

**Ward:** North Manor

**Item** 06

**Applicant:** Windlehurst Estates Limited

**Location:** Lord Raglan, Mount Pleasant, Nangreaves, Bury, BL9 6SP

**Proposal:** Conversion of existing public house to 5 no. apartments and changes to land levels at side and rear of the building to create parking area

**Application Ref:** 70213/Full

**Target Date:** 06/05/2024

**Recommendation:** Approve with Conditions

### **Description**

The proposal relates to a vacant public house and its rear and side curtilage located on Walmersley Old Road, Nangreaves. The Public House is a grade II listed building that falls within the Mount Pleasant Conservation Area and the Green Belt. The application site also sits within the Pennine Foothills (West/South Pennines: Knowl and Rooley Moors, Fringes and Foothills) landscape character area.

The application site is located at the northern end of the former cotton mill complex and associated factory village of Mount Pleasant. It is accessed off a cobbled road which rises up hill towards Harden Moor. The application site is in an elevated position relative to the neighbouring buildings to the south and west. Surrounding land also rises to the north and east.

The northern boundary of the application site forms the southern boundary of a car park that was previously associated with the former public house use. The land to the rear/ west of the application building, which includes a rendered two storey flat roof extension, falls westwards from the rear of the building.

The boundary of the application site with the former pub car park is formed by retaining walls at the juxtaposition with the curtilage area to the public house as the application site is at a lower level than the adjoining former pub car park.

Planning permission is sought for the conversion of the former pub to 5 self-contained 2 bedroom apartments, along with external alterations.

During the course of this application, the development has reduced the submitted red edge to exclude the car park which contained 3 no. terraced dwellings.

The proposed conversion of the Lord Raglan would comprise:

- Conversion of the public house to create 5 no. two bedroom apartments; 3 of which are proposed to be duplex apartments;
- Insertion of two rooflights to the principal roof slope;
- Installation of a glazed roof lantern on part of the existing flat roof rear extension;
- Demolition of an external steel staircase and blocking up of the associated fire door;
- Removal of the trees and planting to the rear of the building and the re-grading of the land to the rear of the building to create car parking provision and space for refuse storage;
- Erection of retaining walls to the side and rear of the listed building.

### **Relevant Planning History**

59669 - Listed building consent for installation of defibrillator and cabinet on front elevation - Approve with Conditions 31/03/2016

64476 - Conversion of existing public house to 4 no. apartments and erection of 6 no. terraced houses - Withdrawn 10/12/2019

64594 - Listed building consent for conversion of existing public house to 4 no. apartments and erection of 6 no. terraced houses - Withdrawn 10/12/2019

65331 - Listed building consent for conversion of existing public house to 4 no. apartments and erection of 4 no. terraced houses - Withdrawn 09/09/2022

70214 - Listed building consent for conversion of existing public house to 5 no. apartments - Received 06/05/2024

### **Publicity**

The neighbouring properties were notified by means of a letter on 13th March 2024 and a press notice was published in the Bury Times on 21st March 2024. Site notices were posted on 14th March 2024.

The neighbouring properties and objectors were notified of revised plans on 1 October 2024, 28 January 2025 and 1 August 2025. The revised plans removed 3 dwellings and as such, any representations that relate to the proposal for 3 dwellings on the adjacent car park are not included in this report.

28 representations from the surrounding community have been received, which raise the following issues:

- The Raglan lies in the conservation area and it is in the Green Belt.
- The Lord Raglan is a Grade II Listed building in the Conservation Area. Local and national planning policies are designed to protect the green belt, conservation areas and listed buildings and the previous reasons for refusal still apply. The development would have a negative on the conservation area and listed building.
- The pub is a community asset and the only building in Nangreaves where locals could get together. Removal would result in the loss of the one community asset in the village.
- Residents desperately need a community hub - there are no other buildings in the village.
- The village have come together with a viable business plan to open the Raglan as a community asset.
- It will be of no community value at all if it is converted into more residences.
- It is suggested by the applicant that the licensed business did not sell because it was unviable. Offers were made but not accepted.
- There is already a large new build estate less than a mile from the pub, therefore additional housing is not required in the area. No additional need for housing in the area
- No confidence the conversion would be sympathetic to the area
- Negative visual impact and out of keeping with Mount Pleasant
- Building on the site will bring undue disturbance to the village in terms of traffic, noise and pollution.
- Pressure on existing infrastructure.
- Impact on wildlife.

- Assert weight should be given to Policy LP:CM4: 'Community Facilities' within the draft Local Plan which seeks to protect community buildings.
- The road to the village is in a terrible state and is already subject to heavy loads from farm vehicles. To subject it to construction traffic will bring further damage which the council clearly do not have the money to repair.
- The car park should also be a community asset as it provides overspill and visitor parking to the village, which is essential due to the village having no parking.
- Building on the car park conflicts with policy around the local conservation plan, the greenbelt and are further reasons to refuse this application.
- Already parking issues in the area - where will other residents and visitors park?
- Is the road a sufficient width to facilitate a fire engine?
- Please confirm the upgrade of the road.
- The Highway Technical Note highlights the existence of the hourly bus service into Bury, a lifeline for many residents. This service is currently under threat due to the excessive number of vehicles in the area, frequently blocking the bus turnaround and leading to cancelled services. Further parking demands on Walmersley Old Road will only exacerbate this issue.
- Cycling does not present a viable alternative to car owning for current Mount Pleasant residents.
- How will drainage be addressed?
- The water pressure would be severely compromised.
- The revised plans area cosmetic changes to previously refused applications.
- Provide an Environmental Impact Assessment including confirmation and scope of works and interruptions for all utility connections and confirm sufficient capacity within the existing infrastructure. Written calculations and statements from utility providers to be provided.
- Nangreaves has long faced challenges relating to the condition of the roads, accessibility and parking and as a resident, I see these challenges become worse year on year.
- The scheme is unsustainable development.

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

### **Statutory/Non-Statutory Consultations**

**Traffic Section** - Objection. Recommend refusal as level of parking is insufficient, proposed access and parking would be substandard and concerns about parking spaces parallel to the adopted highway, which would obstruct pedestrian access.

These comments were received prior to submission of revised parking layout on 19 September 2025.

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

**Environmental Health - Contaminated Land** - No objections, subject to the inclusion of conditions relating to contaminated land, relating to the land at the rear of the building.

**Environmental Health - Air Quality** - No objections, subject to the inclusion of a condition relating to electric vehicle charging facilities.

**Environmental Health - Commercial Section** - No response.

**Environmental Health - Pollution Control** - No objections.

**Conservation Officer** - No objections, subject to conditions relating to appropriate windows

and fenestration.

**Waste Management** - No response.

**Design for Security** - No comments or observations received.

**United Utilities** - No objection, subject to the inclusion of conditions relating to foul and surface water drainage.

**GM Ecology Unit** - No objections, subject to a condition relating to the submission of a landscaping scheme to secure native tree planting, bat and bird boxes.

**Rossendale Borough Council** - No response.

**GM Fire Service** - No objection, subject to a condition securing sprinklers within the building.

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

#### **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
H2/4	Conversions
EN1/2	Townscape and Built Design
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN2/3	Listed Buildings
EN6/3	Features of Ecological Value
EN7/5	Waste Water Management
OL1/2	New Buildings in the Green Belt
OL1/4	Conversion and Re-use of Buildings in the Green Belt
EN7/5	Waste Water Management
OL1/4	Conversion and Re-use of Buildings in the Green Belt
HT2/4	Car Parking and New Development
JP-P1	Sustainable Places
JP-P2	Heritage
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
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-G1	Landscape Character
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G9	The Green Belt
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
SPD 9	Conversion and Re-use of Buildings in the Green Belt
SPD11	Parking Standards in Bury

## **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 of Development**

### Housing Land Supply and Presumption in Favour of Sustainable Development

The National Planning Policy Framework (NPPF) should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. The Framework states that unless they have an adopted plan that is less than five years old that identified a five year supply of specific deliverable sites at the time of conclusion of the examination, then local planning authorities should identify and update annually a supply of specific developable sites to provide either a minimum of five years' worth of housing, or a minimum of four years' worth of housing in certain circumstances set out in NPPF paragraph 226.

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 (e.g. some large sites could take up to ten years to be completed). In addition to the housing land supply in the SHLAA, 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 when assessed against the adopted PfE housing requirement.

The National Planning Policy Framework also sets out the Housing Delivery Test, 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 show that Bury has a housing delivery test result of less than 75%, and

therefore, this needs to be treated as a material factor when determining applications for residential development.

Therefore, paragraph 11d) 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, provides a clear 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, taken as a whole.

In this instance the site relates to a Listed Building and is located within the Green Belt and so therefore paragraph 11 (d)(i) applies, and the proposal needs to be assessed against the relevant heritage and Green Belt policies which are set out in detail below.

#### Sites location within the Green Belt

The site is designated as Green Belt under PfE Policy JP-G9: Green Belt.

NPPF Chapter 13 - Protecting Green Belt Land and OL policies of the UDP set out the national and local considerations of development within the Green Belt. UDP Policies are largely consistent with the NPPF and therefore hold significant weight. The policies of the NPPF hold substantial weight in terms of the consideration of development within the Green Belt, not least as these policies are more up to date than the UDP.

Paragraph 152 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 153 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 of the NPPF makes it clear that development in the Green Belt is inappropriate unless one of eight exceptions apply:

- a. buildings for agriculture and forestry;
- b. the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, 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;
- c. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e. limited infilling in villages;
- f. limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g. limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
- h. Other forms of development provided they preserve its openness and do not conflict with

the purposes of including land within it. These are:

- i. mineral extraction;
- ii. engineering operations;
- iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;
- v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

UDP Policy OL1/4 - Conversion and Re-use of Buildings in the Green Belt is not inappropriate development and would be permitted provided that:

- it would not have a materially greater impact than the present use on openness;
- any extensions of re-used buildings and any associated uses of land surrounding the building do not conflict with the openness of the green belt;
- the buildings would be capable of conversion without major or complete reconstruction; form, bulk and design would be in keeping with the surroundings;
- suitable access and traffic can be accommodated;
- necessary services can be provided;
- no damage to habitats or protected species.

In terms of the requirements of the NPPF, paragraph 153 of the Framework states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt and that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

The proposed development would involve the conversion of an existing building to 5 dwellings. The building is constructed from stone with a slate roof and as such, is capable of conversion. The issues of form, bulk, design and access will be addressed later in the report. Therefore, the proposed development would be in accordance with the exception in paragraph 154 h) iv of the NPPF and would be appropriate development.

#### Impact on Openness

The proposal seeks to convert the building, with no extensions. The proposed development involves the creation of an access to the side of the building and a car park and bin storage area to the rear. These changes would involve the erection of a wall with a planted hedgerow along the northern boundary. The proposed conversion of the building and the proposed changes to the side and rear would not cause significant harm to the openness of the Green Belt. Therefore, the proposed development would not have significant adverse impact upon the openness of the Green Belt and would be in accordance with UDP Policy OL1/4 and the NPPF.

#### Access to services and amenities

PfE Policy JP-C1: 'An Integrated Network' seeks to deliver an accessible low carbon Greater Manchester. They seek to do this via a range of measures, including, amongst other things, delivering a pattern of development that minimises both the need to travel and the distance travelled by unsustainable modes to jobs, housing and other key services and locating and designing development, to deliver a significant increase in the proportion of trips that can be made by walking, cycling and public transport

The application site is on the main Walmersley Old Rd and is within a short walk of the bus stop. This bus stop has an hourly service, therefore linking the village to the public transport network within the borough. Although the representations received, concern has been raised over how long this service will last, the Council has to take into consideration that the settlement of Mount Pleasant is served by an hourly bus service.

#### Loss of a Community Facility

NPPF 2024 makes clear that to support a prosperous rural economy, planning decisions should enable the retention of accessible community facilities including public houses. Paragraph 88 of the NPPF states planning policies and decisions should enable, amongst other things, the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

PfE Policy JP-P3: 'Cultural Facilities' seeks to develop and support cultural businesses and attractions, where appropriate, including, amongst other things, protecting existing heritage, cultural and community venues, facilities and uses.

Representations received, assert weight should be given to the emerging Draft Local Plan, Policy LP-CM4: 'Community facilities' which seeks to resist proposals that would result in the loss of sites and premises currently, or last used for the provision of community facilities and states:

"Their loss will only be accepted if:

- a. It can be clearly demonstrated that the community use is no longer needed or economically viable; or
- b. Alternative provision of equivalent or greater community benefit is made available in a location that continues to serve the community from which the facility is to be lost."

In terms of the weight to be given to this Draft Local Plan policy, the preparation of the Council's local plan is at early stage in the preparation process of creating a new Local Plan. It is part way through Regulation 18 stage which allows local planning authorities to seek public and stakeholder feedback on draft options and issues before a more formal consultation under Regulation 19 Publication stage. The Council is currently in the process of reviewing the representations received following closure of the initial consultation period ending in May, 2025.

Due to the Council's Draft Local Plan being at this stage, case law directs Council's to give a Draft Local Plan at this stage in the plan preparation process very limited weight. In contrast, the adopted plans; Bury Unitary Development Plan and the Greater Manchester Places for Everyone Joint Development Plan, should be given full weight in the assessment of planning applications.

In addition to the above, it is important to understand the history of the site becoming vacant. The application site was put up for sale for approximately three years before the former landlord retired and its closure at the end of October 2017 as a result of the former landlord retiring. Since its closure local residents have formed a community cooperative, 'The Raglan Community Hub' (RCH), who have advised that since the closure of the Pub they have established a legal structure, won grant aid to support their efforts, commissioned a specialist professional survey and valuation of the pub and developed a Business Plan setting out a financial and organisational model for its successful renovation and reopening. The RCH was helped with this work by other successful community based 'Pub Is The Hub' initiatives. The RCH also asked the Council to include the building on the Council's List of



## Assets of Community Value (ACV).

The process of including Assets of Community Value on the Council's ACV list is separate from the planning process. It recognises that the land has in the recent past furthered the social wellbeing of the interests of the community. Section 88(2) of the Localism Act 2011 provides that land in a local authority's area is an ACV if:

'There is a time in the recent past when an actual use of the building or other land that was not an ancillary use furthered the social wellbeing or interests of the local community, and it is realistic to think that there is a time in the next five years when there could be a non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or interests of the local community'.

The effect of the listing is that if the landowner intends to sell the land, community interest groups have a right to be treated as a potential bidder and if they do so, the sale cannot take place for six months to allow the community group to put a bid together. However, at the end of this "moratorium", it is entirely up to the owner to determine whether a sale goes through, to whom, and for how much. There is no requirement for the owner to accept an offer that may be made by the community and this means that the community bid may not be the successful one.

It is also important to note that the provisions also do not place any restriction on what an owner can do with their property, once on the list, so long as it remains in their ownership. This is because it is planning policy that determines permitted uses for particular sites. In this regard, planning applications have to be determined in accordance with the development plan unless material considerations indicate otherwise.

The owner of the site gave notice to the Council of the intention to sell the site on 02/07/2018. This triggered the 6 month moratorium period where the owner could not sell the site unless to a local community group.

Through the ACV process, the owner is under no obligation at any point to sell the pub to the community group, providing the 6-month moratorium has been adhered to, which in this case it was. The applicant also does not have to demonstrate whether the pub is or was a viable business and they can choose to seek alternative uses should they wish. After the moratorium, the owner is free to sell the site to whoever they chose and at whatever price.

The moratorium ended on 02/01/2019 and whilst the Raglan Community Hub submitted a bid for the application site, it was not an acceptable bid to the former owner of the building and therefore the application site was not sold to the community group.

The application site was subsequently sold to the applicant in 2020 and following the sale, the Council was required to remove the site from the Council's ACV Register. It would have been removed in any event after 5 years. Following the sale local residents subsequently sought to re-include the building on the ACV list which was unsuccessful. In light of the above, the application site is no longer on the Council's list of Assets of Community Value. As such this has no material weight in the planning consideration.

Whilst considering residents concerns and their assertion they have the funds to both buy and run the building as a pub again, the applicant has advised that the offer verbally given to him was not enough and also points out that the offer was not put forward formally. The planning application process cannot force an owner to sell their site.

Taking the above into consideration; the fact that the former owner tried to sell the site as a

going concern before selling to the applicant, the offers made to the current owner (the applicant) and that the owner does not want to sell the building to the community at the price they have offered and that the planning system cannot force an owner to sell their land/property, along with the fact that the closure of the pub occurred at the end of October 2017, the Grade II listed building has been vacant and thus the former pub has not served as a community facility for the last 8 years, or held a place within the community for the same length of time and it is clear through the AVC process and since that time, that the community has not been able to purchase it. The building has therefore has not been recently used or is presently used for or by the community. These facts lead officers to conclude that the proposal does not conflict with PfE Policy JP-P3: 'Cultural Facilities'.

#### Principle of Development Conclusion

The proposed development of converting the existing building would comply with Green Belt Policy and would not have a significant adverse impact upon the openness of the Green Belt.

It has been demonstrated that there is no justification to resist the application based on the loss of the community pub that has now been vacant for very nearly 8 years, which has been proved through the AVC process and following it.

Based on the above, the proposal to convert the building into 5 dwellings would be acceptable in principle and would be in accordance with Policies H1/2 and OL1/4 of the UDP and the relevant paragraphs of the NPPF.

#### **Heritage Assets**

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision makers to have special regard to the desirability of preserving a listed building or its setting or any feature of architectural or historic interest it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving a listed building and the setting of a listed building.

Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Paragraph 202 of the NPPF states heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations

Paragraph 210 of the NPPF states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

Paragraph 213 states any harm to, or loss of, the significance of a designated heritage

asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Mount Pleasant conservation area is located on the exposed shoulder of Snape Hill below Harden Moor to the north of Bury. According to the Mount Pleasant Conservation Area Appraisal the settlement developed as an isolated factory village and illustrates an important aspect of early textile industrial growth in the Upper Pennine area. The Mill complex employed over a 100 people at its height.

The Mill has now been demolished and the village redeveloped to incorporate new housing which blends into the stone terrace style of the original village. The conservation area covers the whole of the building group. The earliest surviving buildings date from the 18th century and substantial numbers of the buildings have been included on the National Heritage List for England (NHLE), including the former Public House and the adjoining terrace, which are all designated as Grade II listed buildings. Together they form a group of listed buildings providing group value within the conservation area.

It is understood and accepted that the heritage significance of the former Lord Raglan Public House is derived from its architectural and historic interest by virtue of its age, design, use of local materials and its communal connection to the factory village and as such it makes a strong contribution to the character and appearance of the conservation area.

In respect of the proposed internal adaptations, the proposal would result in works that would be reversible requiring the soft strip of non-historic fixtures and fittings within the building. As such, subject to sympathetic windows, doors, rooflights and fenestration details being used, where they need to be replaced, its group value within the conservation area would be preserved and its significance as a listed building would not be harmed. Similarly the proposed sprinkler system to meet GM Fire Service requirements is considered to not harm the listed building.

In terms of the external alterations to the listed building, the submission contains plans indicating timber top hung windows would be provided. The Conservation Officer has indicated that mock sash windows would be appropriate but of a single sash sliding type. On the front roofslope of the property two rooflights are proposed to serve two bedrooms. It is considered that these rooflights should be conservation area style rooflights. Details in relation to window details, rooflights and rainwater goods have been secured by condition.

Subject to the use of conditions, the proposed works and changes would safeguard the character of the listed building and minimise the effect any external changes on the character and appearance of the conservation area.

The works proposed within the area to the rear and side of the listed building, within its former rear service area, include; removal of soft landscaping, creation of a slightly wider access and the regrading of this part of the application site, to create a level area in which to accommodate the proposed car parking, a small amenity area for future occupiers, and the refuse storage and cycle storage facilities.

This area of the proposals would have the more noticeable effect on visual amenity primarily due to the loss of the planting and trees that are currently present on the application site. These are visible in views from Bury Old Road and also from the rear of neighbouring properties.

The proposal also includes rebuilding the boundary wall separating the site at its lower level from the former car park that was associated with the building and its former use as a Public

House. However, the proposed external changes could be sympathetically incorporated into the area at the side and rear of the building by constructing the proposed altered boundary walls out of materials appropriate to this rural conservation area and securing soft planting within the proposed amenity space to the rear of the building and on top and/ or within the proposed new retaining wall. This would be secured by planning condition.

The proposed alterations to form parking provision, landscaping, bin storage and amenity space would have no more significant visual impact on the setting of the listed building than the existing arrangements have. As such, the alterations listed above would not lead to any loss of significance of the listed building. Similarly, the external proposals would result in a small reduction of the former car park, which represents a negative feature within the conservation area, and would have no more of an impact upon the conservation area than the existing arrangements. As such, the proposed development would be considered to be neutral in terms of impact and therefore would preserve the character and appearance of the conservation area.

In conclusion, the proposed development would preserve the character of the listed building and the conservation area and would be in accordance with Policies EN2/1, EN2/2, EN2/3 of the Bury Unitary Development Plan and Policy JP-P2 of the Places for Everyone Joint Development Plan and the NPPF.

### **Highway Safety**

PfE Policy JP-C8: 'Transport Requirements of New Development' states that new development will be required to be located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, livable and sustainable environments. It also requires, amongst other things, developments to make adequate car parking provision, including for disabled drivers and passengers; ensuring that car parking provision is well integrated and unobtrusive, so it supports the street scene and incorporates enough secure and covered cycle parking to meet long-term demand from occupiers and visitors in a convenient location that helps to maximise its use.

The application site is on the main Walmersley Old Rd and it has a bus stop linking it to the public transport in close proximity. Vehicular access is proposed to the side of the former Public House, between the property and the former car park. This would utilise the existing access and lead to a parking area, refuse storage and an amenity area.

The Traffic Section has raised objections to the proposed intensification of use of this existing access, which they consider to be sub-standard in design and have also raised concern that the visibility splay to the north of the access relies on land not within the applicants ownership.

To address these objections, the planning application is supported by a Transport Statement prepared by WA (ref ST20131 0001) which demonstrates that there is sufficient visibility for vehicles emerging from the site access in line with advice in Manual for Streets (MfS) based on a 30mph speed limit (referring to WA drawing number ST20131-004) and that a large refuse collection vehicle has sufficient space to utilise the proposed site access for turning (referring to WA drawing number ST20131-005).

Whilst it is recognised that reversing manoeuvres present a higher safety risk than forward manoeuvres, it should also be acknowledged that existing traffic flows on this part of Walmersley Old Road are very low. The proposed development of 5 dwellings would generate significantly less traffic than the existing use of the building as a pub. As such, the level of traffic using this road would not be materially changed by the proposed development, and chances of any interactions with existing vehicles would be very low. In

addition, it is evident that the Council collect refuse from properties located north of the application site and therefore it is unlikely the refuse wagon would turn around here, particularly as the Council's Waste Management and Collection team have not used the former pub car park for turning round since the closure of the pub and the car park a few years ago.

In addition, the proposal provides a splayed access. The visibility splay to the north of the application site crosses the former car park, which is not within the applicants ownership. However, it should be noted that no application has been submitted to the Council for development on this land and the land would remain open. If an application was to be submitted, the Council could reasonably insist that the visibility splay for the current proposal must be accommodated within any proposed development. As such, the proposed development would provide the required level of visibility and would not be detrimental to highway safety.

The applicant has also amended the layout of the proposed rear car park so any users would enter and leave the proposed car park in a forward gear. This would ensure that future users would have a safe access/egress which they could enter and leave in forward gear.

In their recommended reason for refusal, the Traffic Section has raised objections relating to the car parking provision being inadequate and substandard, at a site where off-highway parking could be "easily accommodated" on the former car park. As such, the proposed parallel parking spaces, would lead to vehicles parking and carrying out manoeuvres on Walmersley Old Road to the detriment of the free flow of traffic. The applicant has confirmed that the car park is in separate ownership and does not form part of this application.

Walmersley Old Road is a cobbled road that is effectively made single-track by existing kerbside parking, leading to a low-speed environment leading to surrounding farms and properties. Along Bury Old Road in front of the terraces which face onto the road, kerbside parking is part of the existing character of the road, and continuation of this at the site frontage would have no material impact on the operation of the road.

Walmersley Old Road is generally a low speed road which has negligible amounts of through traffic, as there are only a handful of farm and former farmstead properties who access their homes and businesses by the road to the north of the site and therefore collisions are likely to be very low, and certainly not severe, as the NPPF requires.

Therefore, the proposed development would not have a severely detrimental impact upon highway and pedestrian safety and would be in accordance with Policies EN1/2, H2/1 and HT2/2 of the Bury Unitary Development Plan and Policies JP-C5, JP-C6 and JP-C8 of the Places for Everyone Joint Development Plan.

### **Parking**

The application site is located within Parking Standards Zone 4, as defined by SPD11. This SPD requires that apartment developments provide car parking provision of 1.5 spaces per apartment/ dwelling, 1 covered and secure cycle parking storage provision per residential unit, and either 6% of the parking spaces should provide bays suitable for disabled parking, or 3 disabled parking spaces, whichever is the greater.

This equates to 8 parking spaces, 5 secure cycle storage provision and 3 disabled parking bays.

The proposed development would provide 7 parking spaces, 1 disabled parking bay and no

cycle parking would be provided. 6 parking spaces would be provided at the rear of the building and there would be 1 parking space and 1 disabled parking bay at the front of the building.

The applicant has also removed one formal car parking space initially proposed to the front of the building, to aid in visibility at the access to the rear car park. Given the nature and location of the development and given that only 1 of the apartments has a level access for a person with mobility difficulties, the number of parking bays and disabled parking spaces would be acceptable in this instance. This is acceptable given the application site is a listed building and the provision of a lift within the building would be highly likely to adversely affect the historic fabric of the listed building.

The submitted Transport Assessment presents census data from 2021 that shows that the overwhelming majority of households within the existing village own 1 or 2 cars. There is no evidence to dispute this claim and no reason to assume that future residents of the proposed development would have a higher prevalence of car ownership, particularly as the development comprises apartments. It is proposed that each apartment would have at least one designated car parking bay and therefore 3 spaces would operate on a first home basis.

Whilst cycle parking is referred to in the supporting information, none is shown on the proposed plans. The submitted floor plans and site plans demonstrate that there is space both within the basement area of the building to safely secure bikes and this could be secured by a condition.

Therefore, the level of parking provision would be acceptable, and the proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

### **Drainage/Flooding**

The site is not in an area at risk of flooding and has previously been in use, with the building already served by drainage. The proposal is not expected to increase flooding further down stream.

In respect of the surface water drainage and flooding, particularly from the proposed changes to the land to the rear of the application building, concerns have been raised within the representations received that discharge of water onto adjoining farm land would not be acceptable to the land owner, as it would prevent the use of their agricultural land for their agricultural business. In respect of this, paragraph 200 of the NPPF is clear that new developments should not put unreasonable restrictions on existing businesses.

The Drainage Section have therefore been made aware of this concern and have no objections, subject to the inclusion of a condition relating to surface water drainage. scheme. On the basis of this, it is considered the proposal would sufficiently accord with PFE Policy JP-S4: Flood Risk and the Water Environment, and would also meet the requirement of paragraph 200 of the NPPF.

### **Layout and Design**

The application site sits within the Pennine Foothills (West/South Pennines), Knowl and Rooley Moors, Fringes and Foothills, landscape character area.

PfE Policy JP-G1: 'Landscape Character' requires development within a Landscape Character Type, should reflect and respond to the special qualities and sensitivities of the key landscape characteristics of its location, including having regard to:

- Topography, geology and drainage;

- Land use and field patterns;
- Semi-natural habitat and woodland cover;
- Archaeology and cultural heritage;
- Settlement, road pattern and rights of way; and
- Views and perceptual qualities.

The interface of new development with the surrounding countryside/landscape is of particular importance. These transitional areas require well-considered and sensitive treatment.

By virtue of securing a new use for the listed building, subject to the repair, alteration and maintenance materials for the building being secured by condition, the proposals would enhance the worn down appearance of the building and in turn the landscape in which the building is set. Similarly, planning conditions can be used to ensure the alterations proposed to the rear of the site, including the proposed retaining walls, are constructed in materials appropriate to this rural landscape and are suitably landscaped. Therefore, the proposed development would be in accordance with Policies EN1/2, JP-G1 and JP-P1.

PfE Policy JP-H3: 'Type, Size and Design of New Housing' states that all new dwellings must:

1. Comply with the nationally described space standards; 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.

This is further supported by UDP Policy H2/4: 'Conversions' that seeks to consider the impact of any proposals on the amenity of the occupants.

The proposed apartments would each provide two bedrooms. All bedrooms proposed exceed the minimum bedroom sizes set out in the nationally prescribed space standards and would therefore provide a satisfactory level of living accommodation. Three of the five apartments proposed would be duplex apartments and all habitable rooms would be served by windows, thus the proposal would secure a satisfactory standard of living for future occupiers.

Compliance with Part M4(2) is secured by condition.

### **Ecology**

PfE Policy JP-G8: 'A Net Enhancement of Biodiversity and Geodiversity' states that through local planning and associated activities a net enhancement of biodiversity resources will be sought. This is supported by UDP Policy EN6/3: Features of Ecological Value that seeks to retain, protect and enhance the natural environment and seeks to retain features of ecological or wildlife value. Paragraph 187 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment. Policy EN8/2: 'Woodland and Tree Planting' supports and encourages new woodland and tree planting within the borough.

### **Bats**

The loft of the existing premises has already been converted, and the external works required to facilitate the proposed conversion are minor. As such, Greater Manchester Ecology Unit (GMEU) consider that the proposal would be a low risk for bats and recommend that an informative would be appropriate informing the applicant of what should be done should a bat/ bats be found during works.

### Other Protected Species

GMEU are satisfied that it is very unlikely that any other protected species will be present within the building, on or within the zone of influence of the development. No further information or measures are therefore required.

### Nesting Birds

The development appears to result in the loss of the trees/shrubs to the rear of the existing building, potential bird nesting habitat. Birds may also nest on the exterior of the former public house. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. A condition has therefore been applied to restrict works to trees and shrubs to outside of the nesting season.

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

While every grant of planning permission in England is deemed to have been granted subject to the biodiversity gain condition, commencement and transitional arrangements, due to some exemptions. This means that certain permissions are not subject to biodiversity net gain (BNG). The application for planning permission was made before 2nd April 2024 and is therefore exempt from statutory BNG requirements.

That said, as set out above, paragraph 187 of the NPPF requires developments to contribute to an enhance the natural environment and this can still be accommodated within the development through suitable mitigation. The development would result in the loss of a small area of vegetation to car parking to the rear of the existing buildings. Potential adverse effects on wildlife include loss of bat roosting and bird nesting opportunities. It appears likely that full mitigation could be achieved on the site through appropriate soft landscaping proposals. An indicative landscaping scheme has been submitted with the proposal that indicates areas of hedgerow and lawn, but no tree planting and no provision for bat and bird boxes. As such a landscaping condition is proposed to secure these details.

Subject to conditions securing both landscape/ countryside appropriate landscaping and bat and bird box provision, the proposal would accord with PfE Policy JP-G8.

### **Amenity**

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

The application site is attached to neighbouring residential properties via a flat roof two storey side addition. It has an open aspect to three of its four elevations. It has clear views to its front and rear over the adjoining countryside. Its north facing elevation overlooks the former car park associated with its former use and the countryside beyond

Other terraced properties are orientated at 90 degrees to the application site and are positioned to its south-west. The area to the rear of the application site borders detached garden areas, located to the rear of Nos. 13-28 Mount Pleasant.

The position of the openings on the existing building would not change and would all serve the proposed apartments. The first floor of the existing building was in use as residential accommodation for the landlord of the pub and as such, the proposed development would not have any greater impact upon the amenity of neighbouring properties than the existing arrangements.

The rooms in the roofspace would be served by rooflights and as such, would not have a significant adverse impact upon the neighbouring properties.



At the rear, the existing two storey rear flat roof extension would have full height glazing and would relate to a staircase. As this would not be habitable, the proposed glazing would be acceptable. In addition, a lightwell would be provided to ensure full illumination of the rear staircase.

The accommodation within the existing flat roof rear extension located to the rear and side of the building, is orientated to face away from neighbouring properties. Therefore, occupation of the building for the residential uses proposed would not directly overlook any neighbouring residential properties.

In terms of noise and disturbance, the permitted fallback use for the property is its use as a public house. At its busiest, this Public House served food and was well used, as is indicated by the size of the adjacent former car park. The proposed occupation of the building by up to 10 occupants (2 occupants per apartment), plus any visitors, would be quieter than the previous use. As such, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties in terms of noise.

Therefore, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties in terms of noise and loss of privacy/light and would be in accordance with Policies EN1/2, H2/4 and EN7/2 of the Bury Unitary Development Plan.

### **Carbon and Energy**

PfE Policy JP-S2: 'Carbon and Energy' sets out the steps required to achieve net zero carbon emissions. The submitted details state the proposals would align with the 2022 Part L Building Regulations and therefore the proposal accords with the requirements of this policy.

### **Digital Connectivity**

PfE Policy JP-C2: 'Digital Connectivity' requires all new development to have full fibre to premises connections unless technically infeasible and / or unviable. The policy supports the provision of free, secure, high-speed public wi-fi connections, particularly in the most frequented areas.

In compliance with PfE Policy JP-C2, the submission advises that the proposed development would support high-quality digital infrastructure through the following measures:

- Full Fibre Superfast Internet will be installed to the development, when and if it is available in Nangreaves.
- Mesh network throughout the property, ensuring seamless fast wireless internet to all rooms.

A mesh network Wi-Fi system uses multiple access points (nodes) to create a single, seamless Wi-Fi network throughout a home or building, eliminating dead zones and providing consistent coverage. Unlike traditional routers, which broadcast from a single point, mesh systems distribute the Wi-Fi signal from multiple access points, ensuring a strong and reliable connection everywhere. The proposal would therefore comply with Policy JP-C2.

### **Response to objections**

- With regards to the asset of community value, the Lord Raglan is no longer listed as a

- formal ACV and has stood vacant for 8 years.
- As detailed above, the proposed development would bring back into use an important historic building within the conservation area which would preserve the longevity of the building for years to come. The proposed development is therefore considered to be appropriate development in compliance with planning policies and which would contribute to the Borough's housing stock.
- Details of materials would be sought by condition to ensure an appropriate and sympathetic development.
- A Construction Traffic Management Plan, including a dilapidation survey prior to the commencement of development would be included.
- A scheme for 5 apartments is considered not to be of a scale to add significant levels of traffic to the area to cause demonstrable highway safety or parking issues.
- All other issues raised have been covered in the above report and by condition relevant.

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

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

**Recommendation:** Approve with Conditions

### **Conditions/ Reasons**

1. The development must be begun not later than three years beginning with the date of this permission.  
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings -
  - Location plan 101 rev 2
  - Site - block plan 102 rev 2
  - Existing and proposed site plan 002 rev 17
  - Existing GA plans 002
  - Existing elevations 003 rev 2
  - Proposed GA plans 004 rev 3
  - Fire plan 020 rev 3
  - Finishes 030 rev 2
  - Window schedule and elevations 081 rev 2
  - Setting out elevations 012 rev 1
  - Driveway and retaining walls sections - proposed 221 rev 2
  - Driveway and retaining wall sections - proposed 0.221 rev 2
  - Driveway and retaining wall sections - existing 222
  - Existing and proposed sections 223
  - Existing and proposed landscape plan 0.002 rev 17
  - Existing and proposed sections - pub rear 0.223

and the development shall not be carried out except in accordance with the

drawings hereby approved.

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

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

- I. 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).

4. No development hereby permitted (except demolition and site clearance) shall take place until the works relating to land contamination detailed below are fully completed:  
In accordance with the findings of site characterisation and risk assessment as previously approved, documents from the following shall be submitted to the Local Planning Authority for approval:

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

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

5. The development hereby permitted within any approved phase shall not be occupied/brought into use until the works relating to land contamination detailed below are fully completed:  
Where remediation is required, it shall be carried out in full accordance with the approved Remediation Strategy.  
A Verification Report must be submitted to the Local Planning Authority for approval upon completion of remediation works. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.  
Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

6. The development hereby approved within any approved phase shall not be

brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

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

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

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

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

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

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

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

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

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

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies JP-G8: A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

9. A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include native tree and shrub planting and the provision of bat and bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the buildings is first occupied or within the first available tree planting season, 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.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

10. Development shall not commence until details of surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The scheme 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 Policies JP-S4 Flood Risk and the Water Environment and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

11. Prior to first occupation of the development hereby approved, a sprinkler/misting system to meet the requirements of BS 9251:2014 or other subsequent standard that meets the requirements of Greater Manchester Fire and Rescue Service and deemed suitable to overcome the site's emergency access deficiencies, shall be installed in each of the dwellings hereby approved and shall thereafter be maintained at all times.

Reason. In the interests of fire safety and to ensure the safe and satisfactory development of the site and for its future occupiers pursuant to Development Plan Policies H1/2 - Further Housing Development, H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design and JP-C8-Transport Requirements of New Development.

12. Notwithstanding the submitted information, no development shall commence until details of all external materials and finishes to be used for the repair, maintenance and refurbishment of the building, the erection of any external boundary walls and for the retaining walls has been submitted to, inspected, and approved in writing by the Local Planning Authority. All works shall be undertaken in accordance with the details so approved which shall thereafter be maintained for the lifetime of the development.

Reason. A pre-commencement condition is required in order to ensure that the details are satisfactory to preserve the listed building and its setting and character in accordance with EN2/1 - Character of Conservation Areas, EN2/2 - Conservation Area Control, EN2/3: Listed Buildings of the Bury Unitary Development Plan, Policy JP-P2: Heritage of the Greater Manchester Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

13. Prior to occupation the applicant shall provide:

{Residential less than 10 parking spaces}

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

space.

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

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

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

14. The development hereby approved shall not be commenced unless and until the scope of a photographic dilapidation survey of the access to the site has been submitted to/agreed with the Local Planning Authority and the undertaking of the agreed dilapidation survey has been submitted to and approved by the Local planning Authority. Within one month of completion of the development, a further survey shall be undertaken to assess the condition of the route. Any remedial works required as a result of damage caused by demolition/construction traffic shall be undertaken at the expense of the applicant to a specification and programme to be agreed with the Local Planning Authority.

Reason. To maintain the integrity of the adjacent Public Right of Way and in the interests of highway safety pursuant to Bury Unitary Development Plan Policies H2/2 - the Layout of New Residential Development, and JP-C8 - Transport Requirements of New Development.

15. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:

1. Access route for all construction vehicles to the site from the Key Route Network;
2. Access point/arrangements for construction traffic from Radcliffe New Road and all temporary works required to facilitate access for construction vehicles;
3. If proposed, details of site hoarding/gate positions, incorporating the provision, where necessary, of temporary pedestrian facilities/protection measures;
4. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Radcliffe New Road;
5. Confirmation of hours of operation and delivery & construction vehicle sizes;
6. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;
7. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;
8. 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 measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the demolition/construction

period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials.

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 Streets for All, JP -C6 Walking and Cycling and JP-C8 - Transport Requirements for New Development.

16. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the development hereby approved being brought into use.  
Reason. To ensure good highway design and adequate off-street car parking arrangements and provision, in the interests of road and pedestrian safety pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development, HT2/4 - Car Parking and New Development and Supplementary Planning Document 11: Parking Standards in Bury.
17. The bin storage facilities indicated on the approved plans shall be made available prior to the use hereby approved commencing and maintained thereafter.  
Reason. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway pursuant to Development Plan Policies En1/2 - Townscape and Built Design, H2/4 - Conversions, H2/2 - The Layout of New Residential Development, JP-C5 Streets for all, JP-C6 Walking and Cycling and JP-P1 Sustainable Places.
18. The turning facilities indicated on the approved plans shall be provided before the development hereby approved is first occupied 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 Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 Streets for All, JP -C6 Walking and Cycling and JP-C8 - Transport Requirements for New Development.
19. 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.
20. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to F of Part 2 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.  
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Development Plan listed.
21. No development shall commence unless and until a scheme for secured cycle

storage has been submitted to and approved by the Local Planning Authority. The approved scheme only shall thereafter be implemented prior to first occupation and thereafter maintained.

Reason. To provide acceptable levels of facilities for future occupiers and provide alternative means of sustainable travel pursuant to Policies H2/4 of the Bury Unitary Development Plan, Policy JP-C6 of the Places for Everyone Joint Development Plan and Supplementary Planning Document 11 - Parking Standards in Bury

22. All roof lights shown on drawing no. DA18037 012 rev 1 - Setting out elevations shall be of a 'conservation style' to sit flush with the roof surface and shall not protrude from the roof plane.

Reason. To ensure a sympathetic relationship with the character and appearance of the host building, a listed building and in accordance with the requirements of Policies EN2/3: Listed Buildings of the Bury Unitary Development Plan, Policy JP-P2: Heritage of the Greater Manchester Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

For further information on the application please contact **Claire Booth** on **0161 253 5396**





**Ward:** North Manor

**Item** 06

**Applicant:** Windlehurst Estates Limited

**Location:** Lord Raglan, Mount Pleasant, Nangreaves, Bury, BL9 6SP

**Proposal:** Listed building consent for conversion of existing public house to 5 no. apartments

**Application Ref:** 70214/Listed Building  
Consent

**Target Date:** 06/05/2024

**Recommendation:** Approve with Conditions

### **Description**

The proposal relates to a vacant public house and its rear and side curtilage. The Public House is a Grade II Listed Building and falls within the Mount Pleasant Conservation Area and the Green Belt. The application site also sits within the Pennine Foothills (West/South Pennines), Knowl and Rooley Moors, Fringes and Foothills Landscape Character Area.

The site is situated to the north of the former cotton mill complex and associated factory village Mount Pleasant. It is in an elevated position relative to the neighbouring buildings to the south. The cobbled road on which the property fronts rises up hill towards Harden Moor.

The land falls westwards from the rear of the building and continues to rise to the north and east. The northern boundary of the application site forms the southern boundary of the car park that was previously associated with the former public house use. This boundary is formed by retaining walls at the juxtaposition with the curtilage area to the public house, which is at a significantly lower level than the former car park.

During the course of this application, the development proposals have revised and reduced, with the submitted red edge to exclude the car park formally used by the Public House, on which the initial scheme proposed the erection of 3 no. terraced dwellings on the car park area. These have been removed from the proposal, hence the proposal now solely seeks permission to convert the building into 5 x 2 bedroom apartments and for changes to the area to the rear of the former Pub.

This application seeks Listed Building Consent.

The conversion of the Lord Raglan would comprise:

- Insertion of two rooflights to the principal roof slope;
- Installation of a glazed roof lantern on part of the existing flat roof rear extension;
- Demolition of an external steel staircase and blocking up of the associated fire door;
- Conversion of the public house to 5 no. two bedroom apartments.
- Removal of the trees and planting to the rear of the building and re-grading of the land to the rear of the building to create car parking provision and space for refuse storage
- Erection of retaining walls to the side and rear of the listed building.

The submission is supported by a Planning, Design and Access Statement and a Heritage Statement and a statement on the proposals compliance with relevant policies within the

Places for Everyone Joint Development Plan.

A full planning application has also been submitted for the conversion of the Lord Raglan , reference 70213.

### **Relevant Planning History**

59669 - Listed building consent for installation of defibrillator and cabinet on front elevation. Approve with Conditions 31/03/2016

64476 - Conversion of existing public house to 4 no. apartments and erection of 6 no. terraced houses. Withdrawn by Applicant 10/12/2019

64594 - Listed building consent for conversion of existing public house to 4 no. apartments and erection of 6 no. terraced houses. Withdrawn by Applicant 10/12/2019

65331 - Listed building consent for conversion of existing public house to 4 no. apartments and erection of 4 no. terraced houses. Withdrawn by Applicant 09/09/2022

65428 - Conversion of existing public house to 4 no. apartments and erection of 4 no. terraced houses. Refused 14/04/2022.

70213 - Conversion of existing public house to 5 no. apartments and erection of 3 no. terraced houses on existing car park - Presently undetermined.

### **Publicity**

Due to the application being a Grade II Listed Building, located within Mount Pleasant Conservation Area, the application has been advertised in the Press and by Site Notice. 115 letters to both nearby properties, Councillors and persons who made representations to the original scheme have been sent.

5 representations have been received which raise the following issues -

- The revised plans area cosmetic changes to previously refused applications.
- Building on the car park conflicts with the policy around the local conservation plan, green belt and are further reasons to refuse this application.
- The pub is also a Grade II listed building and was the only building in Nangreaves where locals could get together.
- The Council recognised the pub as an asset of community value and the community has come together with a viable business plan to buy and reopen it as a community pub in line with other thriving community owned hubs throughout the country.
- We need a community hub for the village.
- There is already a large new build estate less than a mile from the pub, therefore additional housing is not required in the area.
- I presume the application still contravenes numerous constraints and policies, particularly H1/2, EN1/1, EN1/2, EN2/1, EN2/2, EN2/3, OL1/2 and OL1/3 of the Bury UDP and NPPF
- Question the ability of emergency services to react to potential incidents north of Mount Pleasant.

- It also reduces the turning spaces for all vehicles but especially large ones in the cul-de-sac that is Walmersley Old Rd/Bury Old Rd.
- Do we really want fire tenders and trailered farm vehicles performing a U-turn on the widest part of the lane, a road bridge over the M66?
- The current owners care nothing for the village as demonstrated by the dilapidation they have allowed to scar the village. Please do not allow this change of use and inappropriate development.
- The road cannot take any more traffic

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

### **Statutory/Non-Statutory Consultations**

**Listed buildings - National Amenity Societies:** No comments received.

**Conservation Officer:** No objection subject to conditions.

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

### **Development Plan and Policies**

NPPF	National Planning Policy Framework
EN1/2	Townscape and Built Design
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN2/3	Listed Buildings
JP-P2	Heritage

### **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.

### **NPPF and the Presumption in Favour of Sustainable Development**

The NPPF at Paragraph 7 outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraphs 8-10 provide more details on sustainable development with paragraph 8 identifying that the planning system has three overarching objectives (economic, social and environmental) which are interdependent and need to be pursued in mutually supportive ways.

Paragraph 10 advises that so that sustainable development is pursued in a positive way at the heart of the framework is a presumption in favour of sustainable development. The Framework should be read as a whole (including its footnotes and annexes). Paragraphs 11 and 12 re-affirm that decisions should be taken in accordance with the development plan where it is up-to-date.

The National Planning Policy Guidance (NPPG) which lays out detailed guidance on the application of planning policy to accompany the NPPF. Due regard should be given to this guidance when determining planning applications.

### **Heritage Assets**

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision makers to have special regard to the desirability of preserving a listed building or its setting or any feature of architectural or historic interest it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building.

Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Paragraph 202 of the NPPF states heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations

Paragraph 210 of the NPPF states that in determining applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

Paragraph 213 states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Mount Pleasant conservation area is located on the exposed shoulder of Snape Hill below Harden Moor to the north of Bury. According to the Mount Pleasant Conservation Area the settlement developed as an isolated factory village and illustrates an important aspect of early textile industrial growth in the Upper Pennine area. The Mill complex employed over a 100 people at its height.

The Mill has now been demolished and the village redeveloped to incorporate new housing which blends into the stone terrace style of the original village. The conservation area covers the whole of the building group. The earliest surviving buildings date from the 18th century and substantial numbers of the buildings have been included on the National Heritage List for England (NHLE), including the Lord Raglan which is Grade II listed.

The Lord Raglan is set adjacent to a number of terraces which are also Listed Buildings. Together they form a group of listed buildings providing group value within the conservation area.

It is understood and accepted that the heritage significance of the former Lord Raglan Public House is derived from its architectural and historic interest by virtue of its age, design, use of local materials and its communal connection to the factory village and as such it makes a strong contribution to the character and appearance of the conservation area.

The conversion of the listed Lord Raglan would be acceptable in that it would be brought back into a viable use compatible with its conservation. The external works would be sensitively incorporated within the original fabric of the building and internally, works to convert the building into apartments would largely retain its legibility.

In respect of the proposed internal adaptations the proposal would result in works that would be reversible requiring the soft strip of non-historic fixtures and fittings within the building. However, it must be noted that there is nothing of any historical significance remaining within the building to the additions and alterations carried out over many years. As such, subject to sympathetic windows and doors being used, where they need to be replaced, its group value within the conservation area would be preserved and its significance as a listed building would not be harmed. Any replacement doors and windows can be secured by planning condition, and such a condition is therefore recommended. Sympathetic rainwater goods that are appropriate to a listed building and the conservation area are also recommended to be secured by planning condition.

The works proposed within the area to the rear of the listed building within its former rear service area, include removal of overgrown landscaping and the regrading of this part of the application site, to create a level area in which to accommodate car parking associated with the proposed development, a small amenity area for future occupiers, and the refuse storage and cycle storage facilities required for future occupiers of the building.

The proposal also includes rebuilding the boundary wall separating the site and its lower level from the former car park that was associated with the building and its former use as a Public House. However, the proposed external changes could be sympathetically incorporated into the area at the side and rear of the building by constructing the proposed altered boundary walls out of materials appropriate to this rural conservation area, and securing soft planting within the proposed amenity space to the rear of the building and on top and/ or within the proposed new retaining wall. These works are recommended to be secured by planning condition.

The alterations to parking provision, landscaping, bin storage and amenity space would have no more significant visual impact on the setting of the listed building than the existing arrangements. As such the alterations to that part of the setting of the listed building would not lead to any loss of significance of the listed building.

Given the above, it is considered that subject to the recommended planning conditions, the proposed conversion and associated changes to the rear of the listed building would either comply with, or not be contrary to, UDP policy EN2/3 - Listed Building, Policy JP-P2: Heritage of the Places for Everyone Joint Development Plan and the heritage policies within the National Planning Policy Framework.

### **Response to objections**

- The Asset of Community Value listing for the Lord Raglan expired in December 2022. The applicant purchased the building in 2019 and the community failed to purchase the

- building from the applicant (refer to the planning application ref 70213 for further detail).
- Issues raised relating to the Green Belt, Conservation Area, parking and access are not relevant to this Listed Building application and are detailed in the associated planning application.
- The analysis of this application concludes that the proposals to convert the listed building would bring back into use an important historic building which has been vacant since 2017 and as such would safeguard its future and historic importance. Adaptations and works would be sensitively carried out and conditions would secure the details of the external and internal works are carried out appropriately.

### **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 the expiration of three years beginning with the date of this permission.  
Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. This decision relates to drawings Project number DA18037 -

Location plan 101 rev 2  
 Site - block plan 102 rev 2  
 Existing and proposed site plan 002 rev 17  
 Existing GA plans 002  
 Existing elevations 003 rev 2  
 Proposed GA plans 004 rev 3  
 Fire plan 020 rev 3  
 Finishes 030 rev 2  
 Window schedule and elevations 081 rev 2  
 Setting out elevations 012 rev 1  
 Driveway and retaining walls sections - proposed 221 rev 2  
 Driveway and retaining wall sections - proposed 0.221 rev 2  
 Driveway and retaining wall sections - existing 222  
 Existing and proposed sections 223  
 Existing and proposed landscape plan 0.002 rev 17  
 Existing and proposed sections - pub rear 0.223

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

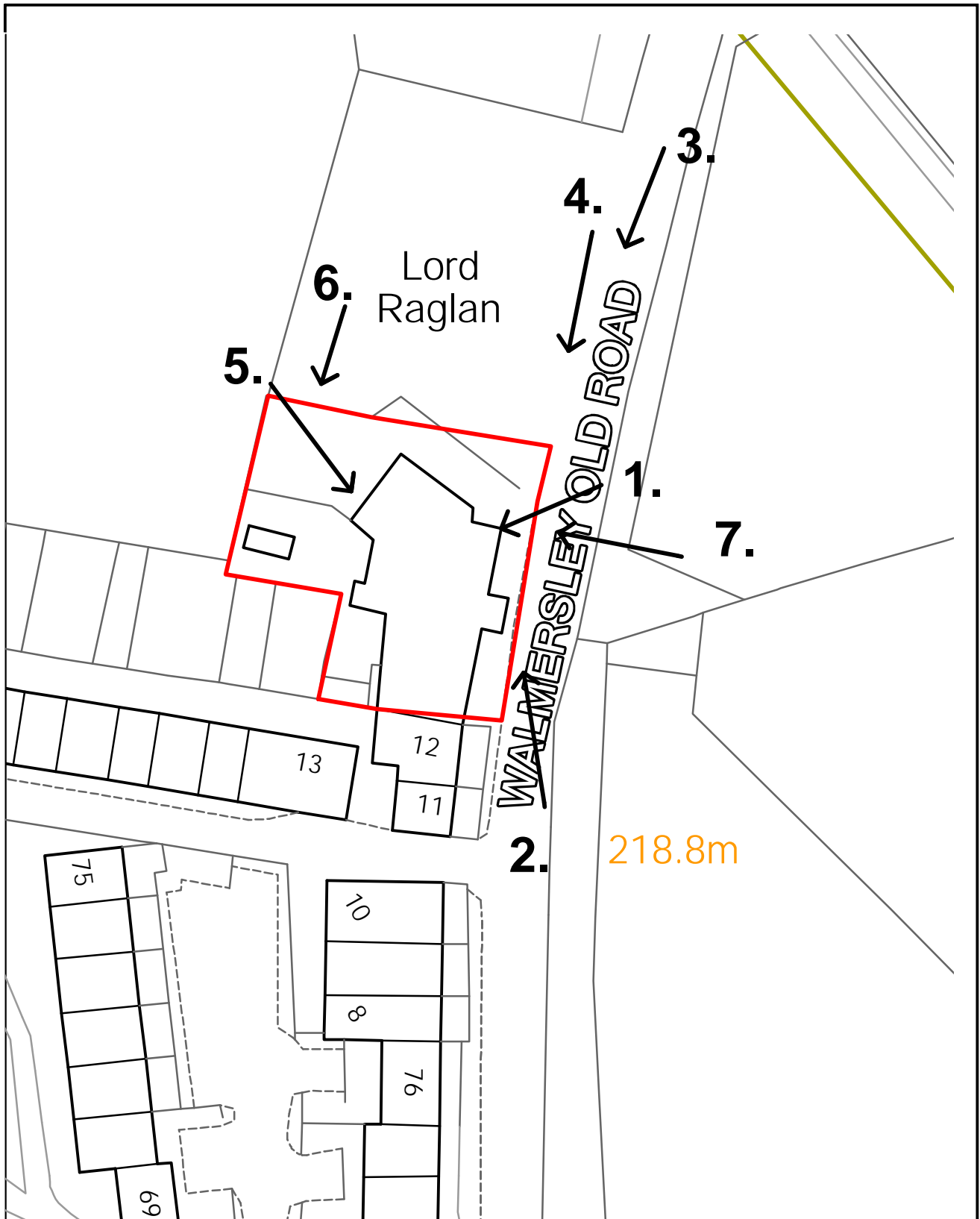
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.

3. Notwithstanding the submitted information, no development shall commence until details of all external materials and finishes to be used for the repair, maintenance and refurbishment of the building, the erection of any external boundary walls and for the retaining walls has been submitted to, inspected, and approved in writing by the Local Planning Authority. All works shall be undertaken in accordance with the details so approved which shall thereafter be maintained for the lifetime of the development.  
Reason. A pre-commencement condition is required in order to ensure that the details are satisfactory to preserve the listed building and its setting and character in accordance with EN2/3: Listed Buildings of the Bury Unitary Development Plan, Policy JP-P2: Heritage of the Greater Manchester Places for Everyone Joint Development Plan, and the National Planning Policy Framework.
4. Notwithstanding the submitted plans, all external joinery including windows and doors shall be of a timber construction only. Details of their design, specification, method of opening, method of fixing, finish, and there set back in to the reveals, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The works shall be carried out only in accordance with the agreed window and door details.  
Reason. In order to preserve the special architectural or historic interest of the building in accordance with policies EN2/3 - Listed Buildings, JP-P2 - Heritage and the principles of the NPPF.
5. All roof lights shown on drawing no. DA18037 012 rev 1 - Setting out elevations shall be of a 'conservation style' to sit flush with the roof surface and shall not protrude from the roof plane.  
Reason. To ensure a sympathetic relationship with the character and appearance of the host building, a listed building and in accordance with the requirements of Policies EN2/3: Listed Buildings of the Bury Unitary Development Plan, Policy JP-P2: Heritage of the Greater Manchester Places for Everyone Joint Development Plan, and the National Planning Policy Framework.
6. Details/Samples of the materials to be used in the external elevations of the retaining wall along the access road, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.  
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design

For further information on the application please contact **Claire Booth** on **0161 253 5396**



# Viewpoints - 70213 and 70214



ADDRESS: Lord Raglan, Mount Pleasant,  
Nangreaves, Bury, BL9 6SP



Planning, Environmental and Regulatory Services

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**70213 & 70214**

**Photo 1**



**Photo 2**



**70213 & 70214**

**Photo 3**



**Photo 4**





**70213 & 70214**

**Photo 5**



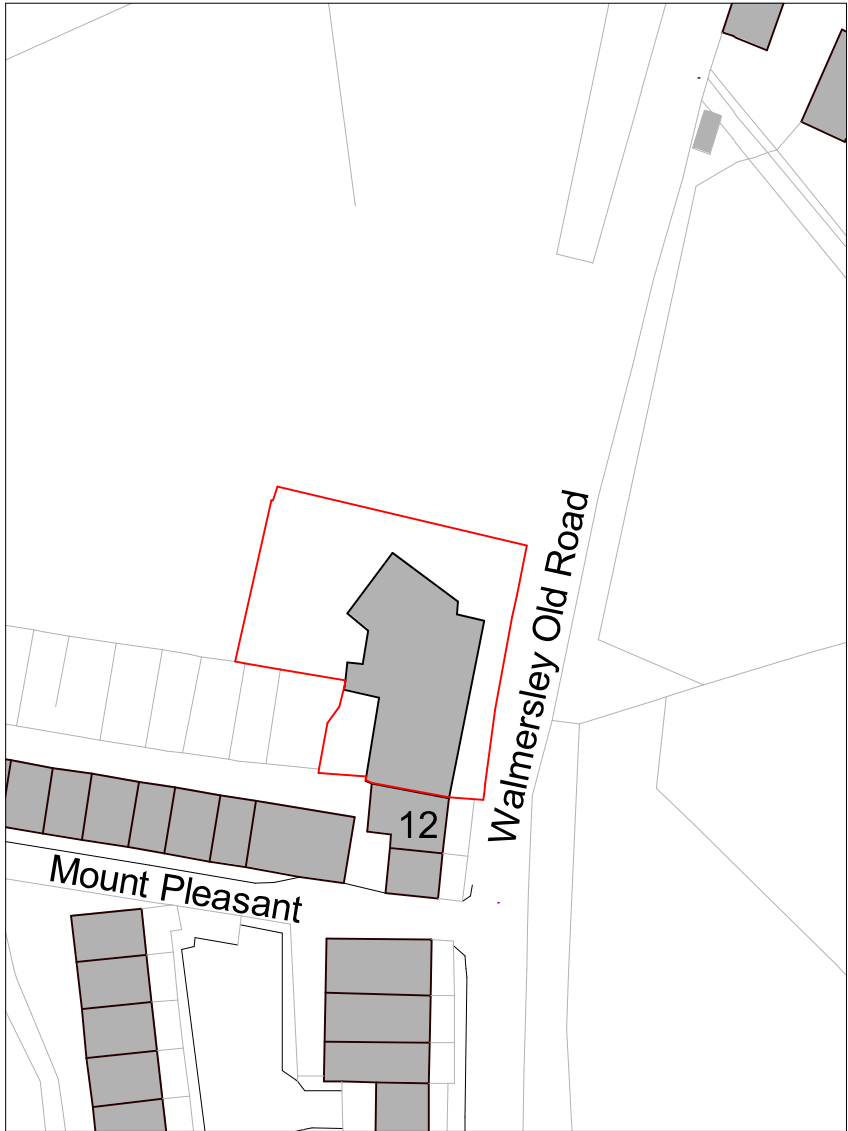
**Photo 6**



70213 & 70214

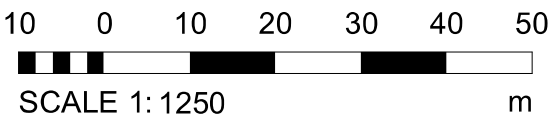
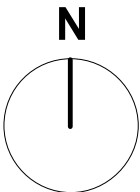
Photo 7





# 1. Site - Location Plan

1 : 1250



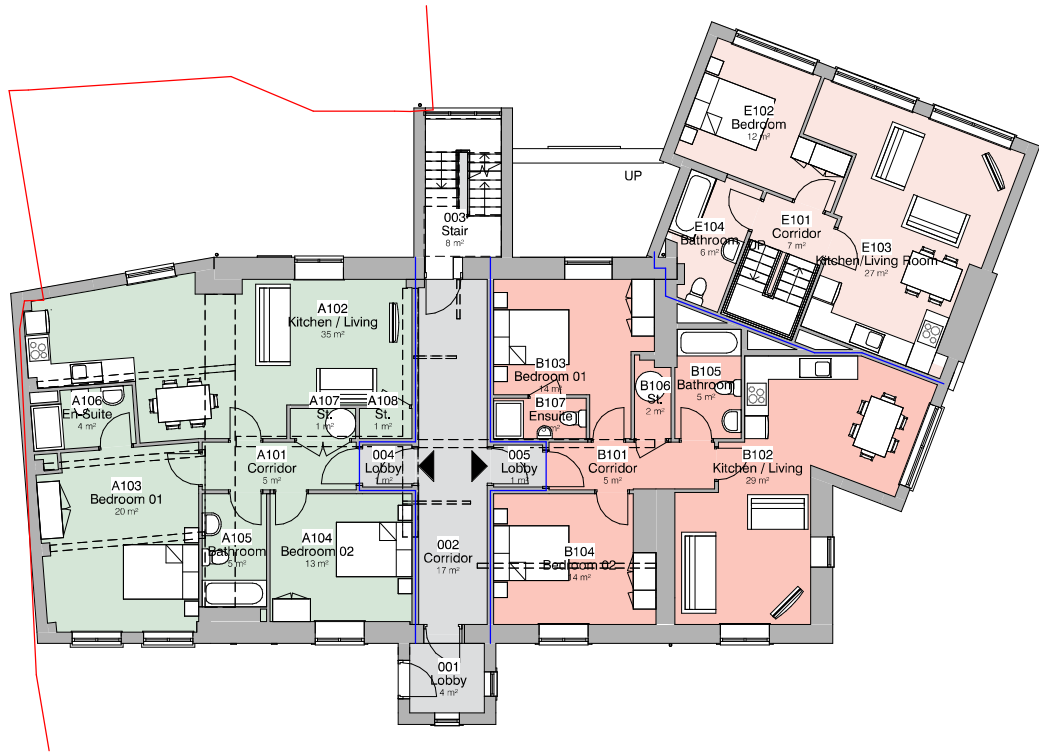
## Legend - Boundaries

— Site Boundary

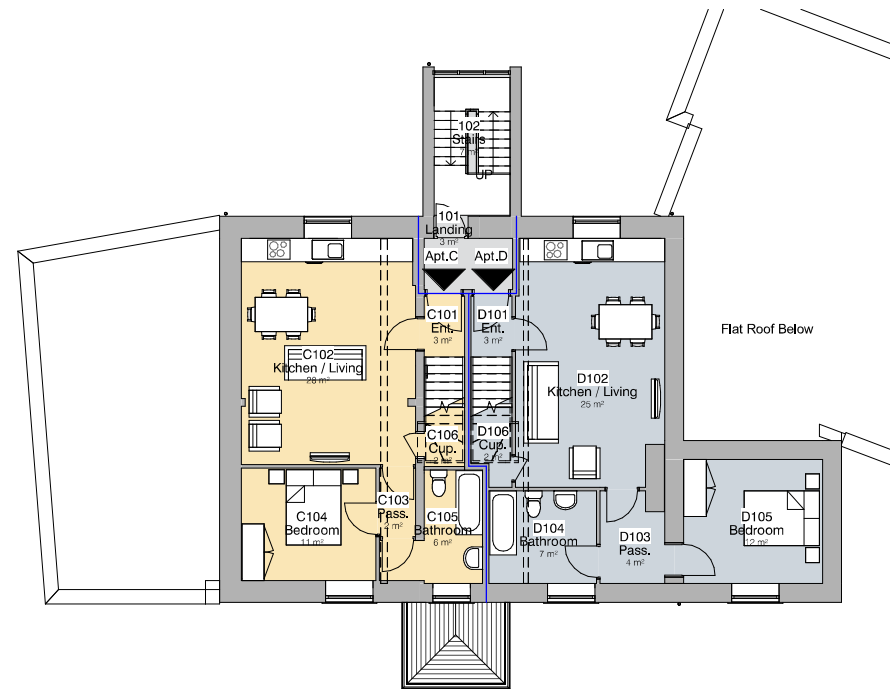
— Site Ownership

2	Site Boundary amended	SP	12/11/24
1	Drafting tweaks	SP	28/11/23
REV	DESCRIPTION	BY	DATE

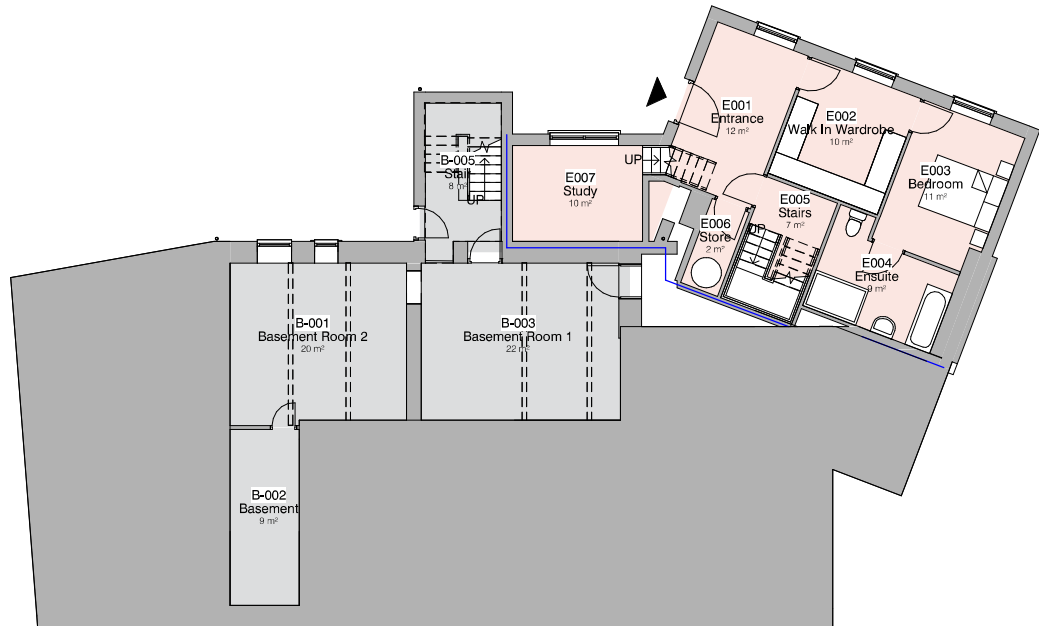
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City View Estates	PLANNING		
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Site - Location Plan	DA18037.0.	101.	2
	NOTES		
	© COPYRIGHT : ALL RIGHTS RESERVED. THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. DRAWING TO BE USED FOR THE STATUS INDICATED ONLY. ALL DIMENSIONS AND SETTING OUT SHALL BE CHECKED AND CONFIRMED ON SITE. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH CURRENT STATUTORY LEGISLATION, RELEVANT CODES OF PRACTICE AND BRITISH STANDARDS. ALL DIMENSIONS ON THIS DRAWING ARE IN MILLIMETRES (UNLESS OTHERWISE STATED).		



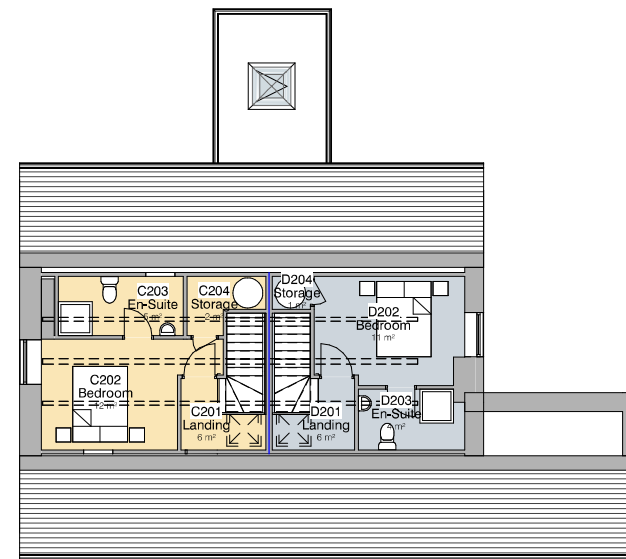
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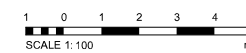
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3. Level B1 - GA Proposed  
1 : 100

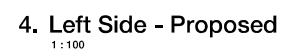
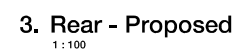
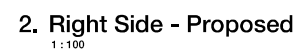
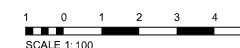


4. Level 2 - GA Proposed  
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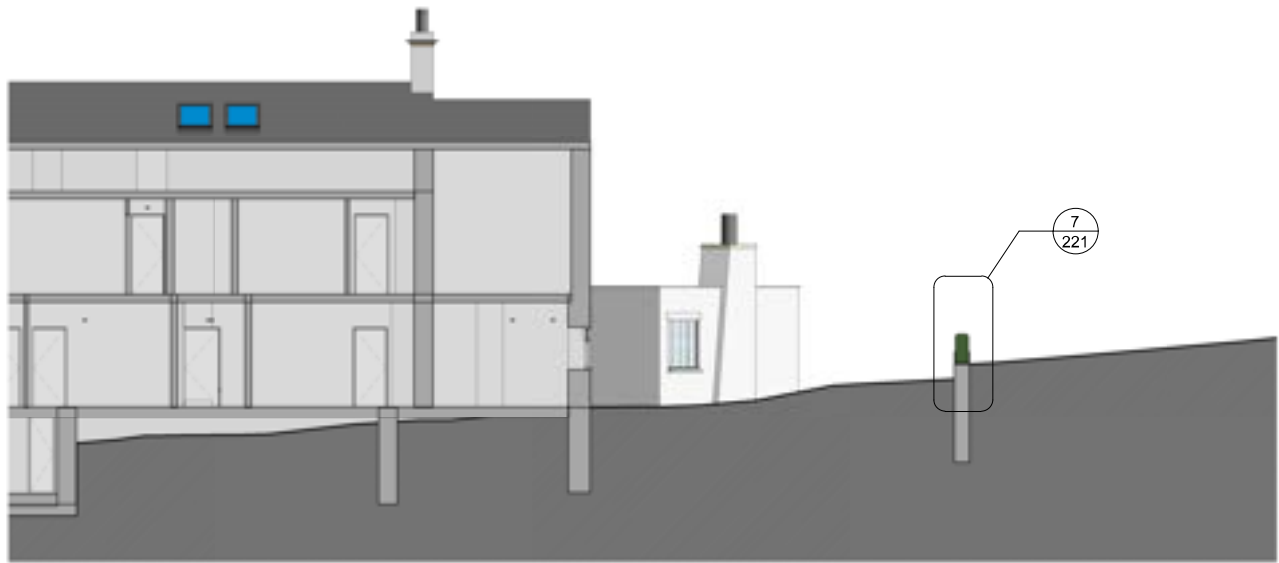
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CLIENT	CITY VIEW ESTATES	STATUS	Preliminary				
TITLE	Proposed GA Plans	PROJECT NO.	DA18037.	DRAWING NO.	004.	REV.	3
		NOTES	<p>ALL DRAWINGS MUST BE APPROVED BY THE ARCHITECT BEFORE CONSTRUCTION. ANY CHANGES TO THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.</p>				



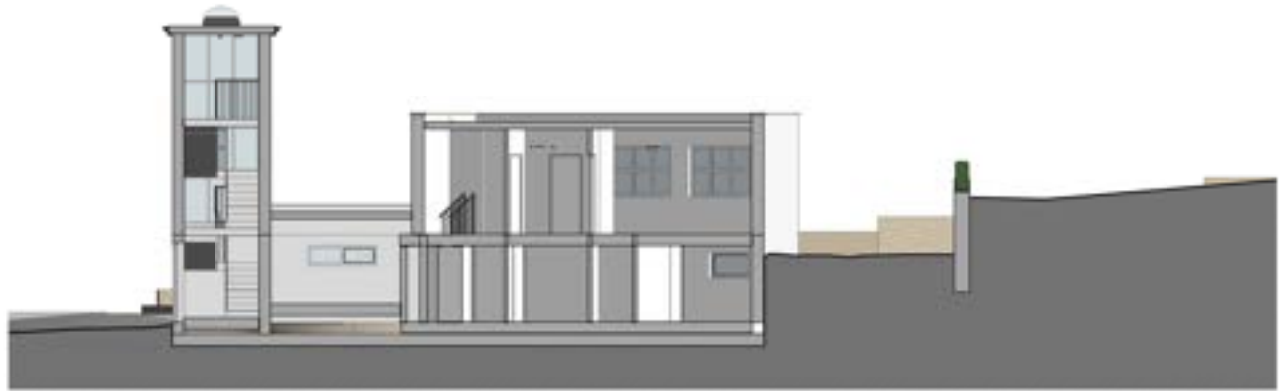
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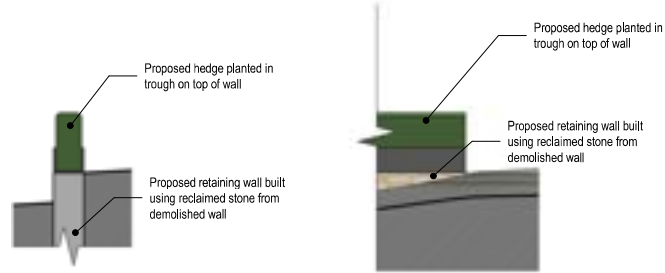
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3. Section - Site - Proposed - Driveway - B-B - Mid  
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4. Section - Site - Proposed - Driveway - C-C - Rear  
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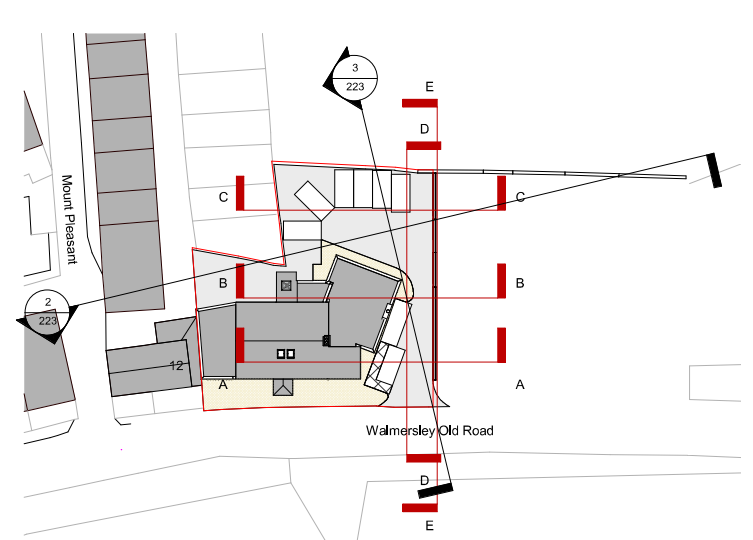


7. Detail - Retaining Wall Section  
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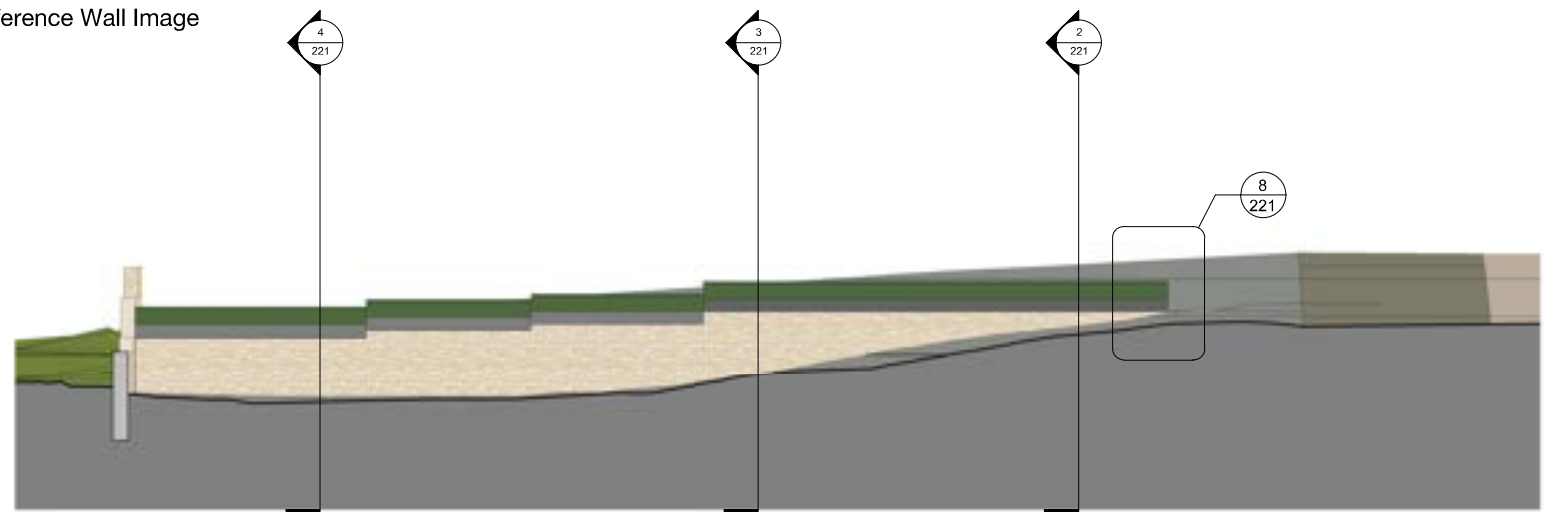
8. Detail - Retaining Wall Elevation  
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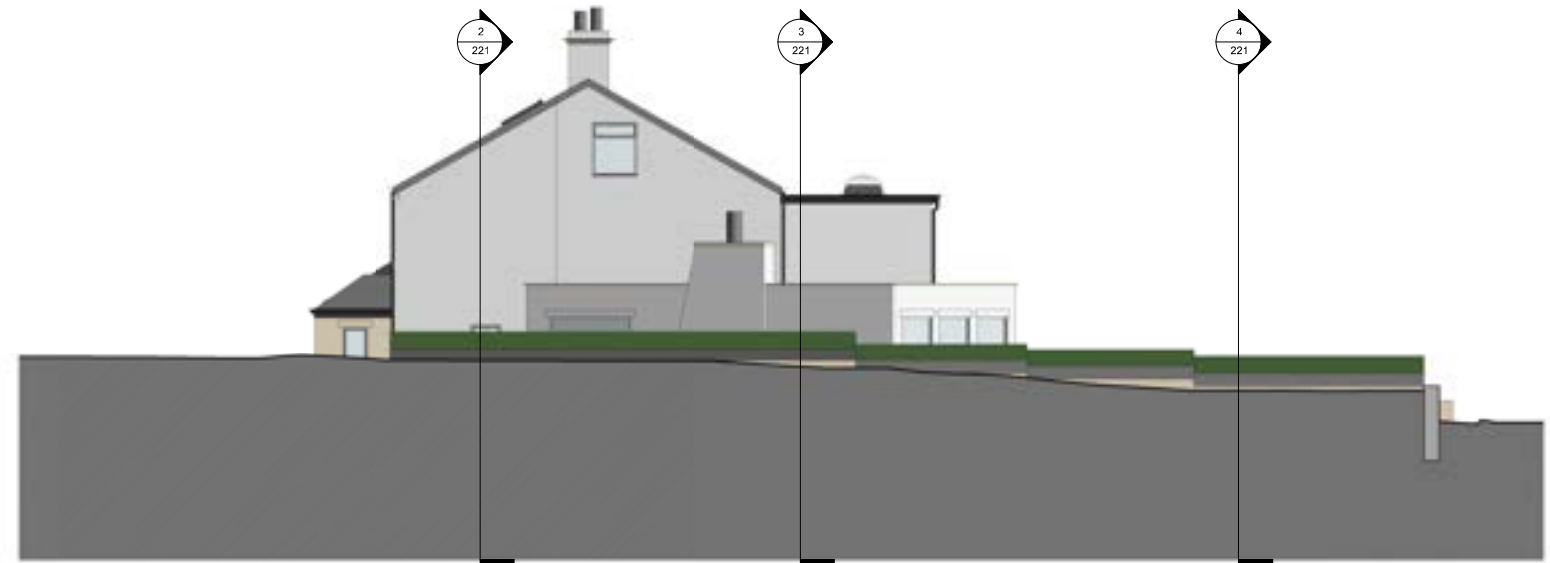
? Reference Wall Image



1. Site - Retaining Wall - Key Plan - Proposed  
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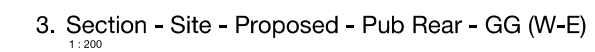
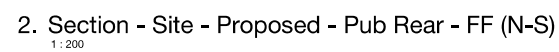
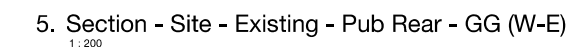
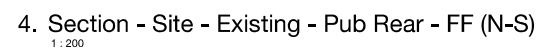
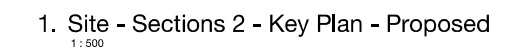



5. Section - Site - Proposed - Driveway - D-D - Long  
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6. Section - Site - Proposed - Driveway - E-E - Long  
1 : 100

PROJECT	SCALE	DATE	DRAWN BY
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85	13 JAN 2025	SP	SP
86	13 JAN 2025	SP	SP
87	13 JAN 2025	SP	SP
88	13 JAN 2025	SP	SP
89	13 JAN 2025	SP	SP
90	13 JAN 2025	SP	SP
91	13 JAN 2025	SP	SP
92	13 JAN 2025	SP	SP
93	13 JAN 2025	SP	SP
94	13 JAN 2025	SP	SP
95	13 JAN 2025	SP	SP
96	13 JAN 2025	SP	SP
97	13 JAN 2025	SP	SP
98	13 JAN 2025	SP	SP
99	13 JAN 2025	SP	SP
100	13 JAN 2025	SP	SP



PROJECT	SCALE	DATE	BY
The Lord Raglan - Site Model	As indicated	17 JULY 2025	SP
CURRENT	STATUS		
City View Estates	PLANNING		
NAME	PROJECT NO.	DRAWING NO.	REV.
Site - Existing and Proposed Sections - Pub Rear	DA18037.0.	223.	
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