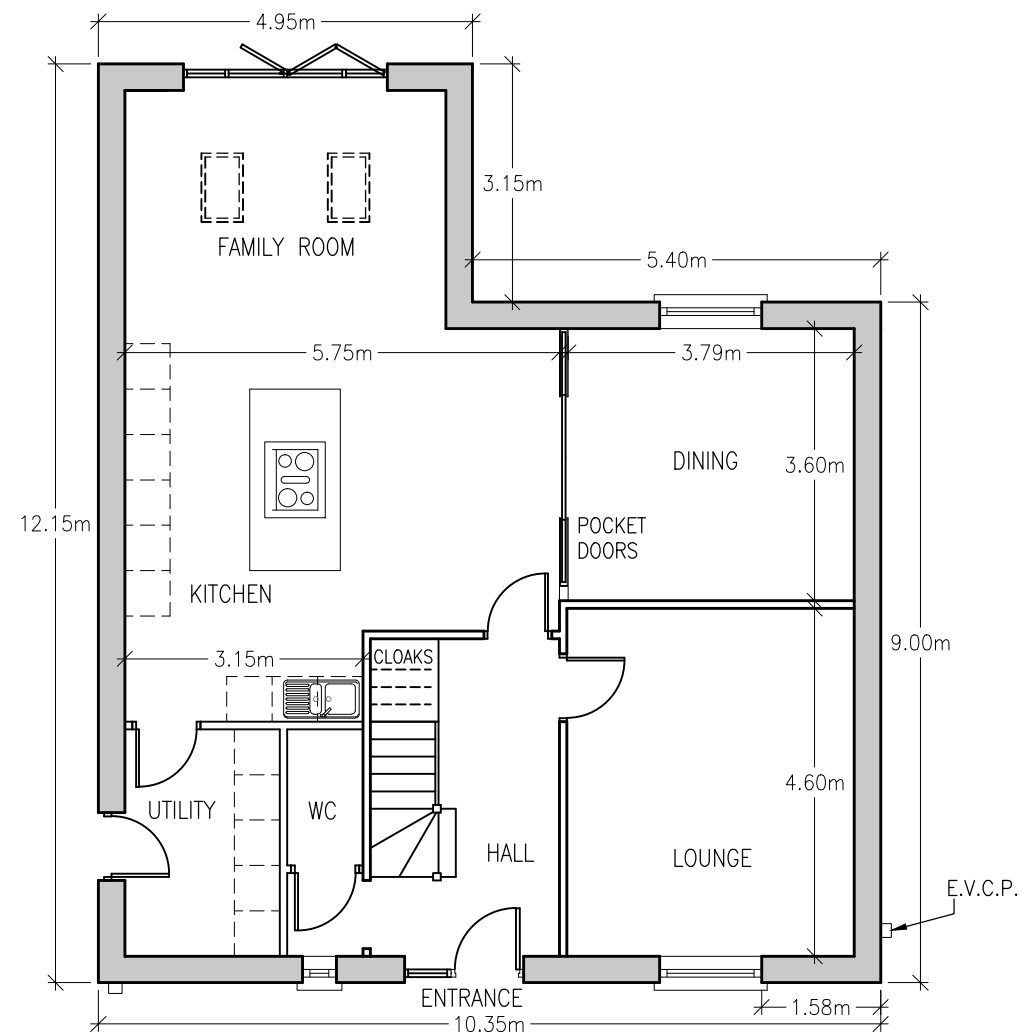


PROPOSED SIDE/SOUTH ELEVATION (1:100)

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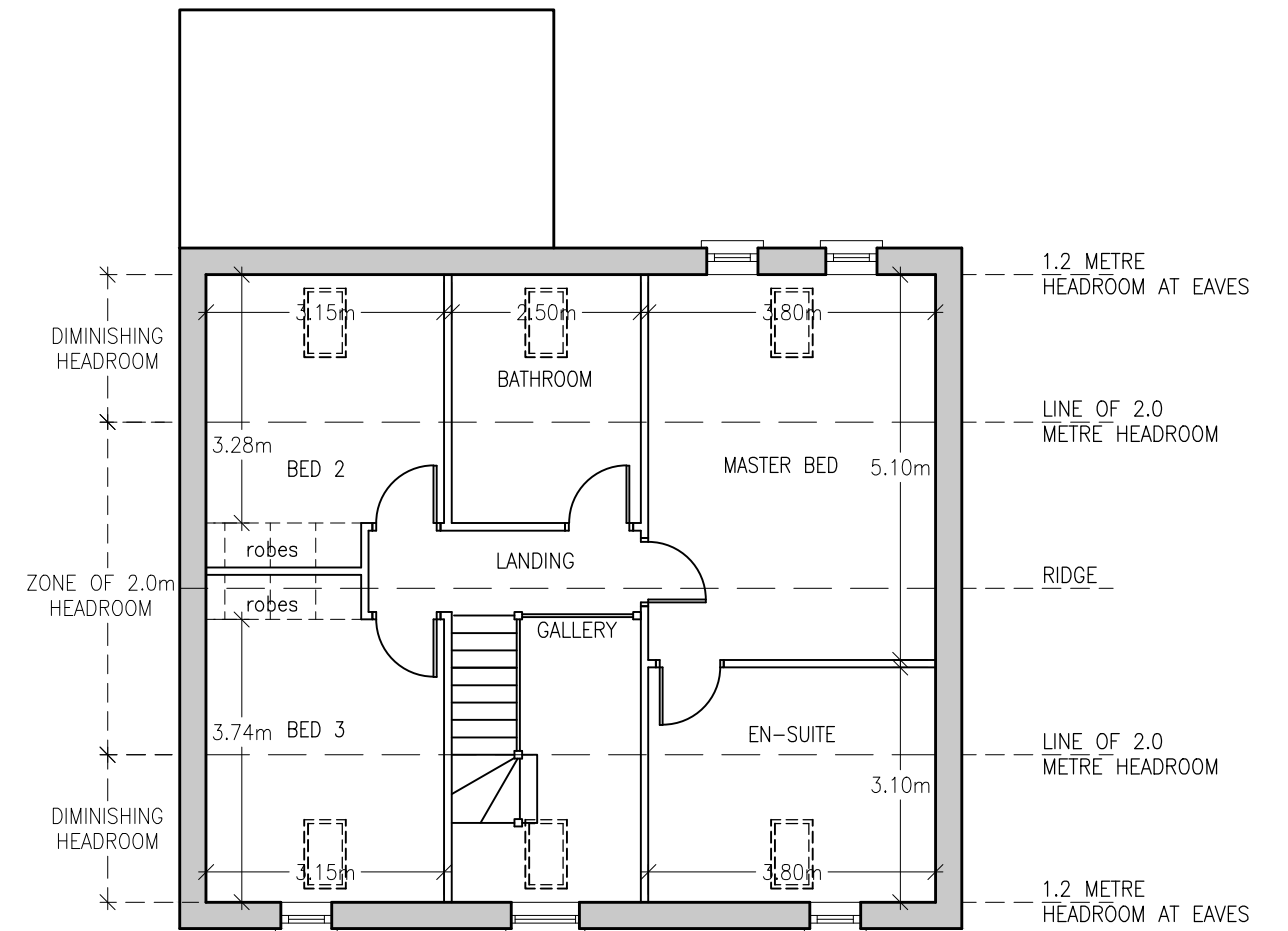
Notes	Notes	Amendments	Project
		A 27.02.25 JPE AMENDMENTS MADE TO FRONT AND REAR ELEVATIONS AT REQUEST OF LPA WITH NUMBER OF WINDOWS REDUCED (2 WINDOWS REMOVED TO FRONT ELEVATION), WIDTH OF LANDING WINDOW AND REAR DINING ROOM WINDOW & BI-FOLD DOORS REDUCED, AND 4 ROOF LIGHTS REMOVED. WIDTH OF ALL ROOF LIGHTS REDUCED (78cm to 55cm WIDTH).	Title ERECTION OF INFILL DWELLING TO PREVIOUSLY DEVELOPED STABLES USE TO THE NORTH OF TITUS COTTAGE, 57 BRADLEY FOLD ROAD, AINSWORTH, BOLTON, BL2 5QR~
			Client MR C. HALLIWELL
			Dwg. No. 23/1304/203A – PROPOSED ELEVATIONS
			Date 30.08.2024
			Plot Scale A3@1:100
			Drawn by JPE
			Status PLANNING
			JPE CONSULTANCY LIMITED ARCHITECTURAL DESIGN & PLANNING 9 Woodend Drive, Stalybridge, Cheshire. SK15 2SF Telephone 07875 627 988 jim@jpeconsultancy.co.uk

ERECTION OF INFILL DWELLING TO PREVIOUSLY DEVELOPED STABLE USE TO THE NORTH OF TITUS COTTAGE, 57 BRADLEY FOLD ROAD, AINSWORTH~



PROPOSED GROUND FLOOR PLAN (1:100)

Dwelling to be provided with a single Mode 3 compliant Electric Vehicle Charging Point (EVCP) to be installed to the external wall of the dwelling directly adjacent to the parking spaces. The specification for the EVCP's are to be; Rolek Wallpod:EV Type 2 Mode 3 charging socket (units with charging spec of 7.2kW to be installed).



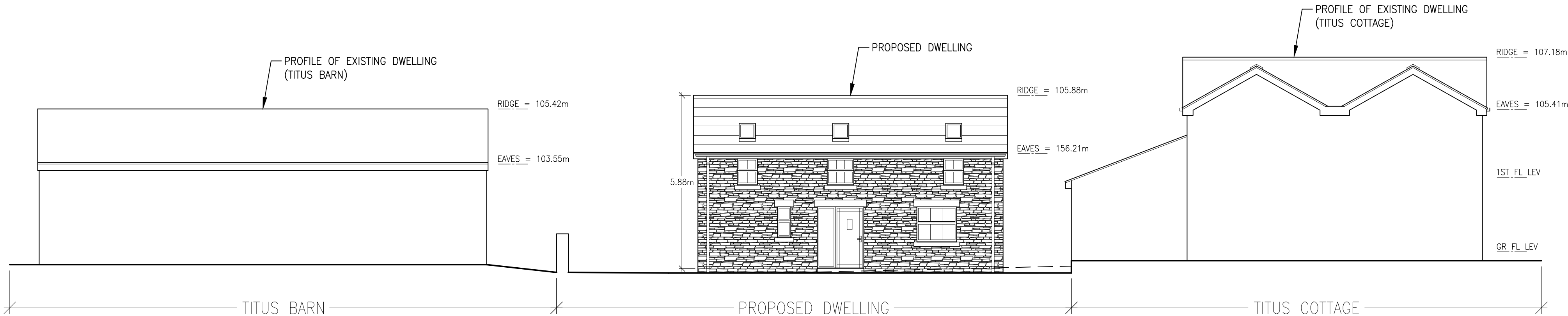
PROPOSED FIRST FLOOR PLAN (1:100)

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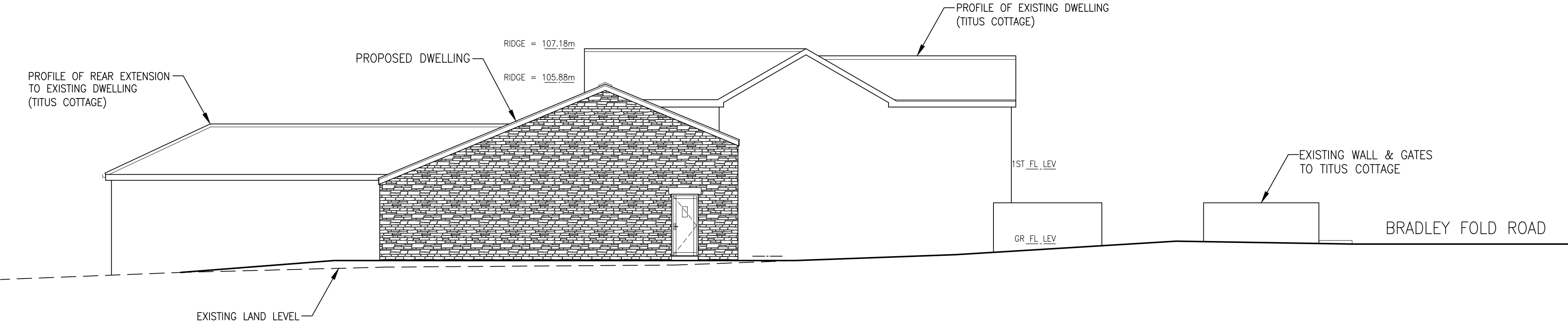
Notes	Notes	Amendments				Project			
		A	27.02.25	JPE	AMENDMENTS MADE TO FRONT AND REAR ELEVATIONS AT REQUEST OF LPA WITH NUMBER OF WINDOWS REDUCED (2 WINDOWS REMOVED TO FRONT ELEVATION), WIDTH OF LANDING WINDOW AND REAR DINING ROOM WINDOW & BI-FOLD DOORS REDUCED, AND 4 ROOF LIGHTS REMOVED. WIDTH OF ALL ROOF LIGHTS REDUCED (78cm to 55cm WIDTH).	Title			
						ERECTION OF INFILL DWELLING TO PREVIOUSLY DEVELOPED STABLES USE TO THE NORTH OF TITUS COTTAGE, 57 BRADLEY FOLD ROAD, AINSWORTH, BOLTON, BL2 5QR~			
						Client			
						MR C. HALLIWELL			
						Dwg. No.			
23/1304/202A – PROPOSED FLOOR PLANS									
Date		Plot Scale		Drawn by		Status			
31.10.2023		A3@1:100		JPE		PLANNING			
<div>JPE CONSULTANCY LIMITED</div> <div>ARCHITECTURAL DESIGN & PLANNING</div> <div>9 Woodend Drive, Stalybridge, Cheshire. SK15 2SF</div> <div>Telephone 07875 627 988 jim@jpeconsultancy.co.uk</div>									



Amendments				Project Title
				ERECTION OF INFILL DWELLING TO PREVIOUSLY DEVELOPED STABLES USE TO THE NORTH OF TITUS COTTAGE, 57 BRADLEY FOLD ROAD, AINSWORTH, BOLTON, BL2 5QR~
				Client MR C. HALLIWELL
				Dwg. No. 23/1304/206 – VEHICLE TRACKING
				Date 30.08.2024
				Plot Scale A2@1:200
				Drawn by JPE
				Status PLANNING



PROPOSED STREET SCENE A~A
1:100 SCALE



PROPOSED STREET SCENE B~B
1:100 SCALE

<i>Notes:</i>	<i>Notes:</i>	<i>Notes:</i>	<i>Amendments:</i>	<i>Project:</i>
			A 31.03.25 JPE STREET SCENES UPDATED TO REFLECT AMENDMENTS TO ELEVATIONS (27/02/2025).	<div><i>Title</i> ERECTION OF INFILL DWELLING TO PREVIOUSLY DEVELOPED STABLES USE TO THE NORTH OF TITUS COTTAGE, 57 BRADLEY FOLD ROAD, AINSWORTH, BOLTON, BL2 5QR~</div> <div><i>Client</i> MR C. HALLIWELL</div> <div><i>Dwg. No.</i> 23/1304/204A – PROPOSED STREET SCENES</div> <div><div><i>Date</i> 30.08.2024</div><div><i>Plot Scale</i> A2@1:100</div><div><i>Drawn by</i> JPE</div><div><i>Status</i> PLANNING</div></div>