

Ward: Tottington

Item 01

Applicant: Mr & Mrs Delaney

Location: Land at side of 31-33 Victoria Court, Ryecroft Avenue, Tottington, Bury, BL8 3GY

Proposal: Erection of 1 no. detached dwelling; Alterations to parking areas at front of 31 & 33 Victoria Court

Application Ref: 71758/Full

Target Date: 20/06/2025

Recommendation: Approve with Conditions

Description

The site relates to a vacant and level piece of land and part of the side garden to No 33 Victoria Court. Victoria Court is a gated residential development built circa 2002, comprising a block of 3 storey apartments, mews and semi detached houses which are accessed via Ryecroft Avenue.

To the north is the boundary to Tottington High School, to the east is a slope down to Black Brook watercourse, beyond the southern boundary are terraced houses on New Street which are approximately a storey lower than the site and to the west is Victoria Court and the access through this development.

The site itself is overgrown with scrub and self-seeded vegetation and trees although most of the trees are located outside the development site on the slope next to the watercourse to the east.

The application seeks 1 no x 4 bed detached dwelling with alterations to the parking at the front of Nos 31 and 33 Victoria Court.

The dwelling would be positioned on the level land adjacent to No 33, approx 5m from their side elevation separated by a new 2.8m high boundary fence and would follow the front and rear building lines of this pair of semi detached houses. Three parking spaces would be provided on a new drive at the side and front of the new dwelling.

There would be a rear garden of 10m long and access down both sides of the property where bins would be stored.

A fence would be erected along the eastern boundary on top of the slope, running parallel to the side of the new property, beyond which would be a row of 6 new trees.

The dwelling would be two and a half storeys high, with living accommodation at the ground floor, 3 bedrooms at first floor and the master bedroom en-suite in the roof space.

Elevations would comprise red brick with a tiled roof, with modern Upvc window openings and a piked roof feature detail on the front elevation.

At No 33 Victoria Court, an access path would be maintained down the side of the property with the garden area located at the rear extending 10m to the boundary.

Parking for Nos 31 and 33 would be slightly reconfigured at the front, with 3 spaces provided for each house.

Relevant Planning History

02959/E - Proposed development of 2 no family dwellings on vacant land - Enquiry completed 1/8/2024

Publicity

Letters sent to 37 properties on 28/4/25

Site notice posted 8/5/25.

Six objections and 1 support have been received

Objections

- The additional traffic another dwelling will generate will have a detrimental impact on what is a quiet residential area.
- Believe we have reached the maximum number of properties in this small area.
- There is already a partially vibrant feel to the Court which is good but this would be tipping the balance to a negative effect.
- Construction will disruption affecting elderly and vulnerable disabled people, some severely disabled residents living on Victoria Court.
- Children play in the court constantly. Adding an extra residential entrance, which will presumably be obscured by existing houses, will make the passage of extra traffic dangerous to the children.
- Do not see how another property on this quiet residential area would be a good or valuable addition for the current immediate surrounding owners.
- The access from Market Street along Ryecroft Avenue to Victoria Court is congested at most times of the day by vehicles parking on both sides of the road.
- There would be no parking for any construction vehicles, or workmen's vehicles on Victoria Court as all spaces are designated parking spots given under lease agreements to residents.
- It is my understanding that only numbers 31 and 33 Victoria Court together with all utilities have right of way access through Victoria Court.
- In the event that this application is approved then there should be full consultation with residents and town planning regarding the above issues.
- Is it even their land to build on? Their fence has moved gradually outwards over the years, land grabbing. Check that out please.
- The probable damage to Black Brook where the culvert is already in danger of collapsing (again).
- There would be no possible garden space without encroaching on other people's spaces or overlooking gardens on Bury Road, so not really a "family home".
- Japanese knotweed everywhere - unless they're to dig it all out of course!

Support

- Lovely area for a new family home.
- Full support of the proposed development to build a family home within the residential courtyard.
- The proposed home will enhance the vibrancy and vitality of the neighbourhood by introducing new residents and making full use of an existing plot.
- The inclusion of appropriate parking and access arrangements demonstrates that the development has been carefully planned to respect the needs of both future occupants and current neighbours.
- This application strikes the right balance between progress and preservation, and I fully support its approval.

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

Statutory/Non-Statutory Consultations

GMCA - Minerals and Waste consultations - No objection

Traffic Section - No objections subject to conditions.

Borough Engineer - Drainage Section - No response received

Environmental Health - Contaminated Land - No objection subject to conditions

Waste Management - No response received

United Utilities (Water and waste) - No objection. Identify a public sewer crosses the site

Greater Manchester Ecology Unit - No objection subject to conditions/informatives

Pre-start Conditions - Agreed

Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN6/3	Features of Ecological Value
EN7/3	Water Pollution
EN7/4	Groundwater Protection
HT2/4	Car Parking and New Development
EN1/2	Townscape and Built Design
SPD11	Parking Standards in Bury
SPD16	Design and Layout of New Development in Bury
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-P1	Sustainable Places
JP-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-S3	Heat and Energy Networks
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guide

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 - Housing

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.

Housing Delivery Test

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.

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.

UDP Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses.

UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development takes into consideration factors relating to the height and roof type of adjacent buildings, the impact of developments on residential amenity, the density and character of the surrounding area and the position and proximity of neighbouring properties. Regard is also given to parking provision and access, landscaping and protection of trees/hedgerows and external areas.

Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties provides useful guidance in terms of acceptable aspect standards between dwellings and design criteria.

The site is located in an urban and residential area, sits outside the Green Belt and would not conflict with the local environment in terms of surrounding land uses and character of development for residential purposes. There is existing infrastructure in place to facilitate the development.

The proposal for residential development is therefore considered acceptable and would comply with the principles of the NPPF, PfE and UDP Policies.

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. It sets out minimum densities that should be considered. The site falls in an area where a minimum density of 50 dwellings per hectare should be had regard to. For this site, 1.9 dwellings (rounded up to 2) should be provided.

The policy states that lower densities may be acceptable where they can be clearly justified by:

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

In relation to site specific issues, the nature and proximity of the steep banking to the brook would require some form of stabilisation works and utilising more land at the side would have potential impacts on its ecological value and natural character of the site and would require further encroachment of garden to No 33. A single dwelling would minimise the impact on the existing dwelling and keep the footprint away from the banking.

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 character and setting of the site.

Layout

Policy JP-H3 - Type, size and design 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.

The applicant has provided a space standard table to demonstrate the dwellings would comply with Nationally Described Space Standards.

A condition would be included that the dwelling be built to accessible and adaptable standards in accordance with Part M4(2) of Building Regulations.

The site is located directly adjacent to the side of Nos 31 and 33 Victoria Court which are located at the far eastern end of this residential development at Victoria Court. The footprint of the new dwelling would align with front and rear building lines of the adjacent houses with the driveway extended from the cul de sac to form 3 parking spaces.

At the rear, the garden would extend 10m to the boundary with the High School, similar to the adjacent properties and would comply with policy guidance for acceptable amenity space.

Where the land starts to fall away to Black Brook watercourse, to the south east, a fence would be erected to separate the new dwelling and the slope with a row of trees planted along this new boundary. The remaining part of the sloped land near the watercourse would be planted with native trees, shrubs and wildflowers in accordance with the landscaping scheme. It is also proposed to plant a hedge behind the drive and parking to soften and screen this part of the site.

The site is located in a corner and the far end of Victoria Court and given the development for 1 no dwelling, its position and alignment with Nos 31-33 together with the separations from the surrounding land uses to the north, east and south, the proposed development is considered acceptable and would comply with Policies H2/1, H2/2, JP-H3 and JP-H4.

Design and appearance

The proposed dwelling would be two and a half storeys in height, following the ridge height and footprint building lines of the adjacent properties and as such considered to integrate with the scale of the surrounding development and streetscene.

The front elevation would incorporate a piked roof feature and large window openings to the front and rear would portray a modern and contemporary approach. Materials are proposed as red brick and tiled roof and a condition for the submission of materials would ensure the new dwelling would assimilate within the street scene.

Given the setting of the proposed dwelling within the context of the site and streetscene the design and appearance of the dwelling is considered acceptable and would comply with Policies H2/1, EN1/2 and JP-H3.

Impact on the surrounding area

Located within a corner of the Victoria Court development, the nearest properties would be the semi-detached houses, Nos 31 and 33.

There are 4 non-habitable or secondary room windows on the side elevation of No 33 and as such not significantly affected by the position of the adjacent new dwelling and would comply with SPD6.

The driveway and parking for Nos 31 and 33 would be reconfigured to ensure adequate

parking for each of these properties would continue to be provided without obstructing or restricting access to the new dwelling.

In terms of separation distances to other surrounding properties, there would be a distance of over 30m to the houses on New Street to the south west and more than 25m to the houses and their gardens on Brookwater Close.

To the rear of the site are the grounds of Tottington High School 10m away and as such separations would be acceptable.

It is therefore considered that the proposed development would not have a significantly harmful impact on adjacent occupiers or those living at Victoria Court.

The proposed development would therefore accord with Policies H2/1, H2/2 and EN1/2.

Highway issues

The development proposes 3 parking spaces for the new 4 bed property which would comply with the guidance in SPD11. The driveways to the adjacent houses Nos 31 and 33 would be reconfigured to similarly provide 3 spaces each.

Some of the objections raised by neighbours refer to the increase in traffic and parking which would be generated by the additional dwelling. Given the proposal would be for only one property within Victoria Court, it is considered that the scale of development would not add significantly to traffic in the area or in Victoria Court itself or parking pressures in the area.

In terms of construction traffic, whilst there would be some disruptions within Victoria Court and access to it, this would be temporary and for a short period of time. The applicant would be required by condition to submit a Construction Traffic Management Plan (CTMP) for approval to ensure the site would be built out safely and with minimum impacts on neighbours from vehicles entering and leaving the site and from the parking of operatives vehicles and storage of materials for the development.

The Highway authority have raised no objections subject to conditions for a CTMP and provision of the parking and turning facilities.

It is therefore considered the proposed development would be acceptable and comply with Policies JP-C5, JP-C8 and HT2/4.

Ecology

Bats

The Preliminary Ecological Appraisal (CCNW - Feb 2025) assessed the trees and shrubs on the plot to be developed as having negligible potential to support roosting bats. GM Ecology Unit (GMEU) have no reason to question the findings of the ecologist and no further surveys for bats are required.

An informative is suggested that if a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Bats & lighting

Artificial lighting can affect the feeding and commuting behaviour of bats. Bats have been recorded foraging along the brook and are likely to use the retained trees on site for commuting.

As the development is for a single residential dwelling and not a commercial business where lighting may cause an issue to bats, a condition to restrict domestic lighting is not considered necessary or reasonable in this instance.

Birds

The vegetation on the site had the potential to support nesting birds.

GMEU recommend a condition be added to restrict the removal of vegetation 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 works.

Black Brook - Construction Runoff

While Black Brook is not registered as a Main River, GMEU advise the submission of a Construction Environmental Management Plan (CEMP) to protect the Black Brook from accidental spillages, runoff, dust and debris. This can be conditioned.

Invasive Species

The Preliminary Ecological Appraisal identified Giant Blackberry *Rubus Armeniacus* and Himalayan Balsam were present on site.

A condition is recommended for a method statement detailing eradication or avoidance measures for Himalayan balsam and Giant Blackberry.

Amphibians and mammals

The applicant's ecologist has recommended reasonable avoidance measures for amphibians and hedgehog. GMEU are satisfied with this approach which can be conditioned.

Biodiversity Net Gain

The information submitted with the application includes Biodiversity Net Gain (BNG) report and statutory Biodiversity Metric from CCNW (Feb 2025).

The appraisal found the site had some ecological value, consisting of grassland, scrub and trees.

GMEU have examined the Biodiversity Net Gain (BNG) metric spreadsheet and are satisfied with the calculations provided.

After construction of the development, on site biodiversity remediation and the 10% net gain requirement there is due to be a deficit of 0.42 Area Habitat units and a gain of 0.06 linear hedgerow units;

The unit deficit would need to be purchased off site. Given the maturing off site BNG market, this appears to be a realistic achievement for the site and therefore the LPA can be reasonably confident that the statutory biodiversity requirements could be discharged.

GMEU would not consider the on site biodiversity mitigation/enhancement to be significant but a Habitat Management and Monitoring Plan should be conditioned.

If approved, the Biodiversity Gain Plan (BGP), Habitat Management and Monitoring Plan (HMMP) and metric should be updated to show how the biodiversity gain will be managed and achieved over the next 30 years and approved by the LPA, before any condition can be released.

For guidance the HMMP should include;

- Description and evaluation of features to be managed.
- Aims and objectives of management.

- Appropriate management options for achieving aims and objectives.
- Prescriptions for management actions.
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period and for a minimum total period of 30 years).
- Details of the body or organization responsible for implementation of the plan.
- Ongoing monitoring and remedial measures.

It is therefore considered that subject to conditions, the proposed development would be acceptable and would comply with the principles of the NPPF and Policy JP-G8.

United Utilities

Identify a public sewer crosses the site and building over it would not be permitted. It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact the proposed site. The applicant has been made aware of UU's response. This is a private matter for the applicant to address this constraint but would not stop the grant of a planning permission.

The applicant has since provided a United Utilities plan to show that UU have already undertaken work to realign existing culvert which flows into a water course and the applicant has confirmed that no assets run under the application site.

In terms of drainage, UU encourage all developments to include SuDS and advise the applicant consider their drainage plan in accordance with the drainage hierarchy of the NPPF.

Greater Manchester Minerals and Waste team

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 sand and gravel, sandstone, surface coal and brick clay and therefore Greater Manchester Minerals Plan Policy 8 - Prior Extraction of Mineral Resources Within Mineral Safeguarding Areas is relevant. This policy seeks to protect mineral resources from sterilisation by other forms of development. Policy 8 sets out a number of exemptions (criteria i-viii) for when the safeguarding policy is not relevant, but none apply here. Policy 8 sets out that proposals for non-mineral development within the Mineral Safeguarding Areas that do not allow for the prior extraction of minerals will only be permitted in certain circumstances (criteria 1 - 4). The application does not appear to make any reference to safeguarded minerals or Policy 8.

It is noted however that the proposed development site is relatively small and constrained by proximity to existing dwellings and a school. It is unlikely that prior extraction of any mineral would be feasible in this case and there are no objections in terms of Minerals Plan Policy 8.

Carbon and Energy

Policy JP-S2: Carbon and Energy - requires development to be net zero carbon with regard to operational carbon emissions and achieve energy demand reductions in accordance with the criteria in policy JP-S2.

The proposals would involve the use of wall, floor and roof elements that incorporate high levels of insulation, as well as high efficiency heating, lighting and electrical systems which are all to be installed in accordance with the requirements of Approved Document Part L of the Building Regulations (England) 2021.

The proposed house will utilise a fabric first approach with high efficiency heat pump technology to achieve compliance with Approved Document Part L1.

The proposed development is therefore considered acceptable and in compliance with policy JP-S2.

Digital connectivity

Policy JP-C2: Digital Connectivity - requires all new development to have full fibre to premises connections unless technically infeasible or unviable.

The applicant states the development would connect to the Ultrafast broadband which is available in the area.

The proposed development is therefore considered acceptable and in compliance with JP-C2.

Response to objections

- Rights of access are private matters and not material planning considerations
- The development would provide adequate parking in line with SPD11
- It is considered that the scale of development for 1 no dwelling would not significantly add to traffic or put pressure on parking in the area.
- The applicant has signed certificate B and served notice on all other properties on Victoria Court.
- The submitted ecological assessment identified the invasive species, Giant Blackberry *Rubus Armeniacus* and Himalyan Balsam were present on site. A condition (condition 7) has been added for the submission of a method statement detailing eradication or avoidance measures.
- All other issues have been covered in the above report.

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

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

Recommendation: Approve with Conditions

Conditions/ Reasons

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

Site location plan R0823-00 rev A
Proposed site plan R0823 01 Rev C

Proposed dwelling floor plans and elevations R0823-02 rev A
Site sections R0823-03 Rev A
Existing site plan R0826-04
Arboricultural Survey TCP/5239/Y/100
Proposed landscape plan by dwg 7593.01 by tba
Construction Environmental Management Plan R0823-05

Preliminary Ecological Appraisal, Bat Roost Assessment and BNG Draft Plan
dated 26/2/2025 ref JE8459-25
Digital connectivity statement
Carbon and energy statement
Phase 1 Desk Study by GeoAssist Nov 2024
Construction Environmental Method Statement dated 3rd June 2025

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. Prior to any above ground works, 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. 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
4. No tree or shrub clearance shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to works and written confirmation provided that no active bird nests are present, which has been 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 of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
5. No development, site clearance, or earth moving shall take place or material or machinery brought on site until a method statement via a Construction Environmental Management Plan (CEMP) to protect the Black Brook from accidental spillages, runoff, dust and debris has been supplied to and agreed by the Local Planning Authority. All measures shall be implemented and maintained for the duration of the construction period and for future operations in accordance with the approved details.
Reason. Information not submitted at application stage. To ensure a safe and satisfactory development of the site in relation to the protection of the adjacent watercourse from any pollutants and construction disturbance which may cause risk, pursuant to chapter 15 - Conserving and enhancing the natural environment of the NPPF.
6. Prior to any earthworks, vegetation clearance or demolition a method statement detailing eradication or avoidance measures for Himalayan Balsam and Giant Blackberry should be supplied to and approved in writing to the Local Planning Authority. The approved method statement shall be adhered to and implemented in full.

Reason. Information not submitted at application stage. To ensure the safe and satisfactory development of the site pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

7. Prior to development a reasonable avoidance measures method statement (RAMS) for amphibians and small mammals shall be provided to and approved in writing by the Local Planning Authority. The mitigation measures recommended in the RAMS shall be implemented prior to the commencement of the development and shall thereafter be retained for the duration of the construction of the development hereby approved.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6/3 – Features of Ecological Value and JP-G8 - A Net Enhancement of Biodiversity and Geodiversity and Section 11 of the National Planning Policy Framework.

8. The Biodiversity Gain Plan shall include:
1. information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
 2. the pre-development biodiversity value of the onsite habitat;
 3. the post-development biodiversity value of the onsite habitat;
 4. any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
 5. any biodiversity credits purchased for the development; and
 6. any such other matters as the Secretary of State may by regulations specify.

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

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

has been submitted to, and approved in writing by, the Local Planning Authority.

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

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

1. the habitat creation and enhancement works set out in the approved HMMP have been completed; and

2. a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

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

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

12. 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. Preliminary Risk Assessment (PRA). Submission of this document is the minimum requirement.

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

III. 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).

13. 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).

14. 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).

15. Prior to occupation the applicant shall provide:

- 1 no. electric vehicle (EV) charging point (minimum 7kW*) per dwelling/parking space.
- Details of the proposed EV charging points to be installed including the information sheet detailing the make and model, to demonstrate that they meet the required specification.
- Evidence of the installation of the chosen EV charging points, such as photographs.

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).

16. The dwelling hereby approved shall be built in accordance with the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations.

Reason. To secure the satisfactory development of the site pursuant to Places for Everyone Joint Development Plan Policy JP-H3: Type, Size and Design of New Housing.

17. In addition to the measures and facilities indicated in the approved 'Construction and Environmental Method Statement' to be implemented, no development shall commence unless and until the following additional details have been confirmed:

1. Photographic dilapidation survey of the footways and carriageways leading to and abutting the site access from Ryecroft Avenue and the private access route from Ryecroft Avenue to the site in the event that subsequent remedial works are

required following construction of the development and as a result of any statutory undertakers connections that may be required to/within the site;

2. Access route for all construction vehicles to the site from the Key Route Network utilising the section of Ryecroft Avenue between the access to Victoria Court and Market Street;

3. All temporary works that may be required to facilitate access for construction vehicles and retain access for existing residents;

4. If proposed, details of site hoarding/gate positions, incorporating the provision, where necessary, of temporary pedestrian facilities/protection measures;

5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Ryecroft Avenue;

6. Confirmation of delivery & construction vehicle sizes that can be accommodated on/enter and leave Victoria Court in a forward gear and number of vehicle movements;

7. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and measures to control/manage delivery vehicle manoeuvres;

8. Parking on site or on land within the applicant's control of all operatives' and construction vehicles;

9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site in the event that the measures proposed are not sufficient, and measures to minimise dust nuisance caused by the operations.

The submitted and approved details 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 construction period.

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 private shared access, ensure adequate off-street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adopted highways are kept free of deposited material from the ground works operations, all in the interests of highway safety pursuant to Policies EN1/2 and JP-C8.

18. The turning facilities indicated on the approved plans shall be provided before the areas of the development to which they relate are brought into use and the areas used for the manoeuvring of vehicles 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 Policies H2/2 and JP- C8.

19. The car parking alterations indicated on the approved plans shall be surfaced, demarcated and made available for use prior to first occupation of the dwelling hereby approved and thereafter maintained at all times

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

20. The refuse storage and access arrangements to be provided within the curtilage of the site for the new and existing dwellings shall be made available for use prior to first occupation of the dwelling hereby approved and thereafter maintained at all times.

Reason. To ensure that adequate bin storage arrangements are provided within

the curtilage of each dwelling pursuant to policies EN1/2 and JP-C8.

21. The proposed air source heat pump shall comply with MCS Planning Standards, and the volume of the air source heat pump's outdoor compressor unit (including any housing) shall not exceed 0.6 cubic metres.

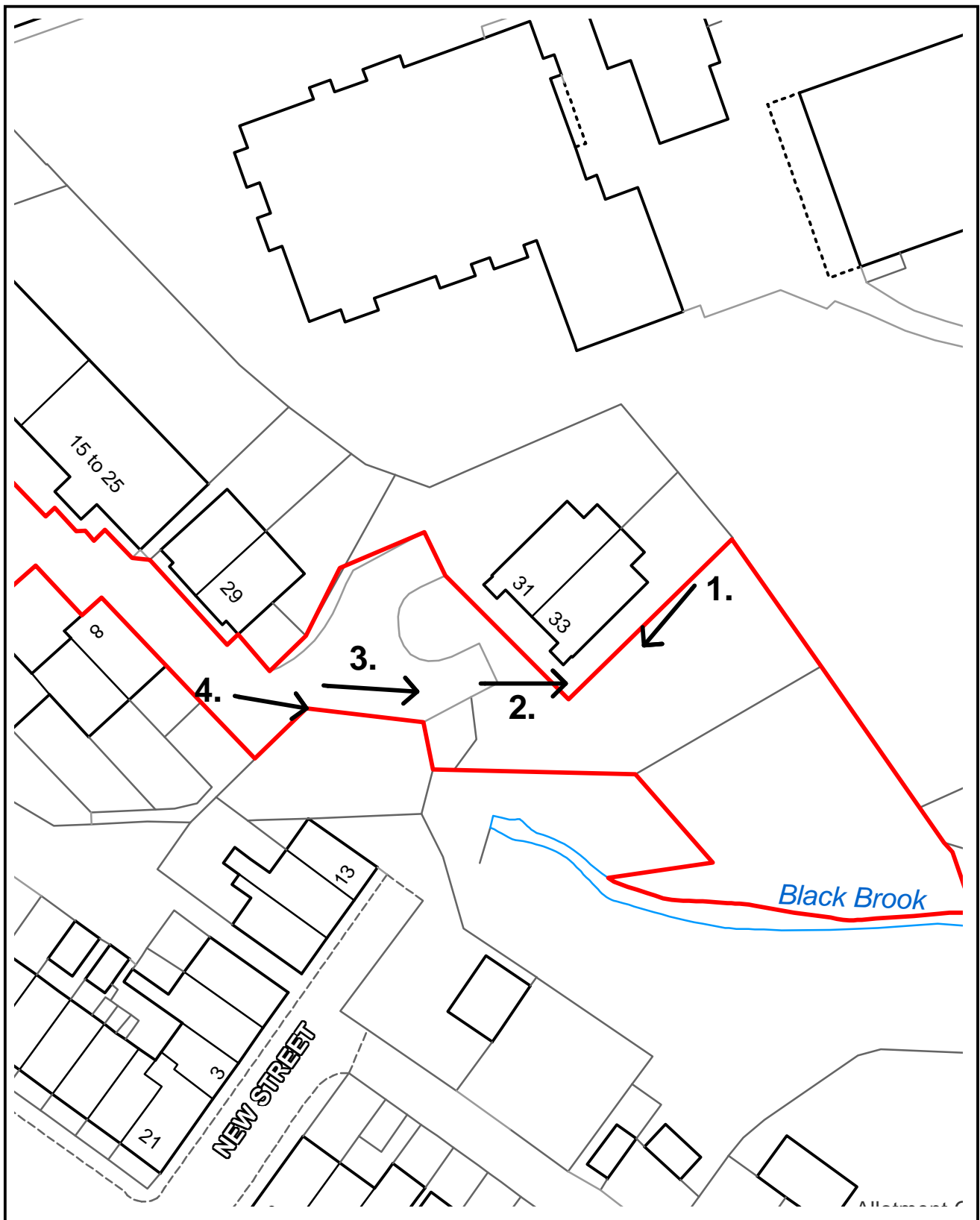
Reason. No details have been submitted with the proposed application and to protect the amenity of neighbouring occupiers pursuant to Development Plan Policy EN7/2 - Noise Pollution.

22. The landscaping scheme hereby approved shall be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season, whichever is the sooner. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy JP-G8.

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

71758 - Viewpoints



Land at side of 31-33 Victoria
ADDRESS: Court, Ryecroft Avenue,
Tottington, Bury, BL8 3GY



Bury
Council

Planning, Environmental and Regulatory Services

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71758

Photo 1



Photo 2



71758

Photo 3



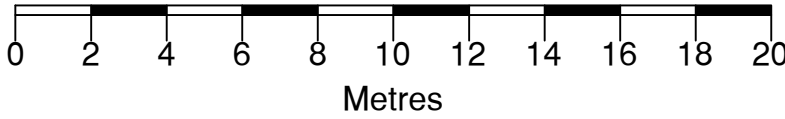
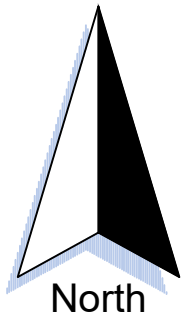
Photo 4





Notes

All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability.



ABBREVIATIONS

CH	Cable Height
CL	Cover Level
DK	Drop Kerb
EH	Eaves Height
GU	Gully
IC	Inspection Cover
LP	Lamp Post
MH	Man Hole
RH	Ridge/Roof Height
TF	Top of Fence
TW	Top of Wall
WL	Water Level
WV	Water Valve

Rev.0 Description. Issued



2 Berkshire Close | Wilpshire | Blackburn | Lancashire | BB1 9NG
tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Site Address

Victoria Court
Bury
BL8 3GY

Project Description
Site Survey

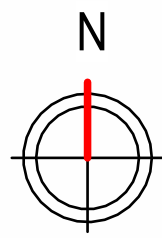
Drawing Title

Existing
Site Layout

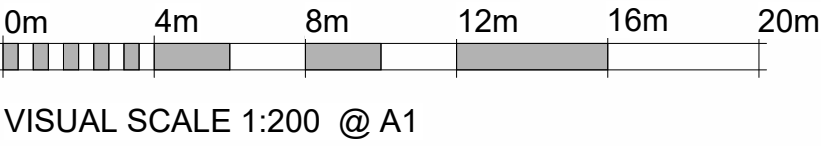
Scale 1:200@A1	Date 19/12/2014	Drawn By JB
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Drawing Number

TRI-4662-01



Proposed Site Layout
1:200



NOTES:

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Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site.

The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.

Schedule of Accommodation:

Type	Accommodation	sqm	sqft	no
A	4B7P House	157	1690	1

Car Parking - 300%

DRAWING STATUS:			
Rev	Description	Check	Date
B	Fence line revised to allow for BNG mitigation		12.02.2025
C	Parking to no 31 revised		03.06.2025

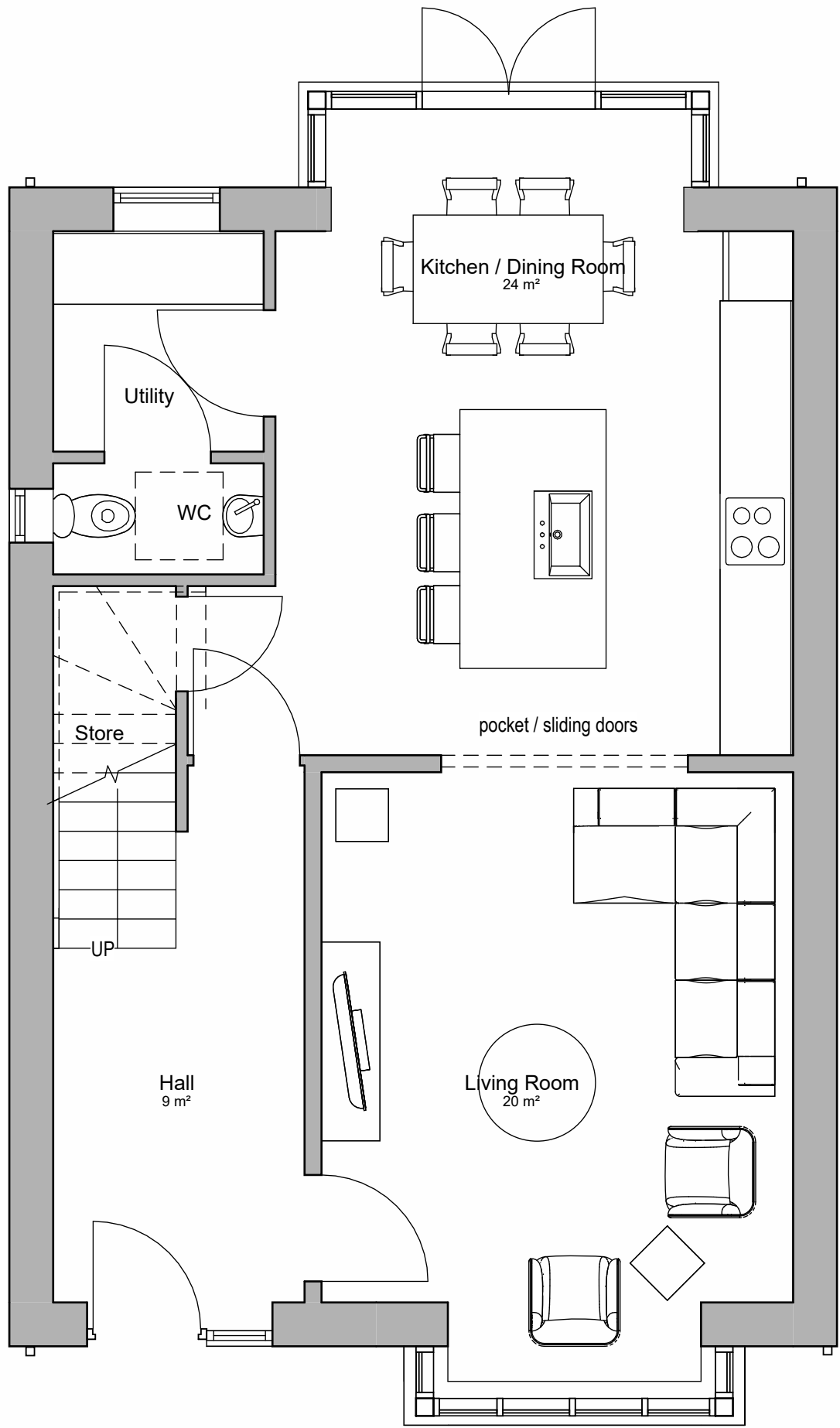
CLIENT:
Mrs A. Delaney

PROJECT:
Victoria Court, Tottington

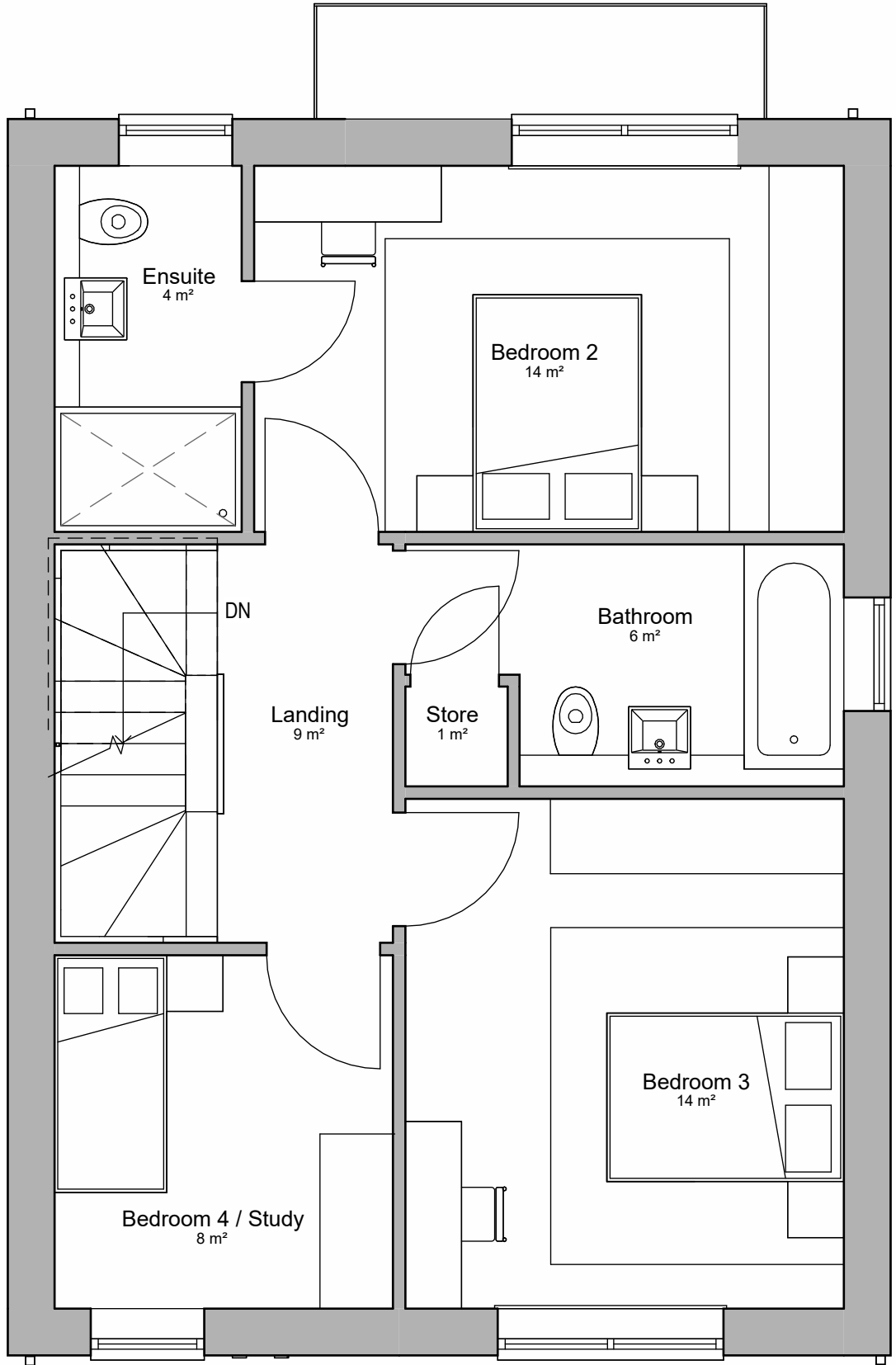
DRAWING:
Site Layout

SCALE: A1:	DATE:	DRAWN:	CHECKED:
1 : 200	13/11/2024	KS	RS
DRAWING NO:	CAD REFERENCE NO:	REVISION:	
R0823-01		C	

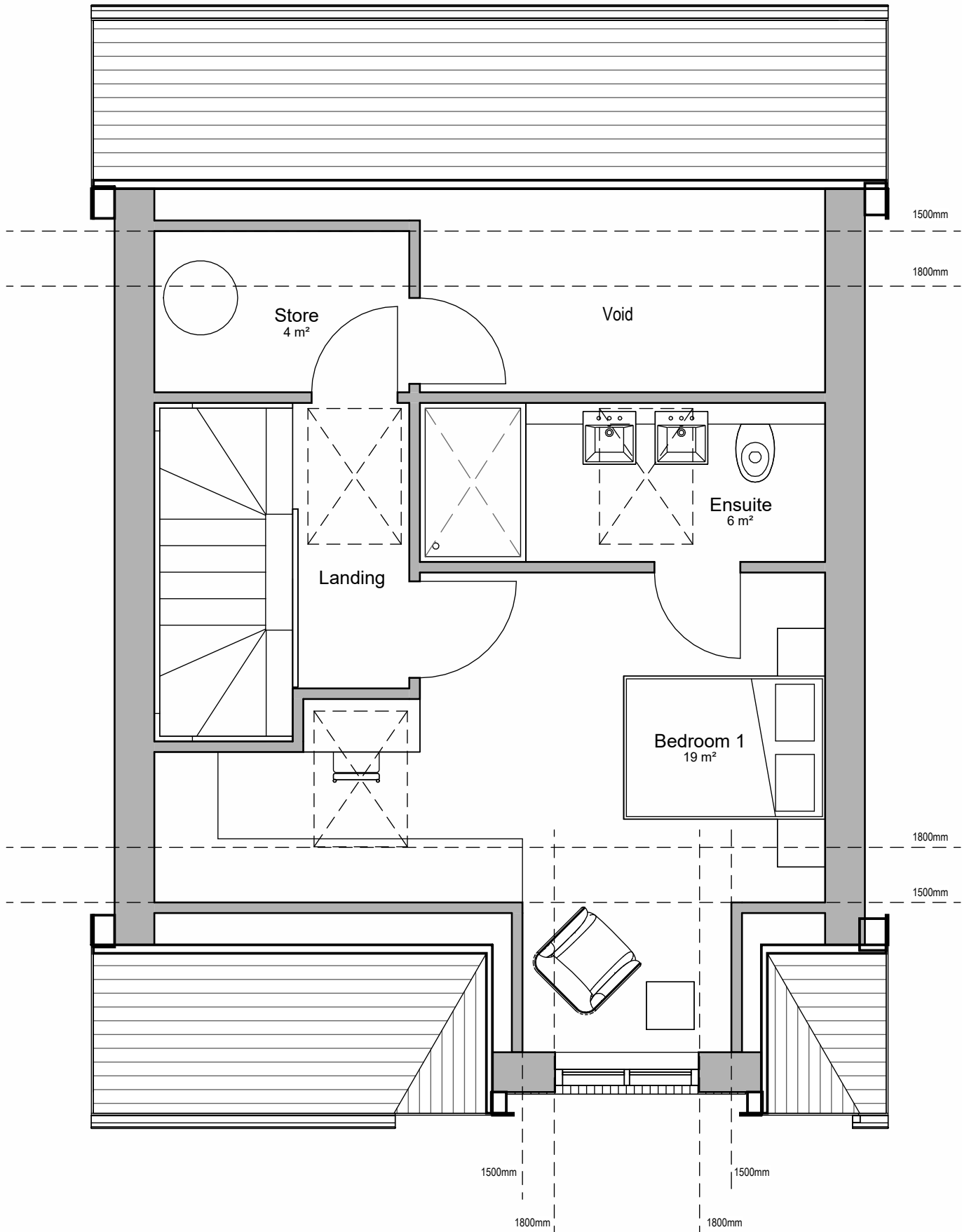




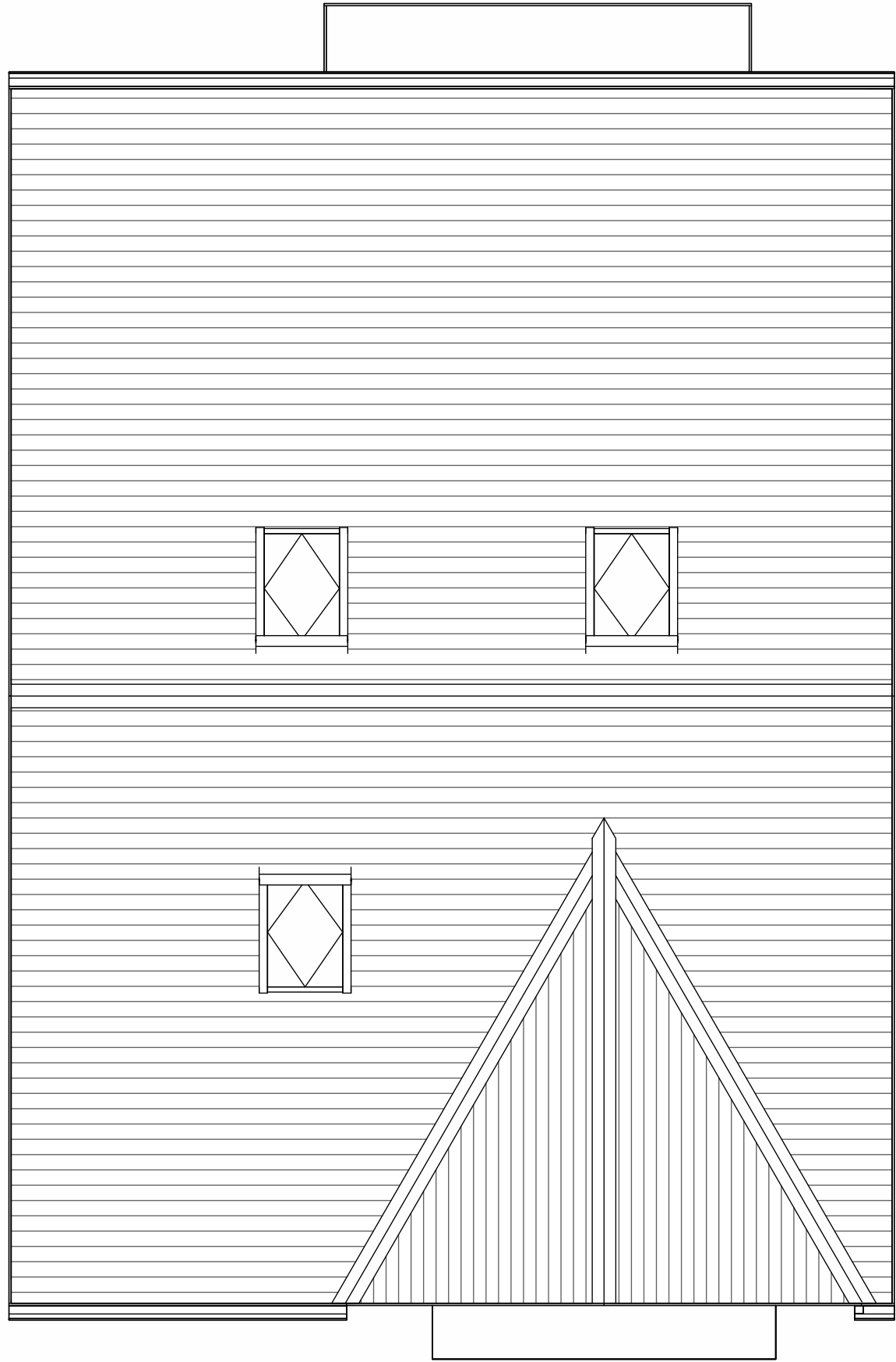
00 - Ground Floor
1:50



01 - First Floor
1:50



02 - Second Floor
1:50



03 - Roof
1:50

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House Type A

4B7P
157.05sqm - 1690.47sqft

NDSS Checklist:

	Required	Actual
Size	121.00sqm	157.05sqm
Bedroom 1 Width	2.75m	3.11m
Bedroom 1 Area	11.50sqm	18.79sqm
Bedroom 2 Width	2.55m	2.93m
Bedroom 2 Area	11.50sqm	13.87sqm
Bedroom 3 Width	2.25m	3.52m
Bedroom 3 Area	11.50sqm	14.73sqm
Bedroom 4 Width	2.15m	2.71m
Bedroom 4 Area	7.50sqm	7.55sqm
Storage	3.00sqm	6.20sqm



DRAWING STATUS:			
Rev	Description	Check	Date
A	Ensuite added for bedroom 2		17.02.25

CLIENT:
Mrs A Delaney

PROJECT:
Victoria Court, Tottington, Bury

DRAWING:
House Type A

SCALE 1/41: 1 : 50	DATE: 08/11/2024	DRAWN: KS	CHECKED: RS
DRAWING NO: R0823-02	CAD REFERENCE NO:	REVISION: A	

