

**BURY COUNCIL**  
**DEPARTMENT FOR RESOURCES AND REGULATION**  
**PLANNING SERVICES**

**PLANNING CONTROL COMMITTEE**

**28 October 2014**

**SUPPLEMENTARY INFORMATION**

**Item:01 The Hollins, Haweswater Crescent, Bury, BL9 8LT Application No. 56860**  
Erection of 21 no. detached dwellings

**Consultations**

**Traffic Section** - No objections, subject to the inclusion of conditions relating to access alterations, street lighting, a construction management plan, turning facilities and measures to prevent mud passing onto the highway.

**Drainage Section** - No objections, subject to the inclusion of a condition relating to surface water drainage.

**United Utilities** - No objections, subject to the inclusion of conditions relating to foul and surface water drainage, method statement and protection of the aqueduct and landscaping.

**GM Ecology Unit** - No objections, subject to the inclusion of an informative relating to bats.

**Publicity**

3 letters have been received from the occupiers of 6 Hollins Brook Close, 40 Haweswater Crescent, and 64 Church Meadow, which have raised the following issues:

- The northern boundary of the site is marked by a fence, which runs alongside 6 & 11 Hollins Brook Close and 12 Haweswater Crescent. The boundary lines for plots 6, 7 and 10 do not extend down the embankment. Who would maintain this land?
- Prefer to see the tree (T1) removed with the conifers.
- Concern about surface water drainage during and after construction and the impact upon the existing properties.
- The proposals are being rushed through and lacking consideration.
- Concerned that 2 alternative layouts could receive permission.
- Request that the conifers along the boundary with No. 64 Church Meadow are removed as they restrict light and are an ongoing nuisance.

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

**Response to objectors**

The applicant has confirmed that the land on the embankment would be included within the gardens to plots 6, 7, and 10. They have also confirmed that the tree (T1) would be removed as well as the conifers along the boundary with No. 64 Church Meadow. United Utilities and the Drainage Section have been consulted and both have recommended a condition relating to surface water drainage, which has been included.

The neighbouring properties and consultees were consulted for a period of 21 days on the proposed layout plan. The previous layout has been superceded by the plans received on 15 September 2014 and these are the only plans for consideration.

**Conditions**

Condition 8 should be amended and conditions 11 - 18 should be added in accordance with the consultation responses received from Traffic Section, Drainage Section and United Utilities:

8. Notwithstanding the submitted plan, a landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. The landscaping scheme shall include details of the proposed

types of planting and distances from the easement. It shall be implemented not later than 12 months from the date the building(s) is first occupied; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted to the written satisfaction of the Local Planning Authority.

No planting should take place within the easement strip for the aqueduct, unless specified on the approved landscaping scheme.

Reason. To secure the satisfactory development of the site in the interests of visual amenity and to ensure protection of the aqueduct pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan and Section 10 of the National Planning Policy Framework.

11. No development shall commence unless or until details of a scheme for the disposal of foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an assessment of potential SuDS options for surface water drainage with appropriate calculations to support the chosen solution. The approved details shall be implemented prior to first occupation of the dwellings hereby approved.

Reason. To ensure a satisfactory means of drainage pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan and the NPPF.

12. No development shall commence unless or until a Method Statement for the protection of the aqueduct during demolition and construction has been submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include details of the measures to protect the aqueduct during

1. The demolition of existing structures,
  2. The construction stages of the road/ footways and the residential dwellings.
- The Method Statement must include proposals for reinforcing the crossing points along the service roads to ensure they are protected from heavy loads and must be in accordance with the United Utilities document 'Standard Conditions for works adjacent to pipelines'.

The demolition and construction works must be carried out in accordance with the approved Method Statement.

Reason. To ensure the protection of the aqueduct and water supply pursuant to Section 10 of the National Planning Policy Framework.

13. Notwithstanding the details indication on approved plan reference N272/P/PL02 Revision A, no development shall commence unless and until full details of the following have been submitted to and agreed in writing with the Local Planning Authority:

- access alterations on Church Meadow incorporating the provision of a footway on the easterly side of the former car park access, removal of the existing gates, gateposts and appropriate sections of boundary wall in order to form pedestrian accesses on both sides of the estate road, demarcation of the limits of the adopted highway and all necessary alterations to existing highway drainage, street lighting and associated remedial works;
- access alterations on Haweswater Crescent incorporating the full refurbishment of the existing footway abutting the site in order to accommodate the reinstatement of the redundant site access opposite No. 21, formation of the footway crossings serving Plots 1 -3, 5 & 6 and the sub-station, demarcation of the limits of the adopted highway and all necessary alterations to existing highway drainage, street lighting and associated remedial works;

- street lighting scheme for the residential development including any alterations/improvements required on Church Meadow and Haweswater Crescent in the vicinity of the site;
- swept path analysis of the proposed estate road to ensure a refuse collection vehicle can pass a private car and manoeuvre at the turning head;
- visibility splays in accordance with the standards in Manual for Streets appropriate for a speed of 25mph at the junction of the site access with Church Meadow with no obstructions above the height of 0.6m within them;
- adequate bin collection points/hardstandings located clear of the adopted highway agreed with Cleansing Services to serve Plots 4, 7, 8, 10, 11 and 15 - 17.

The details subsequently approved shall be implemented to the written satisfaction of, and to a programme and specification to be agreed with, the Local Planning Authority.

Reason. To ensure good highway design in the interests of road safety and to maintain the integrity of the adopted highway pursuant to the following Policies of the Bury Unitary Development Plan:

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development.

14. No development shall commence unless or until full details of a Construction Management Plan and programme of works identifying the use of the existing site access from Church Meadow by construction traffic for as long as practicably possible has been submitted to and approved in writing by the Local Planning Authority. The details and programme subsequently approved shall be implemented to the agreed programme.

Reason. In the interests of highway safety and residential amenity pursuant to the following Policies of the Bury Unitary Development Plan:

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development.

15. A minimum hardstanding of 5.5m measured between the highway boundary and any proposed garage doors shall be provided and thereafter maintained.

Reason. To enable a vehicle to stand clear of the highway whilst the garage doors are opened and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

16. The turning facilities indicated on the approved plan reference N272/P/PL02 Revision A (or similar provision that enables construction traffic to enter and leave the site in a forward gear agreed in writing with the Local Planning Authority) shall be provided before the development is brought into use 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 the following Policies of the Bury Unitary Development Plan:

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development.

17. The developer, within one week of the commencement of development, shall ensure that there is provision to be made for the parking on site of operatives' and construction vehicles together with storage on site of construction materials. The provision shall be retained and used for the intended purpose for the duration of the construction period and that area shall not be used for any other purposes other than

the parking of vehicles and storage of construction materials respectively.  
Reason. To ensure adequate off street car parking provision for the duration of the construction period in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development.

18. Before the development is commenced, details shall be submitted to and approved by the Local Planning Authority to cover measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved details shall be implemented and maintained thereafter during the period of construction.

Reason. To ensure that the adopted highways are kept free of deposited material from the ground works operations pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

**Item:02 Land at side of 3 Myrtle Grove, Radcliffe, Manchester, M45 7RR**

**Application No.** 57950

Erection of new detached house

**Additional information**

A streetscape plan (dwg3) has been submitted, showing the proposed house in relation to properties on either side and a copy is attached to this report.

The applicant has submitted a statement from an ecologist who states that the proposal will have no impact on the adjacent SBI and there are no Great Crested Newts in the area.

**Additional Comment**

The site has no nature conservation designations, legal or otherwise. It is however directly adjacent to an area of woodland which is designated as Sailors Brow and Spring Water Farm Site of Biological Importance (Grade C). While the application does not encroach into the woodland, it will be necessary to ensure that the SBI/woodland edge is adequately protected by an appropriate condition.

There are also opportunities to enhance the biodiversity value of the site through appropriate landscaping, in line with National Planning Policy That biodiversity enhancements are sought as part of the development and could include the use of native species in the landscaping, incorporation of green roof/walls on the proposed building and incorporation of bird or bat boxes into the scheme.

Greater Manchester Ecology Unit has no objection to the proposal subject to condition 12 below.

**Additional conditions**

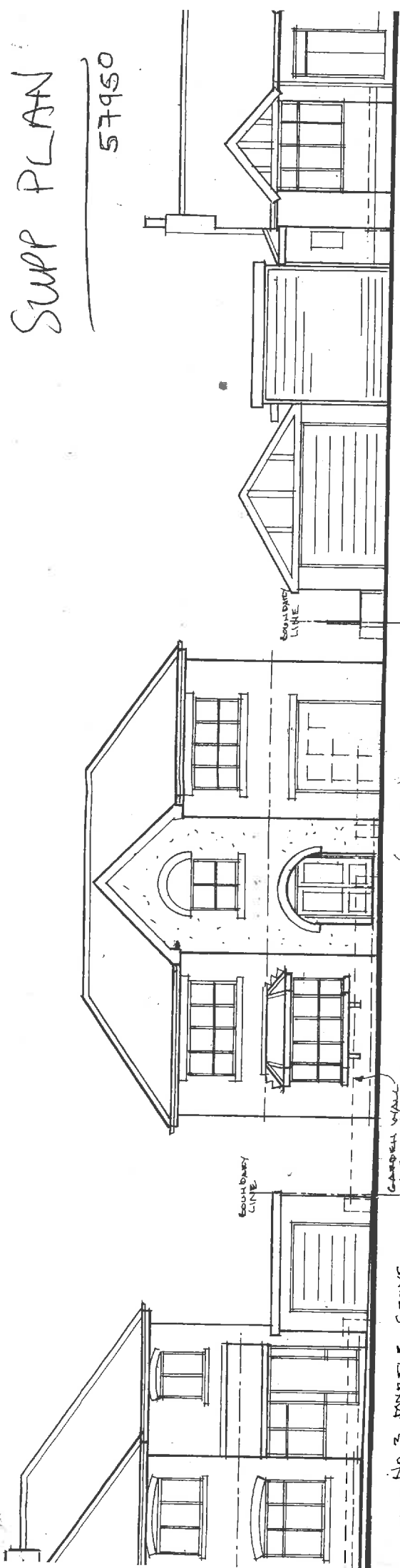
10. The development hereby approved shall not be first occupied unless and until the footway crossing onto Myrtle Grove indicated on approved plan reference 'Dwg. No. 2/2' has been extended and affected telegraph pole has been relocated to the written satisfaction of the Local Planning Authority.

Reason. To ensure adequate off-street car parking provision in the interests of road safety and to maintain the integrity of the adopted highway pursuant to UDP Policy H2/2 The Layout of New Residential Development.

11. The garage shall be fitted with a roller shutter door or a similar approved type which does not project outwards at any time during or after operation to the written satisfaction of the Local Planning Authority and shall thereafter be maintained.  
Reason. To enable a vehicle to stand clear of the highway whilst the garage doors are opened and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety pursuant to UDP Policy H2/2 The Layout of New Residential Development.
  
12. No development shall take place until a method statement to protect the Site of Biological Importance from any adverse impact of the proposed development has been submitted to the LPA for approval. Once approved the method statement shall be carried out in full.  
Reason. In order to protect the adjacent Site of Biological Importance pursuant to UDP Policy EN6/5 Sites of Biological Importance.

# SUPP PLAN

57950

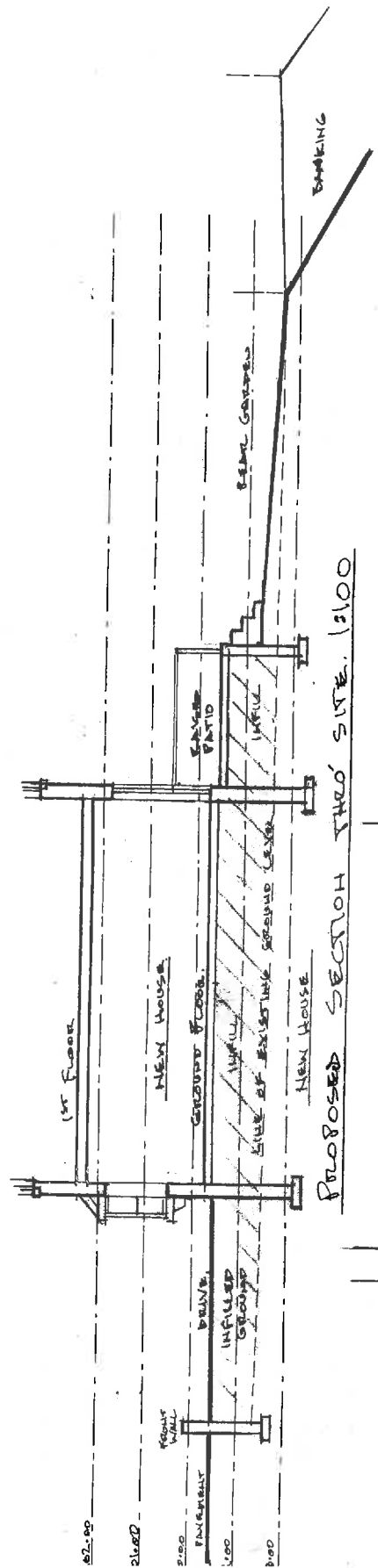


S MYRTLE GROVE

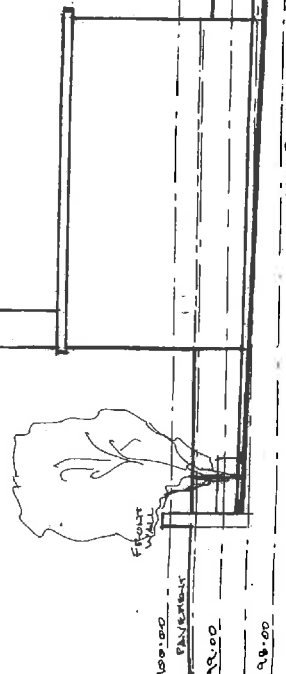
NEW HOUSE (No 3A)

No. 3 MYRTLE GROVE

## PROPOSED STREET SCENE 1:100



## PROPOSED SECTION THRO SITE. 1:100



No. 3 MYRTLE GROVE FRONT

## EXISTING SECTION THRO SITE.

PROPOSED DETACHED HOUSE ON  
LAND AT SIDE OF  
3 MYRTLE GROVE, WINTERFIELD  
PROPOSED STREET SCENE &  
CROSS SECTIONS OF SITE  
SCALE DATE DRAWN DWG NO  
1:100 OCT 14 HB 3

## **Agenda Item 9**

### **Local Nature Reserve at Chapelfield, Radcliffe**

Amended comments from the Section 151 Officer:

**Statement by the S151 Officer:**

**Financial Implications and Risk  
Considerations:**

Work in LNRs is led by the Council's existing Local Nature Reserves Officer. Likewise any costs associate with LNR status will be funded from existing departmental budgets.

End