

Ward: Whitefield + Unsworth - Pilkington Park

Item 03

Applicant: Green Fields MP Ltd

Location: Land at Old Hall Lane, Whitefield, M45 6TN

Proposal: Proposed burial ground

Application Ref: 69495/Full

Target Date: 05/06/2024

Recommendation: Approve with Conditions

Description

The application relates to a greenfield site (1.87ha) located on the west side of Old Hall Lane, across from the existing Jewish burial ground to the west of Phillips Park, Whitefield. The grassed site slopes down gradually away from Old Hall Lane.

There are two burial grounds nearby, the closest being the Meade Hill Community Cemetery on the east side of Old Hall Lane and the second, Philips Park Jewish Cemetery, further to the east of this.

It is proposed to form a new burial ground/cemetery, accessed from Old Hall Lane. pedestrian access paths and landscaping. There would be a security gate and fencing (2.2m high) along Old Hall Lane giving access to a car parking area. The car park would be constructed of a permeable grasscrete accommodating 8 parking places, 1 of which would be disabled designated, with all bays allowing parking of mini-buses. The footpaths around the burial ground would be permeable, either resin bound or bark surfaced.

It is proposed that the cemetery would be made up of pre-formed watertight concrete tombs. The slope in the land would facilitate a stepped arrangement for the rows of graves with a minor cut-and-fill working of the land. The cemetery would develop in stages over a number of years with empty tombs would being inserted into the ground (ready for use) in groups of around 12 to suite take up of the burial plots. There would be compacted stone bands providing permeable narrow walkways and standing points. There would be low level solar lighting for the paths and CCTV for security.

The proposal does not include an 'on-site' chapel as the applicant states that the existing Chapel, across Old Hall Lane, owned by Meade Hill Synagogue would be available. On-site gathering points would be provided to allow final rituals to take place without the necessity of returning to the chapel (weather permitting). In the Jewish religion, cremation is not an option so there is no cremation facilities.

The existing hedge along Old Hall Lane would be improved and a new hedge planted around the remaining perimeter of the site with additional tree and shrub planting which is detailed in a landscape plan.

Relevant Planning History

Pre-application enquiry - Application received.

Publicity

Six residents notified by initial letter dated 07/03/2024. Subsequently, eleven properties (initial residents and additional objectors) notified of amended plans. Site notice posted

12/03/2024. Press notice dated 14/03/2024.

Seven objections have been received and these are summarised below:

- Ohel chapel building is not owned by the MH community as stated but by Meade Hill Synagogue.
- Old Hall Lane not used for funerals for 15 years.
- The verge on the existing burial ground side is privately owned. There is no permission to park on the verge north of the site.
- South of the site, the verge is too soft to park on and the foul sewer from the burial ground runs under this verge from the Ohel to the main sewer on Philips Park Rd West .
- On the side of the proposed burial, the verge is too overgrown and elevated above road level to be suitable. It is also privately owned north of the site.
- A high pressure gas main, coming from the Gas Sub Station on Old Hall Lane, runs down this verge for the entire length of the road to Philips Park Road West.
- Neither verge is wide enough for a car. The plan shows an idealistic version of possible parking that is not matched in reality. The assumption that the verges can be used in this manner is ludicrous. Neither the foul sewer or the high pressure gas main are in any way protected for the weight of vehicles.
- Alternative access provided from Philips Park Road car park, belonging to Whitefield HC. All current burials take place from this site. Goldfines Funeral Services stopped using Old Hall Lane access as road was damaging hearse and subjecting coffins to bouncing and shaking, compromising dignity needed.
- Drainage: existing soakaways on Philips Park site proved to be totally inadequate and have been piped into foul sewer. Proposed soakaway at southern end of new site will not cope with volume of water present. Rainwater flows from this site onto Philips P.R.West all year round, even in dry weather. Existing soakaway at Whitefield facility never functioned, water discharges onto Philips Park Rd.
- With heightened tensions around Jewish facilities, it would be risky to advertise the location with lighting. The only time there was a permanent light left on in the existing burial ground, it attracted negative attention, resulting in attempted theft and associated damage. No exterior lights are left on within this site now. CCTV cameras do not require additional lighting to operate. The MH section at the existing site has several cameras and no night lighting. There is more than enough light pollution in the area, additional lighting is unnecessary and unwanted.
- Concerns about impact on wildlife that use the site and surroundings - deer and fox are often seen and also herons by the pond. Buzzards , kestrels and Sparrow Hawks are to be seen almost daily.
- The hedgerows are alive with many species of smaller birds and squirrels are known to nest in the trees on the opposite side of Old Hall Lane. I believe the disruption that the proposed plan will affect the daily life of the wildlife and the likely disruption to the trees and hedgerow will be extremely detrimental.
- Old Hall Lane and Philips Park Road are regularly used by walkers, cyclists, horse riders and dog walkers. The lane/road is unmade and unlit and unsuitable for cars. Increased traffic would endanger other users and be detrimental to their enjoyment of the area.
- The concreting over of the field for a car park and subsequent ground works would result in a loss of habitat for the wildlife and the loss of an amazing view for the general public.
- This development is for the benefit of the Jewish population living in the whole of Greater Manchester rather than to meet the needs of our local Jewish community. An extension to the current burial ground for the interment of local deceased people would be less disruptive and existing parking and access could be used.
- This proposal has not been widely publicised.

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

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions.

Drainage Section - No objection received.

Public Rights of Way Officer - No objection.

Planning Policy - No objection.

Environmental Health - No objection.

Greater Manchester Ecology Unit - No objection

Environment Agency - No objection subject to condition.

United Utilities - No objection.

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

Unitary Development Plan and Policies

NPPF National Planning Policy Framework

PfE Places for Everyone

OL1/2 New Buildings in the Green Belt

OL1/5 Mineral Extraction and Other Development in the Green Belt

EN1/1 Visual Amenity

EN1/3 Landscaping Provision

EN6/3 Features of Ecological Value

EN7 Pollution Control

EN9 Landscape

SPD8 DC Policy Guidance Note 8 - New Buildings in the Green Belt

SPD11 Parking Standards in Bury

HT2/4 Car Parking and New Development

OL5/2 Development in River Valleys

Issues and Analysis

Policies - The National Planning Policy Framework (NPPF) in Section 13 Protecting Green Belt Land, indicates that the provision of outdoor facilities such as cemeteries and burial grounds are appropriate within the Green Belt as long as they preserve its openness. The NPPF also indicates in section 15 Conserving and enhancing the natural environment, that plans should promote conservation, restoration and enhancement of ecological habitats by securing biodiversity net gain.

The recently adopted plan Places for Everyone (PfE) reflects the policy and guidance within the NPPF and relates it to the regional context.

The Unitary Development Plan (UDP) remains the current local plans and the following policies are considered most relevant.

EN1/1 - Visual Amenity. Development will not be permitted where proposals would have a detrimental effect on:

- a) public views of prominent or important buildings, especially those in areas of architectural or historic interest;
- b) the visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Areas or the river valleys.

EN9 - Landscape. The Council will seek to protect, conserve and improve the landscape quality of the Borough, and will encourage the enhancement of landscapes, where appropriate.

OL1/5 - Mineral Extraction and Other Development in the Green Belt. Within the Green Belt other development, not including buildings, will be inappropriate unless:

- a) it maintains openness and does not conflict with the purposes of including land in the Green Belt; or
- b) in the case of mineral extraction, it does not conflict with the purposes of including land in the Green Belt, and high environmental standards will be maintained and the site well restored.

Guidance with Supplementary Planning Document 8 - New Buildings and Associated Development in the Green Belt supports Green Belt policies.

Green Belt - The site is located within the Green Belt, as defined within the Greater Manchester Places for Everyone Plan. Paragraph 154 of the National Planning Policy Framework states:

"A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include", amongst other things, "b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it."

With no buildings proposed, a permeable 'grasscrete style' surfacing on the car park and significant tree planting and landscaping within the site, the impact on the openness of the Green Belt is minimised and as such the proposal is deemed to be acceptable in terms of Green belt policy.

Visual amenity and Landscape - Whilst the creation of a cemetery/burial ground would have a significant visual impact when viewed from a distance, the proposed boundary hedge and associated planting, would screen the site with the low lying gravestones, quite effectively closer in. The gated entrance would also have an impact but this would be limited. The extensive new hedge and tree planting around the site would have a valuable impact into the scheme and increase its ecological benefit. The use of gravel/wood chip paths around the site lend itself to its semi-rural surroundings and the grasscrete parking area would be permeable and encourage grass growth.

In terms of visual amenity and landscape, the proposal would be acceptable and complies with the NPPF, Places for Everyone policy JPP1 and UDP Policies EN1/1 and EN1/3.

Ecology - Potential ecological issues include great crested newts, nesting birds, Himalayan balsam and mitigation for loss of low ecological value grassland.

Great Crested Newts - It is accepted that reasonable avoidance measures would suffice as whilst the development falls within a known meta population of great crested newts with known breeding ponds to the north and west and terrestrial records from the motorway embankment to the south collected during the upgrade of the M60 to a SMART motorway, the nearest ponds are known to be stocked with fish and the nature of the development and existing habitats such that the risk of an offence is very low. The updated ecological report has found no change in the sites ecological value or the value of the two ponds located within 100m. The development should be carried out in-line with the recommendations of section 6 of the gcn assessment by CES.

Other Protected Species - The trees which are primarily retained were all assessed as having negligible bat roosting potential. The only other protected species that could theoretically be present is badger, but no setts were found on or near the site. Badger are however present in the locality and there is a moderate to high risk of them foraging across the site. Given the nature of the development, the risk of badgers coming to harm is very

low and no further information or measures are required.

Nesting Birds - Trees and hedges around the boundary of the site will provide bird nesting habitat and whilst these are primarily retained, given the unmanaged nature of the hedge line and proposed development, that some tidying up will occur. It is therefore reasonable to attach a condition restricting tree works in the nesting season.

Other Wildlife - Other wildlife likely traverses the site on occasion, again however given this is a proposed burial area, with no major earthworks, the risks are very low. No further measures are required.

Himalayan Balsam - This species listed under schedule 9 part 2 of the Wildlife & Countryside Act 1981 (as amended) was previously recorded in the vicinity of the site. The updated ecological survey has not recorded this species. Given the nature of the development I am satisfied that an informative will suffice.

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. Both ecological reports have recorded the site as low ecological value grassland, though the previous report in 2020 recorded it as semi-improved and the current report as arable ley. This would indicate that the field has been re seeded since the last survey. This will over time be replaced with burial plots, paths and landscaping. Wildlife issues appear to be minimal but may include loss of bird nesting opportunities and foraging habitat for other wildlife.

With regards biodiversity net gain, a BNG assessment was undertaken by an ecologist. The initial report, using the original proposals, indicated that the proposed plan would result in a +4.03% net gain in habitat units. A further assessment based on the revised landscape and parking plan suggested that the 10% target of biodiversity net gain could be achieved.

With regards the proposed landscape plan, the proposed layout would be appropriate although all species of trees and shrubs should be native. All new hedging would be hawthorn to fit with the adjacent farm landscape.

Residential Amenity - Given the rural nature of the site and that the nearest neighbours at Worsley Hill are situated about 80m to the north of the site, any lighting would need to be modest and low level to prevent light shining directly into residential properties and polluting the surrounding countryside. The proposed plans indicate low level sensor controlled lighting and this is considered a suitable option. Notwithstanding this, it is considered reasonable to attach a condition to require an ecologically suitable lighting scheme that would also reduce impact on the nearest residential property, to be submitted and approved by the Local Planning Authority.

Access and Parking - The proposed burial ground would be accessed through new gates on the west side of Old Hall Lane, in the northern section of the site. The access would lead onto a small on-site grasscrete car park, accommodating 8 cars. Although Philips Park Jewish Cemetery has an Ohel (chapel) and on-site parking on the site across Old Hall Lane, these would not be available for use by visitors to the proposed burial ground. However, the Ohel adjacent to the Machzikei Hadass Cemetery, owned by Meade Hill Synagogue, is the closest chapel to the site and the applicant states that by agreement, this will be made available when required.

Drainage - A 'provisional drainage plan' has been submitted that includes permeable surfacing, drains and a soakaway system together with below ground rainwater storage collection tanks for maintenance and plant watering. Notwithstanding details submitted, it

would be appropriate to attach a condition requiring full surface water drainage details to be submitted and approved prior to commencement of any works. The Council's Drainage section, United Utilities or the Environment Agency have objected to the proposal. In terms of drainage the proposal is considered to be acceptable subject to a suitable drainage condition.

Contaminated Land - The grave plots would be pre-formed watertight concrete tombs that would give protection to ground/water contamination. The new cemetery would be located on a Secondary A aquifer. As a consequence, The Environment Agency requires permits for new cemeteries that present a high risk to the environment or require active mitigation measures or burial controls to protect groundwater.

The Environment Agency (EA) have reviewed the revised Environmental Risk Assessment report submitted in support of this planning application. The EA have indicated that they are satisfied that it would be possible to suitably manage the risks posed to groundwater resources by this development. The proposed development would be acceptable subject to a condition that sets out minimum distances from burial plots to groundwater sources, water courses/springs, field drains and groundwater level. The applicant has agreed to this condition. The planning condition itself (No.3) may need further clarification via the Environment Agency with regard to wording in how monitoring would be carried out and, if required, any amendments to the condition will be reported in the Supplementary Planning Report.

Public comments - The material planning issues raised by objectors have been addressed in the above report. Other issues have been addressed below:

- The applicant has confirmed the Ohel across Old Hall Lane is owned by Meade Hill Synagogue.
- Whether or not Old Hall Lane has been used for funerals is not the issue. It is whether the Lane could accommodate traffic related to the proposed use.
- Parking on Old Hall Lane is possible but it is considered that the new car park would accommodate most visitors/mourners.
- Access and parking would not impact on any high pressure gas mains.
- With regard to drainage, a condition would be attached to any approval requiring full drainage details to be submitted to, and approved by, the Local Planning Authority. It is noted that neither the Council's Drainage section, United Utilities or the Environment Agency have objected to the proposal.
- Wildlife issues are addressed in the ecology section above. The Greater Manchester Ecological Unit (GMEU) have no objection subject to conditions and informatives.
- Old Hall Lane is considered suitable for the low levels of traffic that would be generated by this proposal.
- The car park would be constructed with a 'grasscrete' system that would be permeable and allow either grass or gravel to make up the majority of the surfacing.
- It is not clear exactly what area would be served by the burial ground.
- Statutory consultations were undertaken - neighbour notification letters sent. The application was advertised in the press and a site notice posted.

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 CPLN/02/01A, 02, 03, 04B, 05C, 06, 07, 08A, 08A, 09A, 10, 11, 12D, 13, 14, 15B and 16A 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. All burials in the cemetery shall be:

- a minimum of 50 metres from a potable groundwater supply source
 - a minimum of 30 metres from a water course or spring
 - a minimum of 10 metres distance from field drains
 - a minimum of 1 metre above the highest anticipated annual groundwater level
- To provide confidence in the groundwater level, additional groundwater level monitoring should be provided to determine true groundwater levels and an assessment of whether the tombs would be expected to be partially submerged at high groundwater levels.

Reason. To protect the quality of controlled waters in the local area and to ensure compliance with position statements L3 in 'The Environment Agency's approach to groundwater protection'.

4. The landscaping scheme hereby approved shall be implemented to the written satisfaction of the Local Planning Authority not later than 12 months from the date the building is first occupied. 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 to the written satisfaction of the Local Planning Authority.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN8/2 Woodland and Tree Planting of the Bury Unitary Development Plan.

5. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

Reason. In order to protect nesting birds pursuant to UDP Policy EN6 Ecology.

6. 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:

- Photographic dilapidation survey of the Public Right of Way leading to and abutting 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 to the site;
- Access route for all construction vehicles to the site from the Key Route Network;
- Access point/arrangements for construction traffic from Old Hall Lane, all temporary works required to facilitate access for construction vehicles and retain access for existing residents;
- If proposed, details of site hoarding/gate positions, incorporating the provision, where necessary, of temporary pedestrian facilities/protection measures;

- A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Old Hall Lane;
- Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated on/enter and leave Old Hall Lane in a forward gear and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site/Old Hall Lane and/or measures to control/manage delivery vehicle manoeuvres;
- Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;
- 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 and
- The approved plan shall be adhered to throughout the construction period and the measures shall be retained 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 construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials.

Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, 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, in the interests of highway safety.

7. The turning facilities within the curtilage of the site indicated on the approved plans shall be provided before the development is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

Reason. In the interests of highway safety and to minimise the standing and turning movements of vehicles on the highway in the interests of road safety.

8. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reason. To ensure adequate off-street car parking and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety.

9. The car park, footpaths and all areas of hardstanding shall be constructed of permeable materials.

Reason. In order to mitigate the impact of surface water run-off pursuant to the NPPF, UDP Policies EN5/1 and EN7/3 and Places for Everyone Policy JP-S4

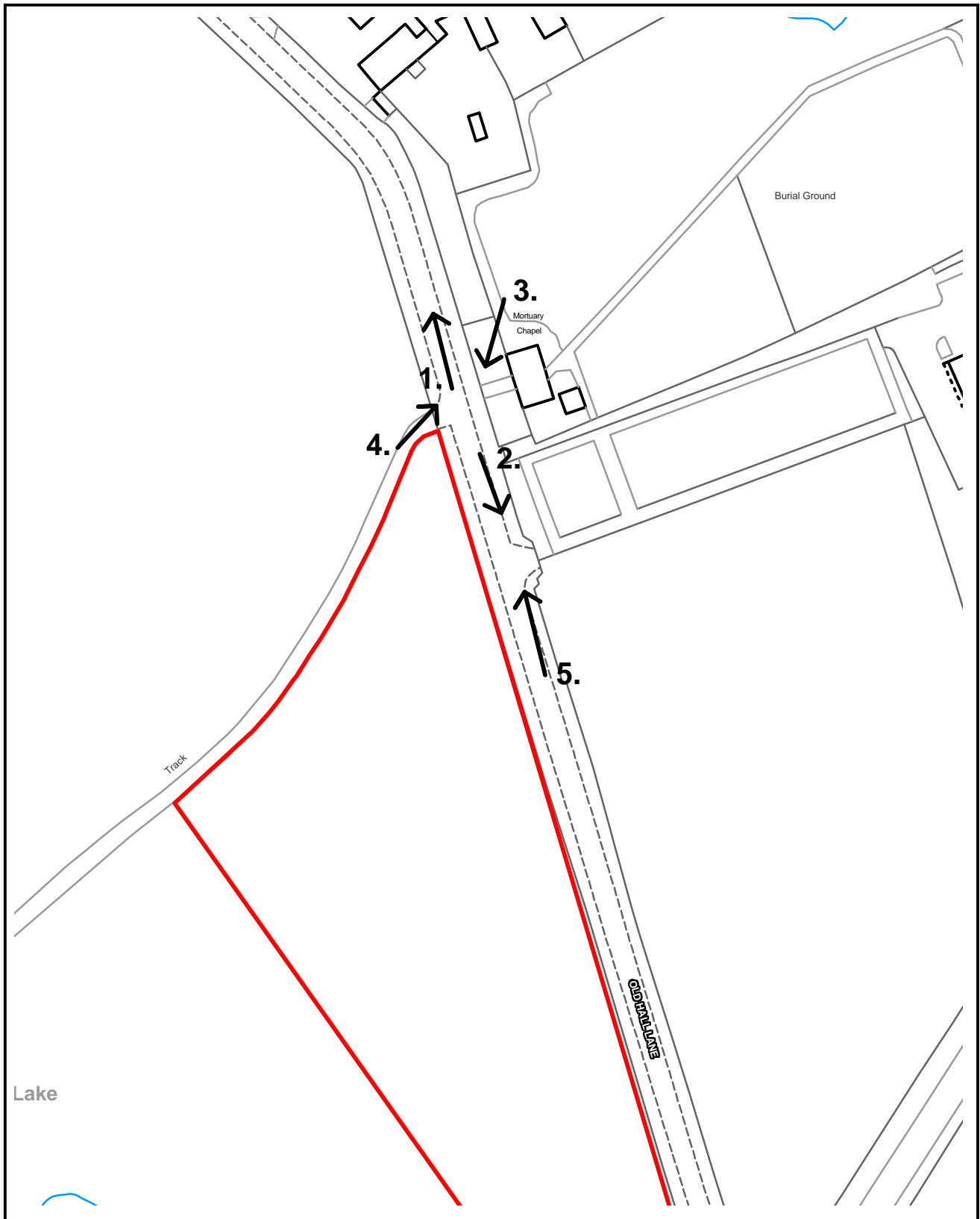
10. No development shall commence unless and until surface water drainage proposals have been submitted to and approved in writing by the Local Planning Authority. The scheme should be in accordance with the submitted Surface Water Sustainable Drainage Assessment and must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in

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

Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to the NPPF, Places for Everyone Policies JP-S4, Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

69495 - Viewpoints



ADDRESS: Land at Old Hall Lane, Whitefield,



Bury
Council

Planning, Environmental and Regulatory Services

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69495

Photo 1



Photo 2



69495

Photo 3



Photo 4



69495

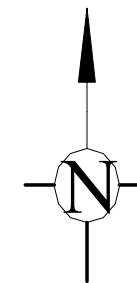
Photo 5





REV. A:

1. Drwg. scale changed from 1:1000 to 1:1250.
2. Blue boundary added around proposed soakaways and blue line weight increased to line around proposed site entrance area.

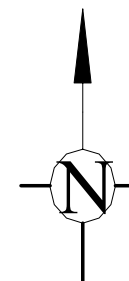


SPA CHARTERED BUILDING CONSULTANTS

3 SANDY LANE, PRESTWICH
MANCHESTER M25 9RU
T: 07905 766136 E: spa@live.co.uk

CONTRACT: PROPOSED BURIAL GROUND at OLD HALL LANE, WHITEFIELD		
CLIENT: GREEN FIELDS MP LTD		
DRAWING TITLE:	DRAWING NR.	REV:
SITE / OS PLAN	SPA 1221c	CPLN/024/01 A
SCALE:	DRAWN:	ORIG. DATE
1:1250 at A3	SP	NOV 2022
		REV. DATE
		MAY 2023


architecture - quantity surveying - management



shing Lake
Pond

Issues
Pond

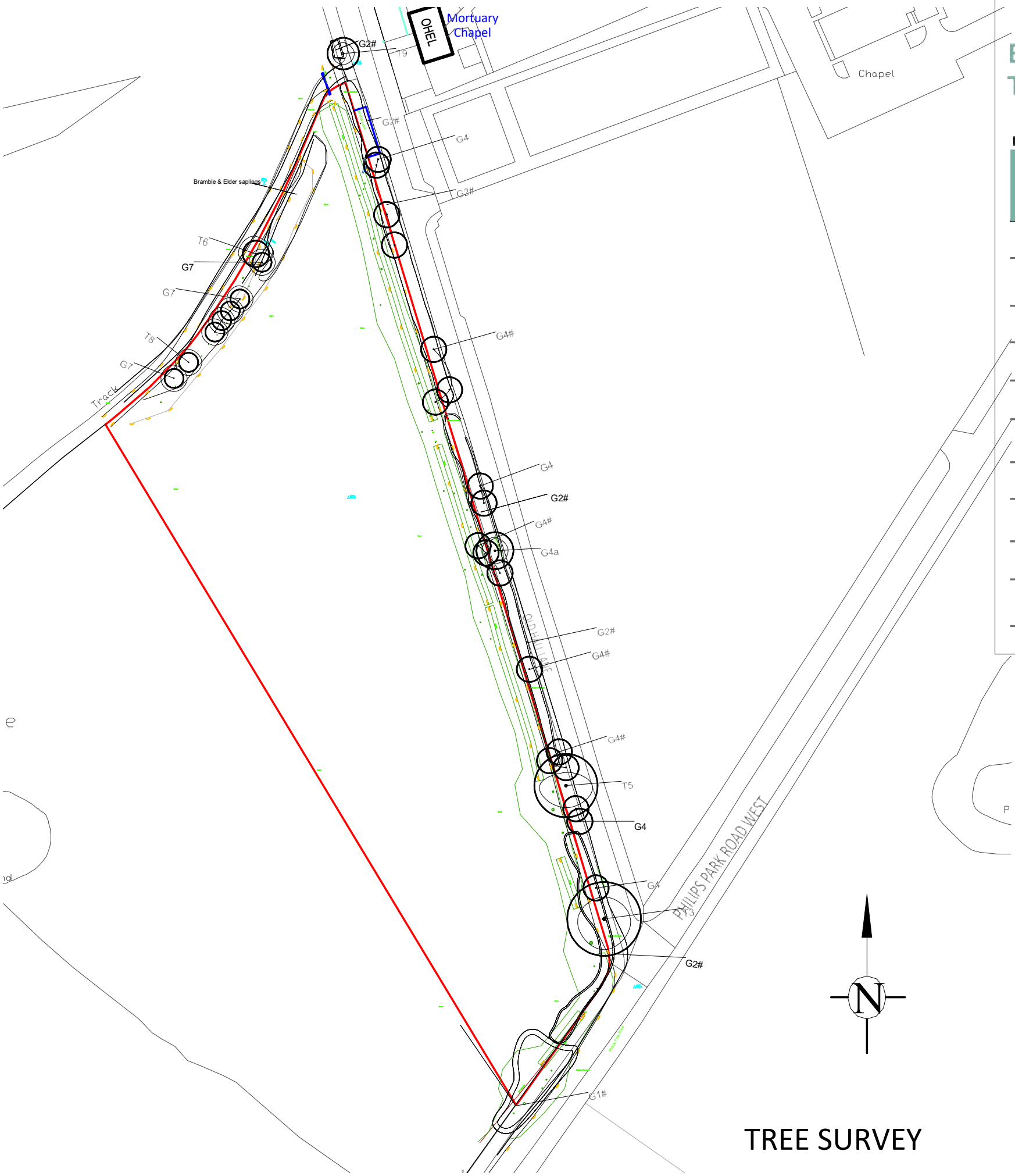
TOPOGRAPHICAL SURVEY

**SPA** CHARTERED BUILDING CONSULTANTS

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CONTRACT:		PROPOSED BURIAL GROUND at OLD HALL LANE, WHITEFIELD	
CLIENT:		GREEN FIELDS MP LTD	
DRAWING TITLE:	DRAWING NR.	REV:	
TOPOGRAPHICAL	SPA 1221c	CPLN/024/02 -	
SCALE:	DRAWN:	ORIG. DATE	
1:1000 at A3	SP	JAN 2023	
		REV. DATE	
		-	

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BS5837:2012 TREE SCHEDULE

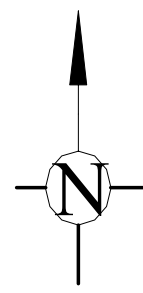


DATE OF SURVEY				JOB REFERENCE				SITE ADDRESS			
11/2023				10600.AIA.01				at Old Hall Lane			
G1#	Willow	300	41	3.6	8	EM	55551S	B	A mixed willow group to the south of the site.	No action	20+
G2#	Hawthorn, Holly, Various broadleaved saplings	100	5	1.2	4	Y to EM	1.51.51.51.5	0N	B	A lapsed hedge group. Unmanaged.	No action 40+
T3	Willow	700	222	8.4	12	M	56762W	B	A boundary tree. Codominant form. Vitality appears normal.	No action	20+
G4#	Sycamore, Willow, Ash	240	26	2.88	10	SM	33332N	A	Self-set trees within unmanaged hedge group.	No action	40+
G4a	Sycamore	350	55	4.2	10	SM	33332N	A	Self-set trees within unmanaged hedge group.	No action	40+
T5	Willow	600	163	7.2	12	EM	36560W	A	A field boundary tree. Codominant form. Minor deadwood. No significant risk features observed.	No action	40+
T6	Oak	250	28	3	8	SM	4 4 2.5 4	1E	A	Boundary tree. No significant risk features observed.	No action 40+
G7	Hawthorn group	180	15	2.16	5	M	33330S	A	A lapsed and unmanaged old field boundary hedge group.	No action	40+
T8	Oak	180	15	2.16	6	SM	33330E	A	Boundary tree. No significant risk features observed.	No action	40+
T9	Sycamore	300	41	3.6	8	SM	2.52.52.52.5	1N	A	Multi-stemmed. Located adjacent gate.	No action 20+

COPY ALSO FOUND IN LALLY REPORT

LEGEND

- Category A
- Category B
- Category C
- Category U
- Root Protection Area (RPA)
- # Position estimated on site



TREE SURVEY

3 SANDY LANE, PRESTWICH
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SPA

CHARTERED BUILDING CONSULTANTS

CONTRACT:

PROPOSED BURIAL GROUND
at
OLD HALL LANE, WHITEFIELD

CLIENT:

GREEN FIELDS MP LTD

DRAWING TITLE:

TREE SURVEY

SCALE:

1:1000 at A3

DRAWING NR.

SPA 1221c

DRAWN:

SP

ORIG. DATE

JAN 2023

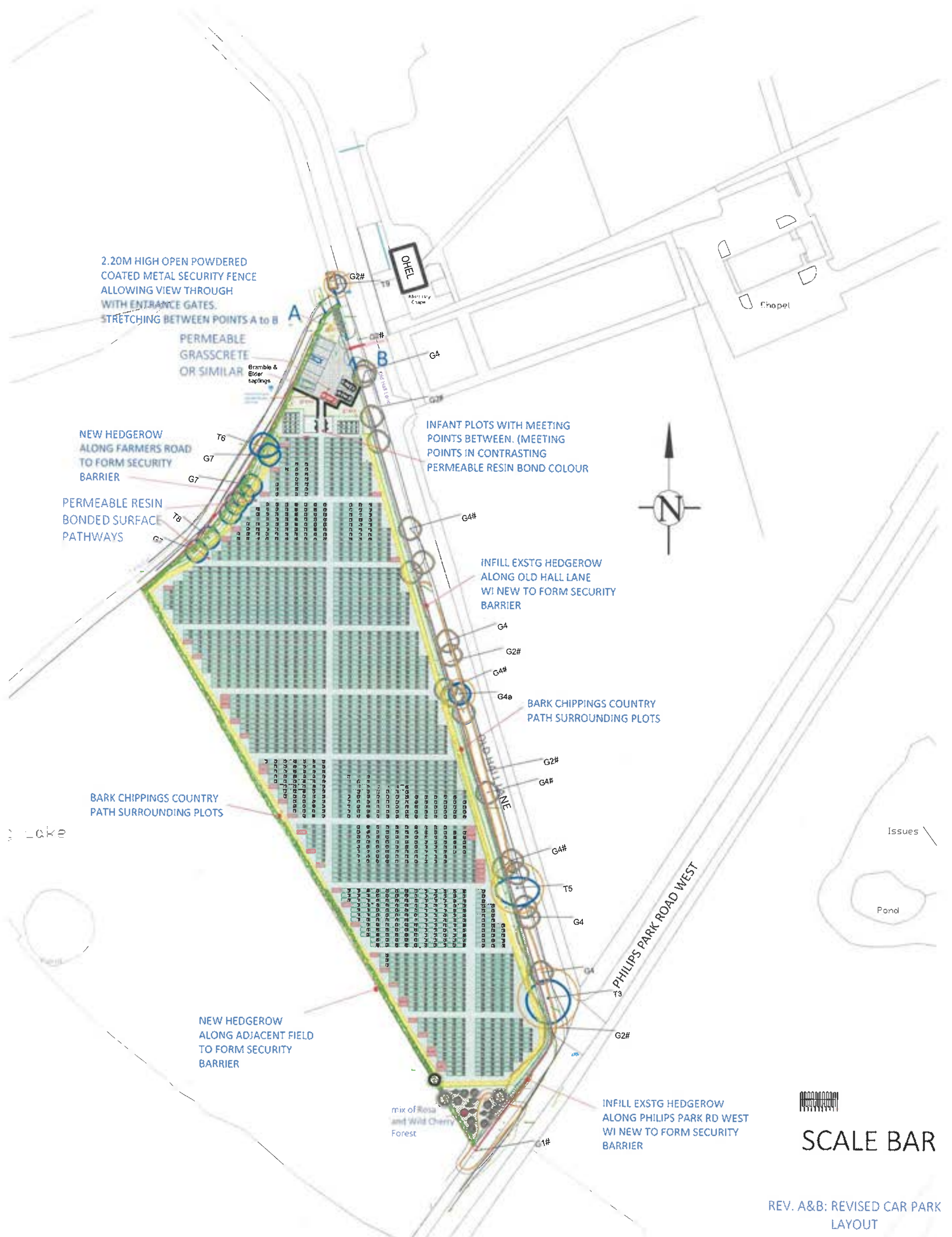
REV:

CPLN/024/03 -

REV. DATE

-

architecture - quantity surveying - management



TO BE READ IN CONJUNCTION
WITH LANDSCAPE DRAWING

1987 PLOTS INC 27 INFANT

SPA CHARTERED BUILDING CONSULTANTS

CONTRACT: PROPOSED BURIAL GROUND
at
OLD HALL LANE, WHITEFIELD

CLIENT: GREEN FIELDS MP LTD

DRAWING TITLE: PRO. LAYOUT

DRAWING NR. SPA 1221c

REV. CPLN/024/04 B

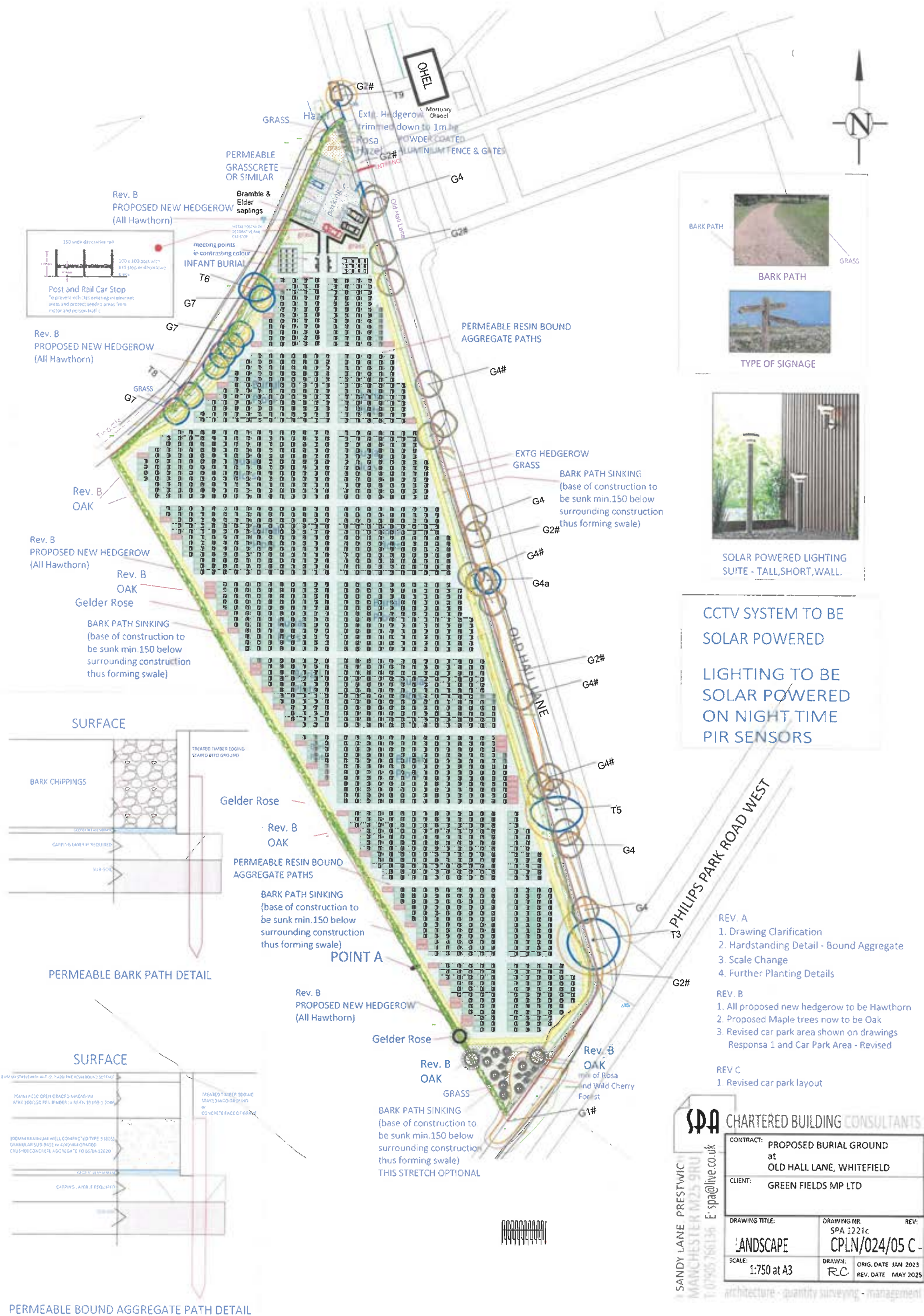
SCALE: 1:1000 at A3

DRAWN: SP

ORIG. DATE JAN 2023

REV. DATE MAY 2025

architecture - quantity surveying management





hazel



holly



common hawthorn



alder



wild cherry



rosa



guelder rose



beech



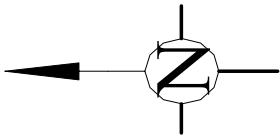
field maple

SPA CHARTERED BUILDING CONSULTANTS

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CONTRACT: PROPOSED BURIAL GROUND at OLD HALL LANE, WHITEFIELD	
CLIENT: GREEN FIELDS MP LTD	
DRAWING TITLE: PLANTS	DRAWING NR: SPA 1221c
SCALE: N.T.S.	REV: CPLN/024/06 -
DRAWN: RC	ORIG. DATE OCT 2023
	REV. DATE

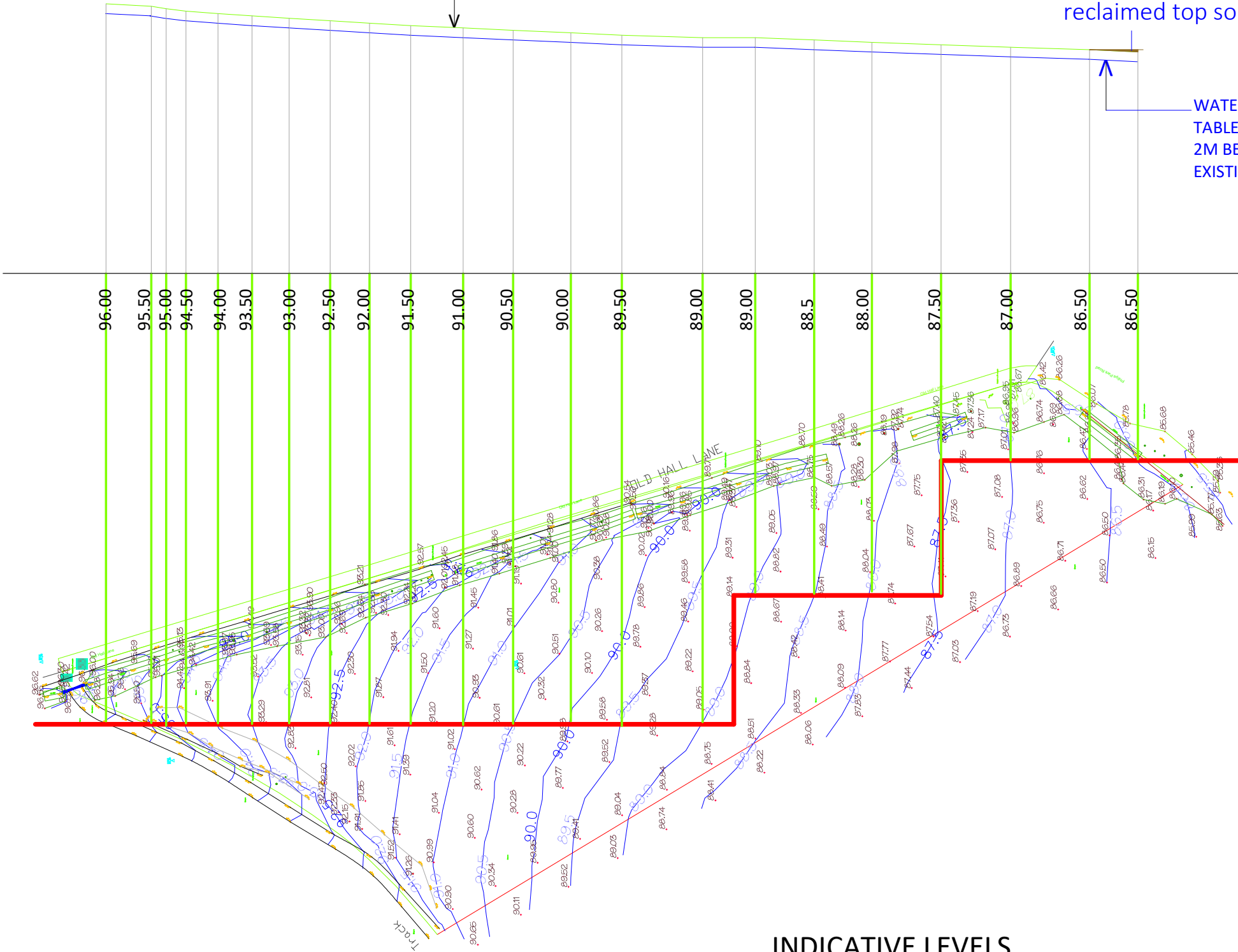
architecture quantity surveying management



EXISTING GROUND LEVEL

Area of fill with reclaimed top soil

WATER TABLE 2M BELOW EXISTING GL



INDICATIVE LEVELS

PROPOSED

land regraded to form stepped slopping platforms to facilitate burial plots directed toards east.

SPA

3 SANDY LANE, PRESTWICH
MANCHESTER M25 9RU
T: 07905 766136 E: spa@live.co.uk

CHARTERED BUILDING CONSULTANTS

CONTRACT:

PROPOSED BURIAL GROUND
at
OLD HALL LANE, WHITEFIELD

CLIENT:

GREEN FIELDS MP LTD

DRAWING TITLE:

LONG X SECTION / LEVELS

DRAWING NR.

SPA 1221c

REV:

CPLN/024/07 -

SCALE:

1:1000 at A3

DRAWN:

SP

ORIG. DATE

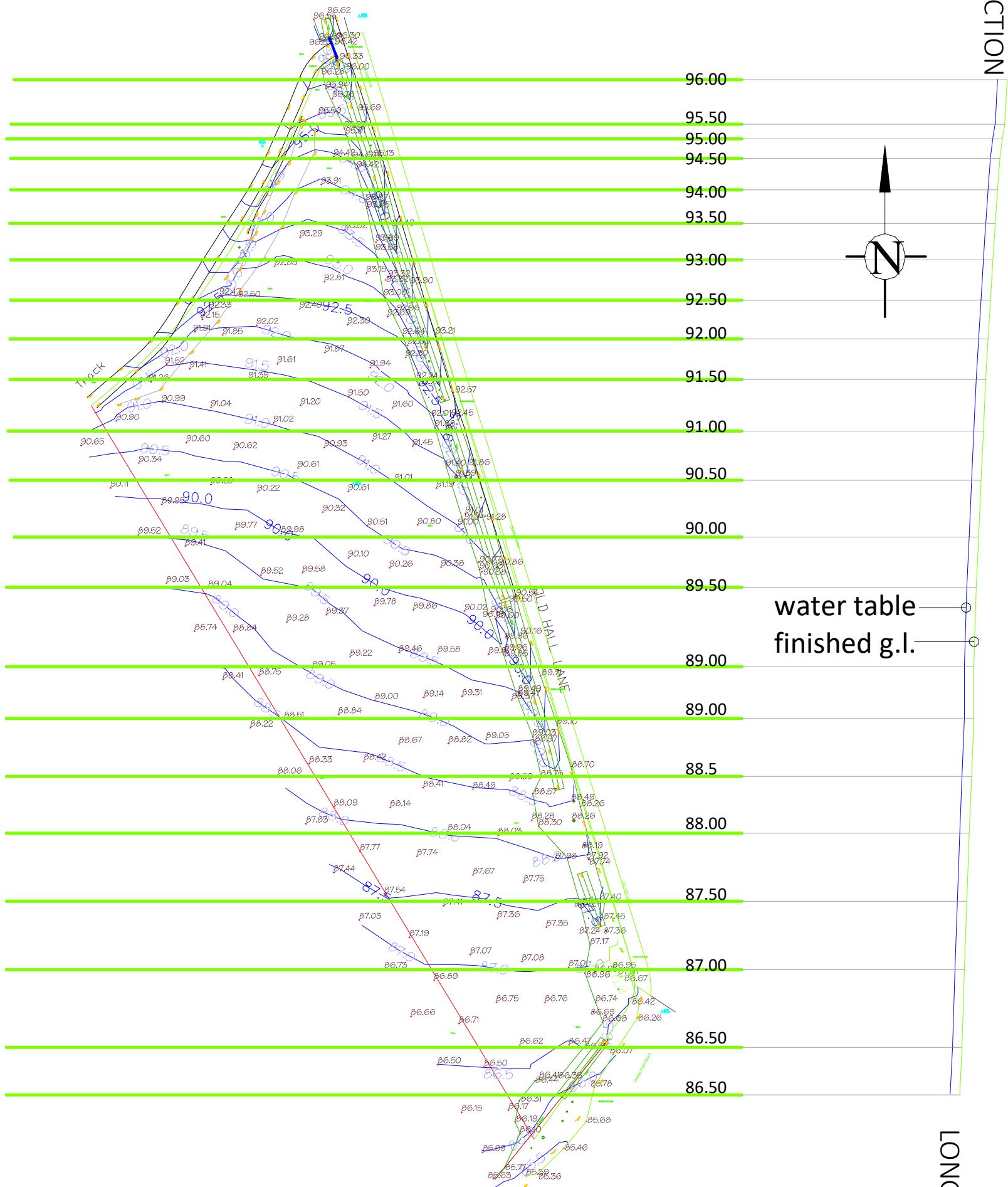
FEB 2023

REV. DATE

-

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LONG SECTION



PROPOSED
SHELF LINES /
LEVELS

REV A: SEE DRWG. SHELVING 2 FOR
WIDTH EXTENT OF SHELVING

INDICATIVE LEVELS

LONG SECTION

PROPOSED

land regraded to
form stepped slopping
platforms to
facilitate burial plots
directed toards east.

SPA

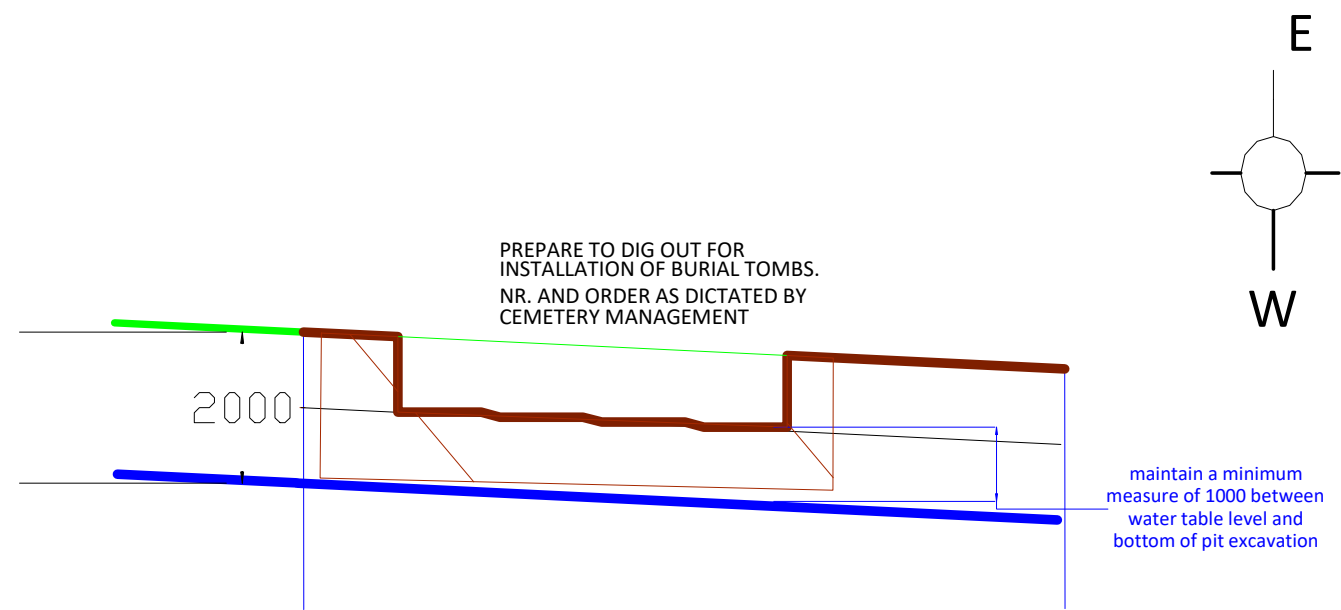
3 SANDY LANE, PRESTWICH
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CHARTERED BUILDING CONSULTANTS

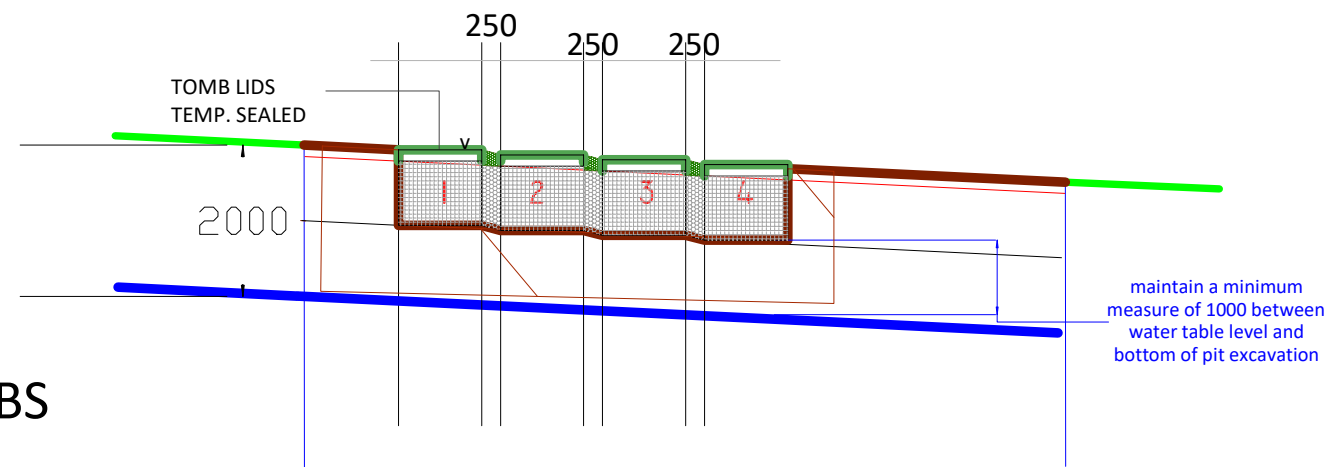
CONTRACT: PROPOSED BURIAL GROUND at OLD HALL LANE, WHITEFIELD		
CLIENT: GREEN FIELDS MP LTD		
DRAWING TITLE: SHELVING1	DRAWING NR. SPA 1221c CPLN/024/08	REV: A
SCALE: 1:1000 at A3	DRAWN: SP	ORIG. DATE FEB 2023 REV. DATE -

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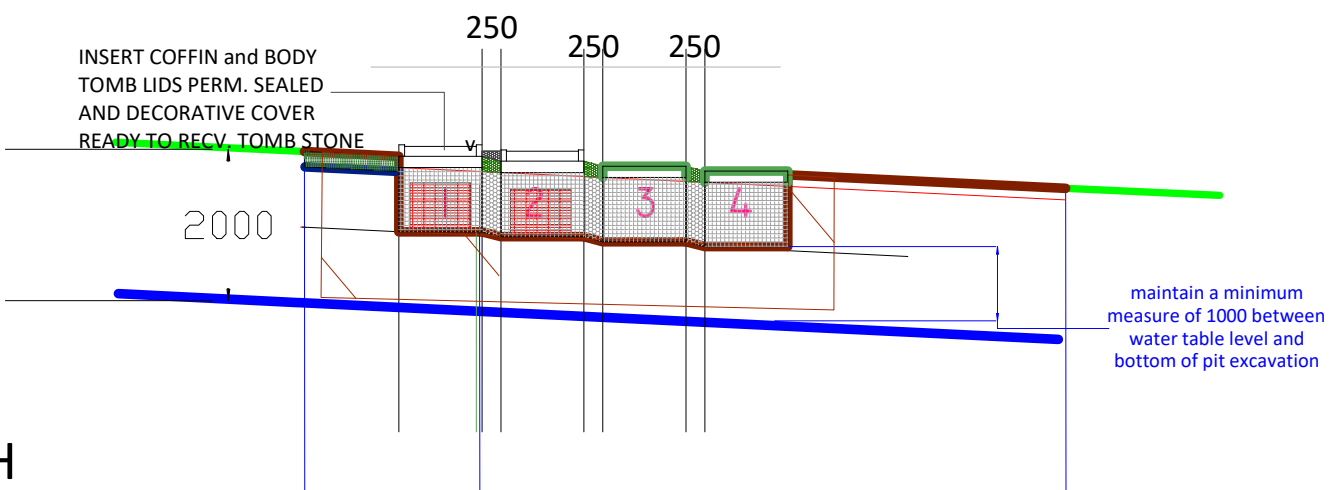
1.
DIG PIT
to recieve tombs



2.
PLACE IN EMPTY TOMBS
and temporary seal



3.
OPEN UP TOMB AND
PLACE IN COFFIN WITH
BODY and permantly
seal and place cover slab
followed by grave head stone



SEQUENCE:

Dig pit and insert empty concrete tomb.
As required open empty tomb and insert coffin with body.
Seale tomb and form cover slab over then place grave head stone.

SPA

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CHARTERED BUILDING CONSULTANTS

CONTRACT: PROPOSED BURIAL GROUND at OLD HALL LANE, WHITEFIELD

CLIENT: GREEN FIELDS MP LTD

DRAWING TITLE: PLOT DETAILS 1

SCALE: 1:100 at A3

DRAWING NR. SPA 1221c

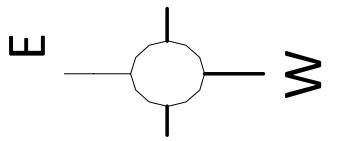
DRAWN: SP

REV: CPLN/024/10 -

ORIG. DATE FEB 2023

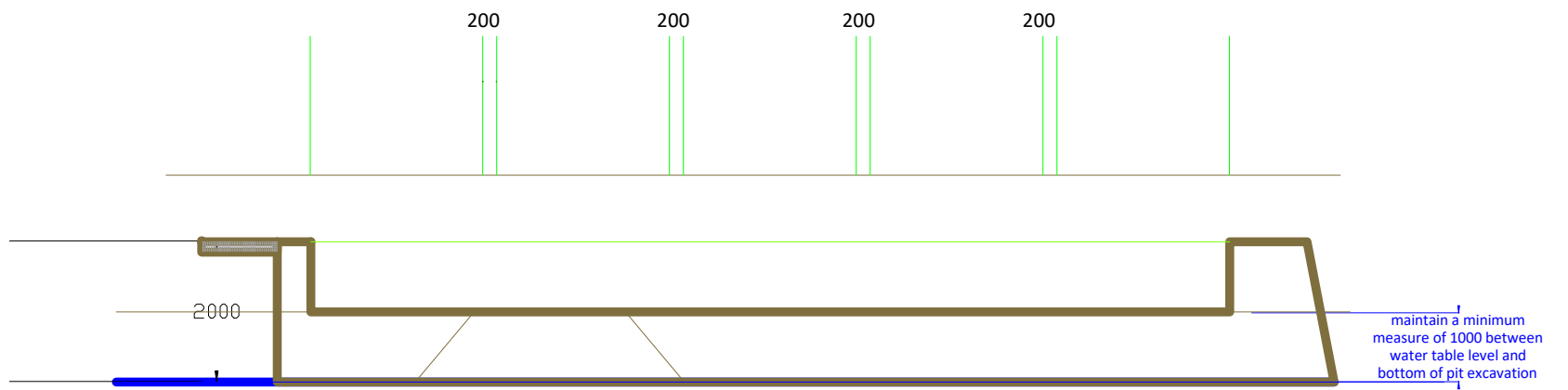
REV. DATE -

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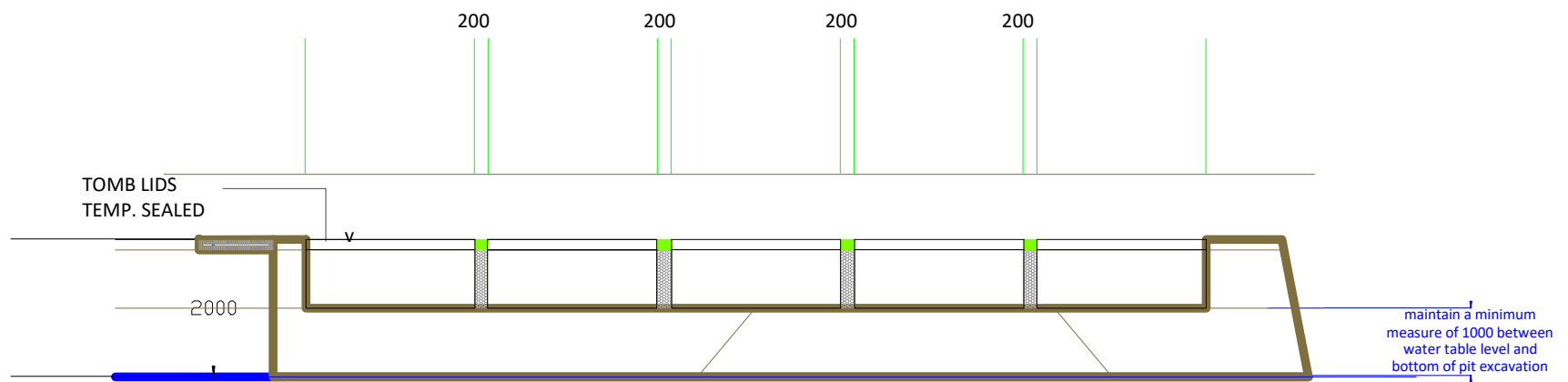


NR. AND ORDER AS DICTATED BY
CEMETERY MANAGEMENT

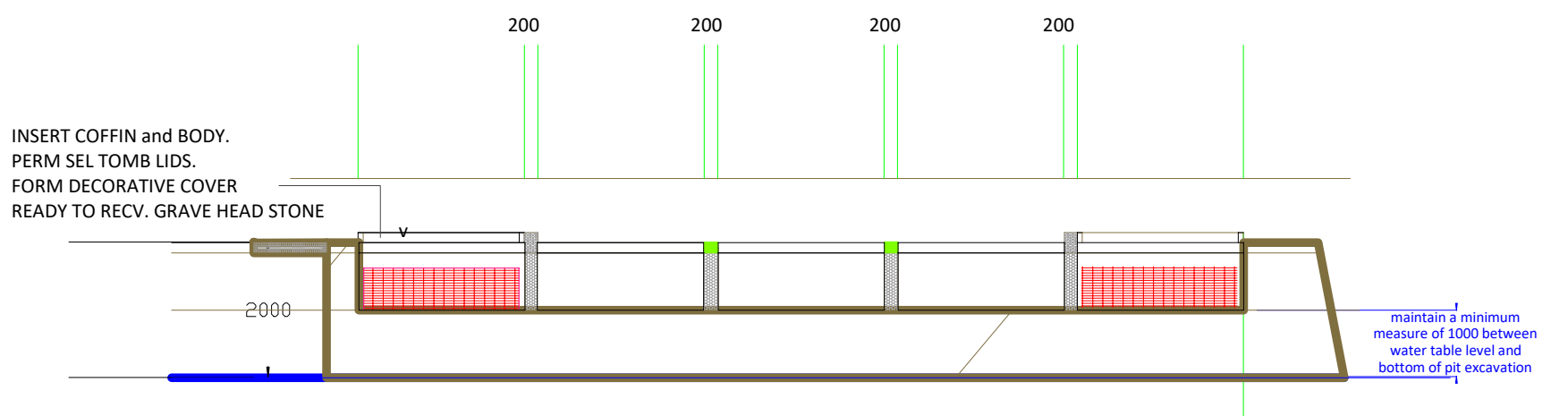
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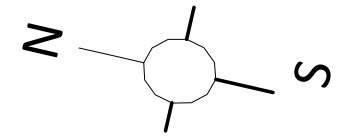
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SPA CHARTERED BUILDING CONSULTANTS


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CONTRACT: PROPOSED BURIAL GROUND at OLD HALL LANE, WHITEFIELD		
CLIENT: GREEN FIELDS MP LTD		
DRAWING TITLE: PLOT DETAILS 2	DRAWING NR. SPA 1221c CPLN/024/11 -	REV:
SCALE: 1:100 at A3	DRAWN: SP	ORIG. DATE FEB 2023 REV. DATE -

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ARTISTIC VIEW GRAVE PLOTS

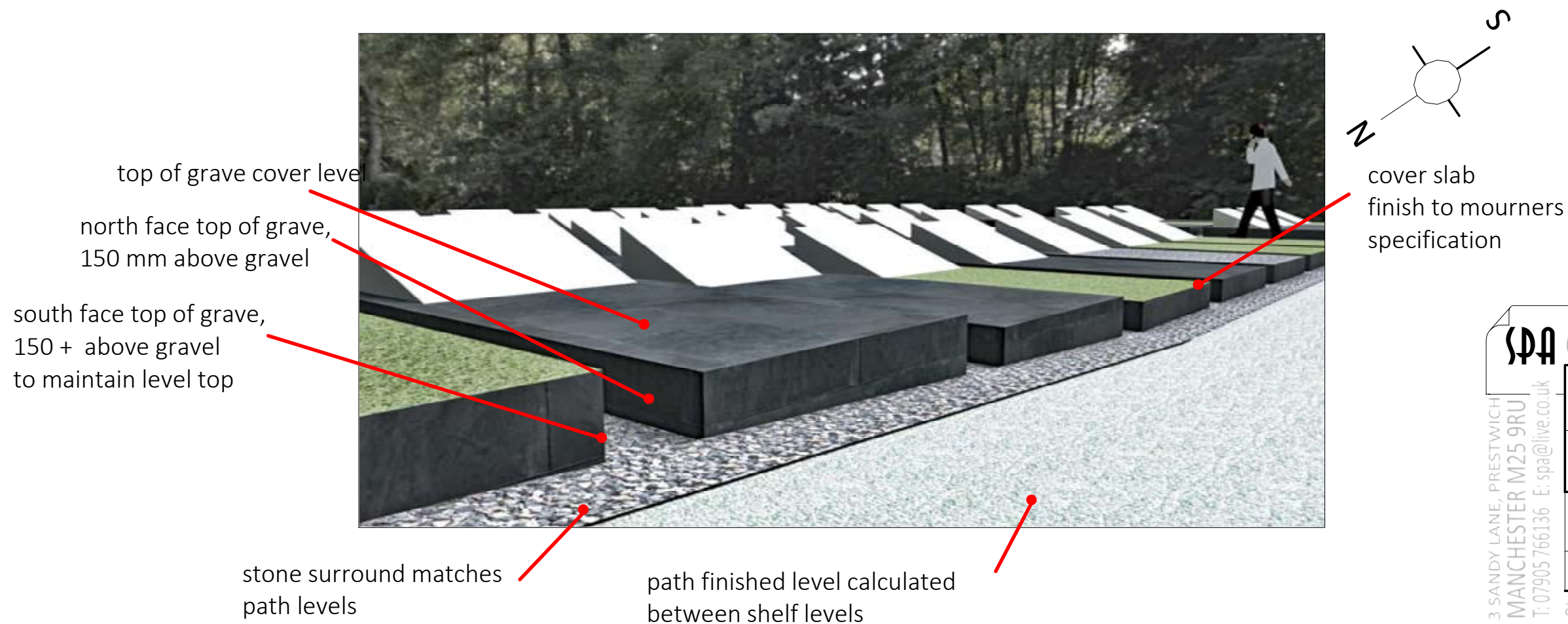
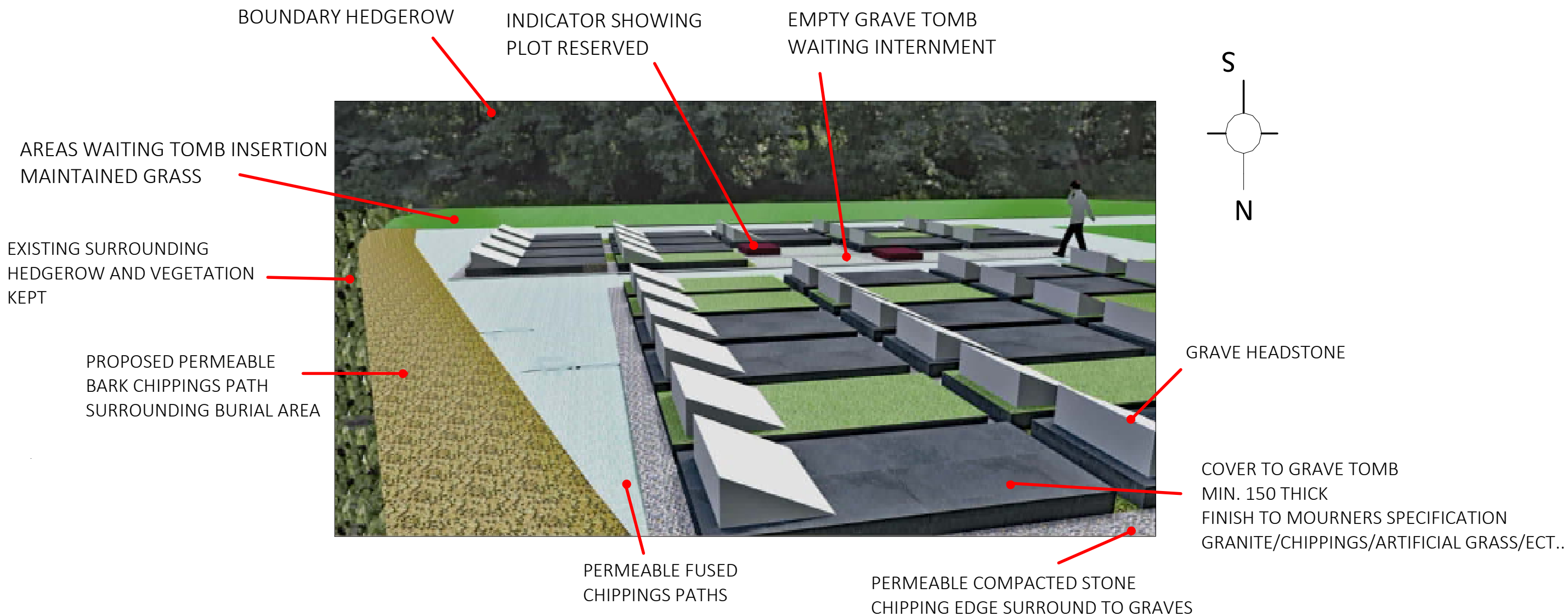


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CHARTERED BUILDING CONSULTANTS

CONTRACT: PROPOSED BURIAL GROUND at OLD HALL LANE, WHITEFIELD		
CLIENT: GREEN FIELDS MP LTD		
DRAWING TITLE: ARTISTIC IMP.	DRAWING NR. SPA 1221c CPLN/024/13 A	REV:
SCALE: N.T.S.	DRAWN: NP	ORIG. DATE FEB 2023 REV. DATE -

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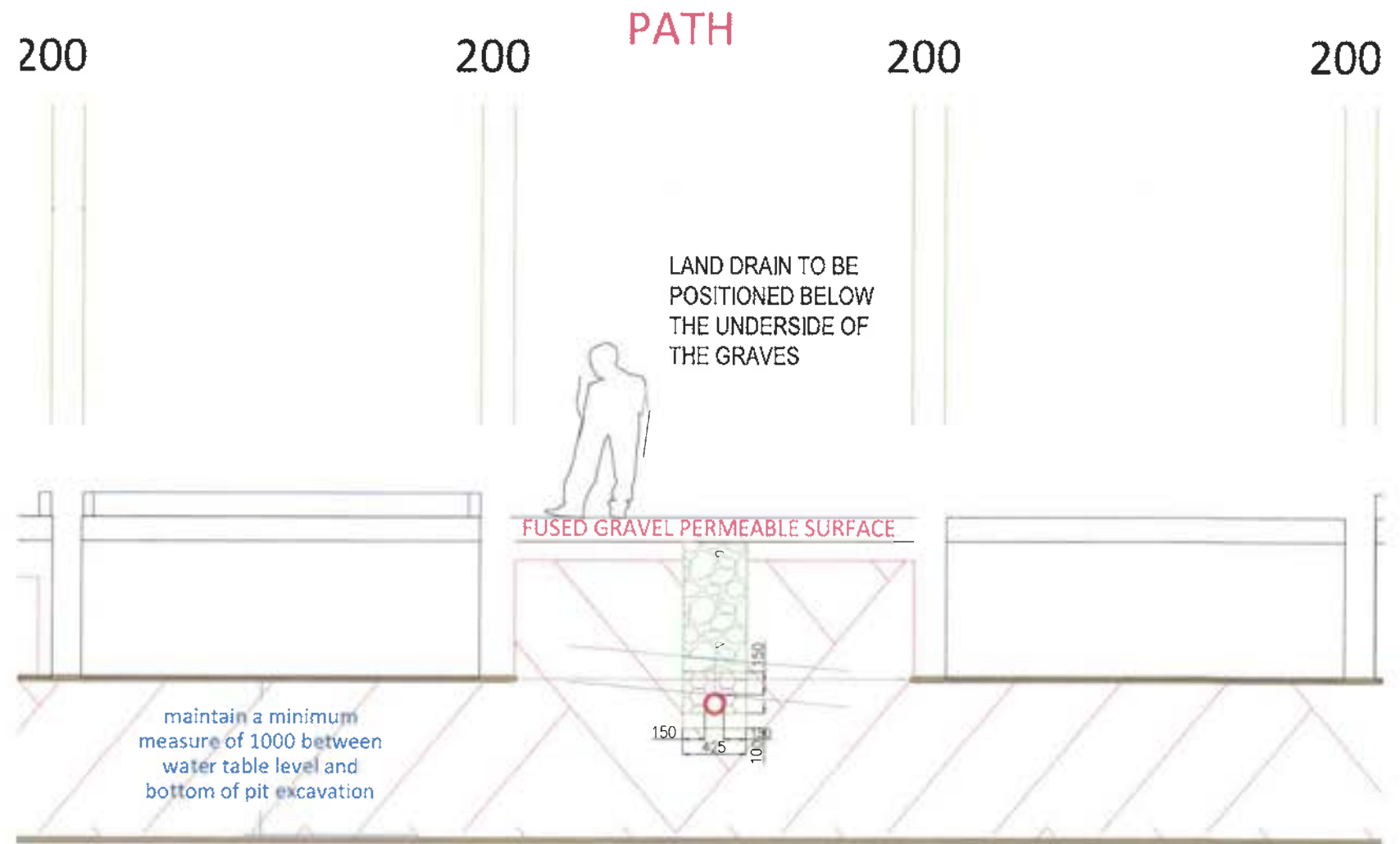
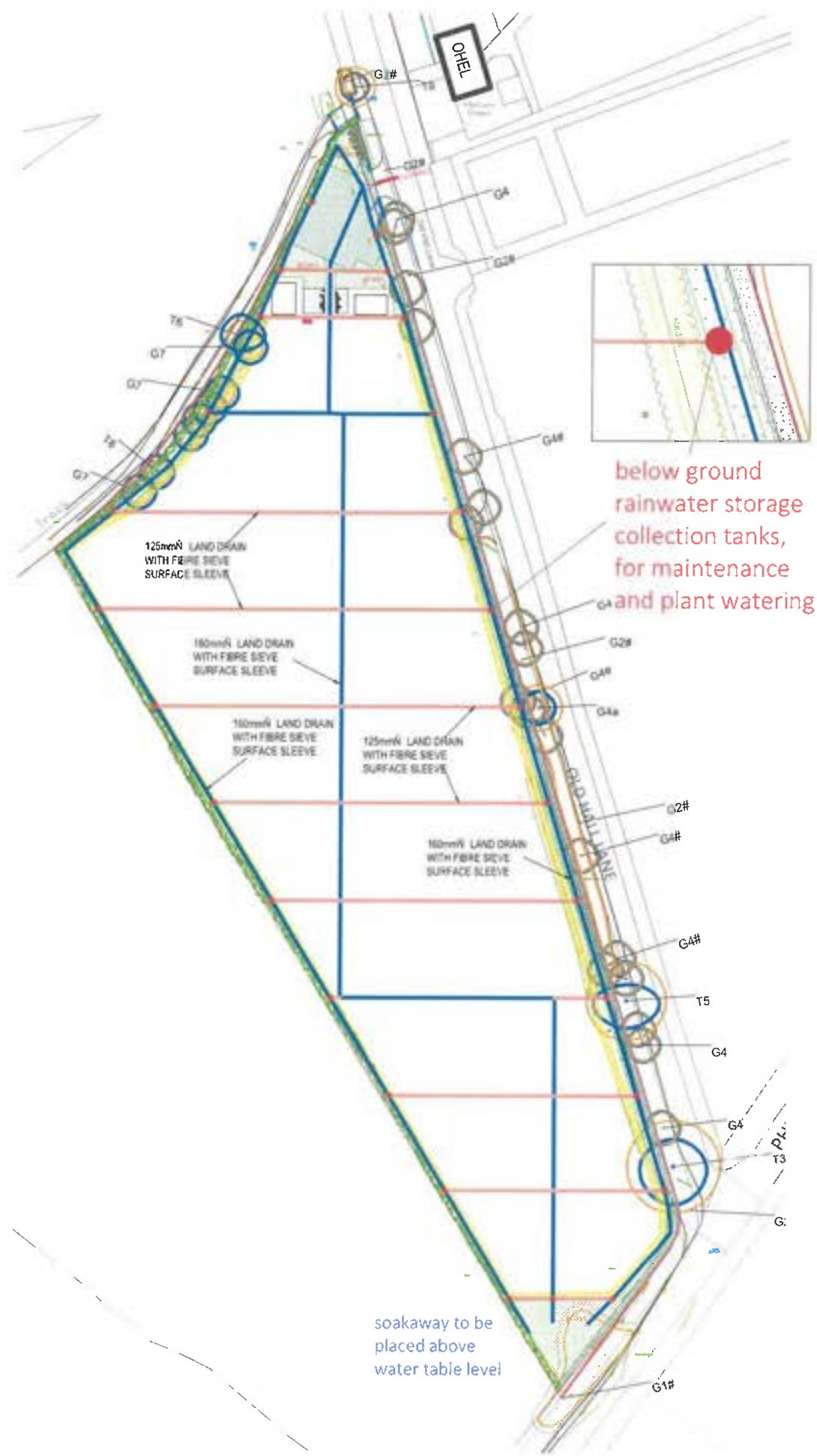


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SPA CHARTERED BUILDING CONSULTANTS

CONTRACT: PROPOSED BURIAL GROUND at OLD HALL LANE, WHITEFIELD		
CLIENT: GREEN FIELDS MP LTD		
DRAWING TITLE: DIAG DETAILS	DRAWING NR. SPA 1221c CPLN/024/14 -	REV:
SCALE: NOT STANDARD	DRAWN: SP	ORIG. DATE OCT 2023 REV. DATE -

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125mmØ / 160mmØ LAND DRAIN WITH FIBRE SIEVE SURFACE SLEEVE BEDDED ONTO 10mm CLEAN PIPE BED. PIPE TO BE SURROUNDED IN 5-20mm CLEAN AGGREGATE. ABOVE TO BE SELECTED FREE DRAINING AGGREGATE

SPA CHARTERED BUILDING CONSULTANTS	
CONTRACT:	PROPOSED BURIAL GROUND at OLD HALL LANE, WHITEFIELD
CLIENT:	GREEN FIELDS MP LTD
DRAWING TITLE:	PROVISIONAL DRAINAGE A
DRAWING NR.:	SPA 1221c CPLN/024/15 B
SCALE:	1:200 at A3
DRAWN:	NP
ORIG. DATE:	FEB 2023
REV. DATE:	MAY 2025


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LIGHTING TO COMPRISE OF SOLAR POWERED
(NO CABLING CIRCUIT REQUIRED)
INDIVIDUAL UNITS

SPECIFICATION TO BE:
up to LED 6500K
up to 8 m flood and sensor width
IP65 Waterproof and Durable Material
(stainless steel) external units
pole/mount height maximum 1500 mm
on/off controlled by PIR activation during
dusk to dawn hours

NOTE:
Funerals are not held at night accept on
rare occasion when finishing off the ceremony
sees daylight giving way to early evening

 CHARTERED BUILDING CONSULTANTS	
CONTRACT: PROPOSED BURIAL GROUND at OLD HALL LANE, WHITEFIELD	
CLIENT: GREEN FIELDS MP LTD	
DRAWING TITLE: LIGHTING	DRAWING NR: SPA 1221c CPLN/024/16 A
SCALE: 1:1000 at A3	ORG. DATE: MAR 2024 REV. DATE: MAY 2025
MANCHESTER M25 9RU 07905 766136 qa@live.co.uk	