

Ward: Radcliffe - East

Item 01

Applicant: Westchurch Homes Ltd

Location: Land adjacent to Bealey Industrial Estate, Dumers Lane, Radcliffe, Manchester, M26 2BD

Proposal: Demolition of buildings and erection of 77 no. affordable dwellings and associated access off Wild Street, landscaping and parking.

Application Ref: 71426/Full

Target Date: 07/04/2025

Recommendation: Minded to Approve

It is recommended that this application is Minded to Approve subject to the signing and completion of a Section 106 agreement for the provision of affordable housing. If the agreement is not signed within a reasonable timeframe, then delegated authority is sought by the Development Manager to determine the application.

Description

The application relates to an area of land to the north west of Dumers Lane. The site is adjacent to the established Bealey Industrial Estate to the south and west and Eton Hill Industrial Estate to the west. Residential dwellings are located to the east of the site along Dumers Lane and north of the site along Borough Avenue and Seddon Avenue.

The site is allocated within the UDP as an employment generating area under Policy EC2/1/10 - Eton Hill Road, Radcliffe. The site is also allocated within the UDP as Land for Business (B1), General Industrial (B2) and Warehousing Uses (B8) under Policies EC1/1/21 - Former Wilds Paper Mill, Dumers Land and EC1/1/17 - Land Between Hutchinson's Goit and Bealey's Goit, Radcliffe.

Planning permission is sought for the demolition of existing buildings in association with a car wash and food use on the junction of Dumers Lane and Wild Street, removal/demolition of steel containers and demolition of Units 15 and 13 of Bealey Industrial Estate. The proposal also seeks removal of areas of hardstanding, external storage and parking associated with the Industrial Estate.

The proposal seeks construction of 77 no. affordable dwellings and associated access off Wild Street that would comprise the following:

- 18no. 1 bedroom flats;
- 6no. 2 bedroom houses;
- 37no. 3 bedroom houses; and
- 16no. 4 bedroom houses.

135 no. parking spaces are proposed, across the site comprising 132 residents spaces and 3no. visitor spaces as well as areas of public realm landscaping. All properties would be serviced by solar panels and Air Source Heat Pumps (ASHP).

Relevant Planning History

02971/E - Erection of circa 100 no. affordable dwellings including a new vehicular access to Dumers Lane - Enquiry Complete 1st July 2024.

Publicity

Letters sent to 216 neighbouring properties 08/01/2025. An additional 4 letters were sent on the 20/01/2025.

Site notice posted 16/01/2025

Press notice within the Bury Times 23/01/2025

Application was advertised as a departure from the Local Plan via site notice and press notice on the dates set out above.

15 objections were received in relation to:

- The area has been subjected to multiple housing developments and is at capacity.
- There are better brownfield sites that should be considered first.
- Local primary school is at capacity and doctors and dentists severely limited.
- No High School in Radcliffe
- I object to the suggestion that these properties are to be affordable homes
- Loss of light
- Loss of privacy
- Noise and vehicle pollution created by the new development and future occupants.
- Industrial units are noisy and will impact future residents.
- It will be an eyesore.
- Existing residents in bungalows are predominantly elderly, disabled or both and would not be able to cope with the building noise and may not be able to object or understand the implications of not objection.
- United Utilities wouldn't be able to cope with the extra houses, the tanks they have are not adequate for the properties that are already here.
- Loss of existing, established businesses that employ staff in the area without compensation to those businesses.
- Loss of houses on Wild Street.
- Japanese knotweed on site. No plans to address this.
- With reference to Japanese Knotweed the removal plan must extend to all fringes (and parts) of the Industrial Estate and not just the red line area. If you cannot condition an industrial estate wide removal you must refuse the plan. Then the developers can come back when they can undertake a whole industrial estate plan.
- No ecology report.
- Site supports nesting birds, hedgehog, common toad, frogs and smooth and palmate newts.
- Swan Lodge and Bealey's Goit remnant is a Site of Biological Importance and some of the amphibians which breed there will live on this site so yes, the development will be detrimental to the SBI.
- Are the Biodiversity Net Gain figures correct? Have they been checked?
- There are badgers in the area - video submitted.
- The habitat of our local wildlife has been decimated over recent years due to the high volume of other developments.
- The Transport Assessment does not take into consideration existing on street parking on Dumers Lane restricting visibility both sides of proposed access.
- Relocation of the existing bus stop on eastbound carriage will push on street parking down the road and exacerbate an existing problem.
- Cars/vans and HGVs frequently double park outside bungalows.
- Relocated bus stop should offer shelter if there's an increase in residents to encourage public transport use.
- TA does not confirm parking provision alongside standards. Where do visitors park if existing residents have to park on the road?

- Committed development in Transport Assessment should be agreed with the LPA (eg like York Street).
- Loss of bus stop and safe area to cross the road.
- Increased traffic on Dumers Lane through this, and recently approved developments.
- Not enough on site parking.
- Not enough parking for existing residents on Dumers Lane.
- Roads are in a state of disrepair
- The proposal would create an access road not 10 metres up from an existing access road.
- Number of collisions happen on this road.
- The new road will be placed on a bend in the road that has limited visibility.
- Dumers Lane can not withstand vehicles coming onto site with construction materials.
- On 26th December 2015 neighbouring properties on Seddon Avenue and Borough Avenue were flooded as were other properties within this area.
- We receive numerous amounts of flood warnings every year since this.
- Taking away another piece of green space that can soak up some rain that can protect our homes that house very vulnerable people should not be developed whatsoever.
- The flood defences that were put in after the flooding in 2015 fail in Close Park across the road.
- No archaeology report.
- There was a rail line which came in from the canal so I am always unhappy at potential loss of industrial archaeology.
- I see no provision for restricting access to the fields to the north. The fields have been subject to anti social behaviour over the years and unrestricted access would encourage this.

2 comments received in relation to:

- If this development goes ahead I ask that integrated swift bricks be conditioned on the basis of 1 or 2 per dwelling as recommended in ERAP's ecological report and in line with the motion passed by Council last July.
- ERAP has also recommended House Sparrow terraces, I would suggest that integrated bird bricks, BS 42021 as recommended by CIEEM would be a better option, providing nesting opportunities for several red listed species, including House Sparrows and Starlings.
- Because of their protective agenda has the developers and with your collaboration taken into account of the bats existence and protection.

1 representation from the Lancashire Wildlife Trust received in relation to:

- Biodiversity Net Gain Metric not available on the website. GMEU have commented on the metric and their concerns must be addressed.
- Main concern regarding the development is potential impacts on priority species due to the proposed off-site habitat provision.
- The habitat creation map for indicates that even on the area identified as other neutral grassland, trees are to be planted throughout. It is unclear as to what the ecological reasoning is behind planting trees within the grassland habitat.
- Tree planting might also have an adverse impact on any ground nesting birds that are currently using the site.
- As far as I can determine, no assessment for priority species has been undertaken on the off-site habitat.
- Recommend that an assessment of the off-site compensation area in terms of its potential to support priority species is undertaken and the conclusions set out.
- Note that GMEU have welcomed the boundary changes to avoid Swan Lodge and Bealey's Goit and maximise the buffer to Hutchinsons Goit. My only comment here

therefore is that in the past, there has been a loss of habitat due to partial infilling of Bealey's Goit. My feeling is that habitat enhancement works within the Swan Lodge area/SBI would provide a better outcome than trying to squeeze in BNG requirements off-site that might not provide the best overall biodiversity outcome.

- With regard to the clearance works within the development area, I would call attention to the fact that all the habitats on site have the potential to support nesting birds, including trees, shrubs and Bramble and tall herb habitat. Method statements for habitat clearance works must include all these habitats. Precautionary working measures must also be put in place for amphibians.
- Welcome that Swift has been identified as a bird that can be aided outside of the BNG requirements

Following receipt of amended, that included the removal of a proposed access directly from Dumers Lane and upgrade of Wild Street and additional plans amending the internal layout further neighbour letters sent 01/09/2025.

Councillor Birchmore relayed the following concerns:

- Although I understand the need for affordable housing, I do have some concerns about this particular application.
- I am disappointed that the revised plans still do not appear to take into account the concerns of the residents living in the bungalows from 179 to 207 Dumers Lane relating to loss of privacy and light.
- As you are aware there is a right to light and positioning two story houses behind single story houses is likely to impact on that right.
- What the developer should do is to build the houses directly behind the properties on Dumers Lane within the same roof line as the existing properties i.e. bungalows.
- I am also aware of safety concerns expressed by residents in relation to the road access.
- Dumers Lane is a very busy road and residents have already experienced damage to their vehicles on a number of occasions.
- I am aware that a study in relation to environment issues has been submitted but it is not clear as to whether the developer has listened to those concerns.

9 objections were received in relation to:

- We don't need more houses. The area is already overcrowded.
- Roads are in terrible condition.
- Increased congestion and pollution.
- Parking occurs on Dumers Lane which is a strategic route and creates hazards.
- Driveways for plots 1 and 6 should not be accessed from Dumers Lane.
- Adding to traffic will cause more hazards at existing junctions within the vicinity of the site.
- Buses, HGVs, vans, and residents all battle for space, and it's dangerous.
- Increase traffic on Wild Street would be problematic. Turning on to the main road at that junction frequently causes near accidents with the kink in the road there
- The row of terraces next to Wild Street have an area of on-street parking and the residents' vehicles (daily) park right on the Wild Street/Dumers Lane priority junction.
- Visibility from Wild Street is very limited.
- When HGVs do enter the site, the access isn't sufficient to allow this size of vehicle to enter and manoeuvre within the site.
- HGVs from Bealey Industrial Estate park up in the adjacent bus stop and on the footway.
- Two parking spaces per four-bed house is insufficient and will lead to parking on Dumers Lane.

- Lack of parking for existing residents on Dumers Lane.
- Developer should provide drives for the existing houses on Dumers Lane.
- Loss of local businesses and jobs.
- Drains in area have been blocked this year and needed clearing.
- Flooding from increased surface ground water and river.
- Heavy rain resulted in reservoir filling up, residents are not happy with plans that have not been considered regards the water and filling up of these reservoirs.
- I want to know what reports have been done regarding the badgers.
- Where will the wildlife on the land go?
- When will the developer is going to clear the Japanese knotweed and brambles that are coming into my garden from their land.
- Planting trees will reduce light into existing gardens.
- Noise and disruption from construction.
- Not affordable. Private landlords will buy them and rent them out.
- I have a lot of very vulnerable neighbours who either can not or are incapable of understanding the consequences of not objecting to this application.
- Not enough school places.

1 comment received in relation to:

- I don't so much have an issue with the building of the houses, however, I do have a major issue with the number of 60ft wagons turning in and out of these Bealey Industrial Estate, every day especially in the evening.
- These wagons are parked in the bus stop behind Riverside Road, and all down Dumers Lane. This is a issue with visibility when turning in and out of Riverside Road. This week I have noticed a number of Amazon Prime vans parked on Riverside Road, blocking driveways.
- Will the new residents of the proposed new houses, be made aware that Bealey Trading Estate, is becoming increasing busy, with wagons moving in & out of the site at all times?

Statutory/Non-Statutory Consultations

Traffic Section - To be updated in supplementary

Waste Management - No response received.

Environmental Health - Contaminated Land - Conditions requested in relation to site characterisation and risk assessment, remediation strategy and verification, unexpected contamination, imported soil, EV charge points and dust management.

Greater Manchester Ecology Unit - Conditions requested in relation to the submission of a CEMP, updated protected species survey, nesting birds, precautionary measures method statement of common toad, hedgehog, badger, otter and other mammals, management strategy for Himalayan Balsalm, verigated yellow - archangel, virginia creeper and monbretia.

In terms of Biodiversity Net Gain (BNG) an updated metric and BNG assessment have been provided. An on-site 30 year Habitat Management and Monitoring Plan (HMMP) will be required for the other neutral grassland, mixed scrub and urban trees. For the off-site proposals, on land within their ownership elsewhere in the Borough, an HMMP will also be required in order to register the site with Defra along with a legal agreement with a third party such as the Local Planning Authority.

Environment Agency - No objection to this proposal subject to conditions in relation to finished floor levels, ground water and contaminated land and informatives in relation to

model procedures and good practice.

Mining Remediation Authority - No objection to the proposed development. Requested informative in relation to what should be done should a coal mining feature be encountered during development. May be prudent for the LPA to remove Permitted Development Rights for the erection of any extensions or curtilage buildings at Plot 59 & 60. This will enable the safety and stability implications of coal mining legacy to be considered by the LPA in the event of future householder development proposals for these specific plots.

Greater Manchester Police - designforsecurity - No response received.

United Utilities (Water and waste) - Can confirm that whilst the proposals are acceptable in principle, there is insufficient information on the detail of the drainage design. SuDs condition requested.

Drainage Section - No response received.

Greater Manchester Fire - The proposal should meet the requirements for Fire Service access.

Transport for Greater Manchester - No objections raised to the amended layout and updated Transport Assessment. Informative requested in relation to the proximity of new dwellings to the existing bus stop.

Environmental Health - Pollution Control - In accordance with the noise impact assessment carried out, it is recommended that the acoustic fencing (shown in the proposed site layout) along the northern and western boundaries of the development is included as a condition for the development.

In line with the noise impact assessment carried out, the living room and bedroom windows for the houses indicated should be fitted with enhanced glazing as well as double glazing for the other properties included in the development. Also, to achieve the acceptable internal noise criteria, all living rooms and bedrooms for the indicated properties will require an acoustically treated means of ventilation, instead of standard window frame slot vents.

G M Archaeological Advisory Service - Having checked records satisfied that the proposed development does not threaten the known or suspected archaeological heritage. On this basis there is no reason to seek to impose archaeological requirements upon the applicant.

Pre-start Conditions - Sent to agent for agreement. To be updated in supplementary

Development Plan and Policies

EN1/2	Townscape and Built Design
EN6/2	Sites of Nature Conservation Interest LNR's
EN6/3	Features of Ecological Value
EN6/4	Wildlife Links and Corridors
EN7/2	Noise Pollution
EN7/3	Water Pollution
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H3	Incompatible Uses in Residential Areas

H3/1	Assessing Non-Conforming Uses
H3/2	Existing Incompatible Uses
H4/1	Affordable Housing
EC2/1	Employment Generating Areas
EC1/1	Land for Business (B1) (B2) (B8)
RT2/2	Recreation Provision in New Housing Development
HT2/4	Car Parking and New Development
JP-J1	Supporting Long-Term Economic Growth
JP-J2	Employment Sites and Premises
JP-J4	Industry and Warehousing Development
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
JP-C3	Our Public Transport
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-P1	Sustainable Places
JP-P6	Health
JP-G2	Green Infrastructure Network
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G1	Landscape Character
NPPF	National Planning Policy Framework
SPD2	DC Policy Guidance Note 2: Wildlife Links & Corridors
SPD1	Open Space, Sport and Recreation Provision
SPD5	DC Policy Guidance Note 5: Affordable Housing
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
SPD14	Employment Land and Premises

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 (Loss of Employment)

The site is located within an Employment Generating Area (EGA) under UDP Policy EC2/1 and specifically under EC2/1/10 (Eton Hill Road).

Policy EC2/1 states that in the defined Employment Generating Areas, the Council will only allow development for the uses specified. Other uses will only be permitted where they

constitute limited development or do not substantially detract from an area's value as an Employment Generating Area.

Within the EGA designated under EC2/1/10, the specified uses are for B1 (now falling under Class E(g)), B2 or B8 development.

In the context of Policy EC2/1, the proposal involves the loss of a significant proportion of the EGA. Consequently, it is not considered that the proposal constitutes limited development.

As such, it is considered that the proposal would conflict with UDP Policy EC2/1.

Parts of the site are also allocated for employment use under UDP Policy EC1/1 and specifically EC1/1/21 (Former Wilds Paper Mill).

Policy EC1/1 states that the Council will only allow development for the uses specified. Other uses will only be permitted in exceptional circumstances and in accordance with other policies and proposals contained within the UDP.

The uses specified for UDP Allocation EC1/1/17 and Allocation EC1/1/21 are B1 (now falling under Class E(g)), B2 or B8 development.

As such, it is considered that the proposal would conflict with UDP Policy EC1/1.

However, in considering the proposal, there is also a need to take account of paragraph 127 of the NPPF, which states that:

Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use specified allocated in a plan:

- a) It should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and
- b) In the interim, prior to updating the plan, application for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.

In the context of the NPPF, the Council would need to be satisfied that there was no reasonable prospect of the site being retained or redeveloped for employment uses before being in a position where its redevelopment for housing could be supported.

In this respect, the Council has developed SPD14 and whilst the advice contained in this SPD does not generally relate to Employment Generating Areas as identified under UDP Policy EC2/1, it does specify that in exceptional circumstances, the Council may consider applying the approach specified in this SPD to employment sites within EGAs.

The approach within the SPD is designed to give an opportunity for developers to demonstrate that an existing employment site has no reasonable prospect of being retained in that use and this reflects the requirements of para 127 in the NPPF. As such, it is considered that this would constitute the exceptional circumstances for applying the requirements of SPD14 to this proposal.

In basic terms, SPD14 seeks to retain sites that are suitable, in land use terms, for

continued employment use although it does allow for a greater degree of flexibility in so far as it considers viability issues as well as assessing the suitability of the site from a purely land use perspective.

From a land use perspective, the site is part of an established concentration of employment uses that remains a suitable use for this location.

An assessment is therefore required to determine whether retaining the site in employment is viable and there is no realistic prospect of the site being used for this purpose. SPD14 requires applications which involve the potential loss of employment land to submit robust evidence to demonstrate that the site has been actively and comprehensively marketed at a realistic value and for a minimum of 12 months.

Whilst evidence of specific marketing has not been provided, the Planning Statement does set out the market demand for floorspace within Bealey's Industrial Estate. It identifies several vacant units within the industrial estate, states that the location is tertiary industrial market location and describes the recent investment into the estate. The Planning Statement concludes in paragraph 5.20 that there is no proven demand for the application site to be used for employment purposes. The buildings proposed to be demolished are essentially poor-quality shipping containers which are not considered fit for purpose for employment use and the allocation has not come forward for employment use since the UDP was adopted in 1997. Given these factors, the vacant units in the remainder of the industrial estate and recent investment, it is highly unlikely that the application site would be refurbished or redeveloped for employment use.

In such circumstances, SPD14 specifies that consideration will be given to alternative uses subject to a one-off financial contribution to offset this loss of the employment land. Contributions are then used to help bring forward employment opportunities elsewhere in the Borough.

Given that it is accepted that there is no reasonable prospect of the application site coming forward for its allocated/designated use and the unmet housing need within the Borough detailed below, the Council would consider an alternative use subject to a one-off contribution for the loss of the employment land. This contribution will be discussed further below in relation to viability.

Principle (Residential)

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

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

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

Bury's Strategic Housing Land Availability Assessment is an assessment of potential sites

for residential development and is used to assess the housing land supply. It includes sites that have an extant planning permission, sites allocated through the joint Places for Everyone Plan and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the deliverable land supply calculations as many sites will take longer than five years to come forward and be fully developed.

The Council has carried out an assessment of the housing land supply to determine whether sites meet the deliverability tests in the NPPF and can contribute to the five year supply of housing land. Based on the 2025 5-year supply statement, the Council has demonstrated a 4.3 year supply of housing land. This includes a 20% buffer (as currently required in Bury due to past under delivery) and accounts for past oversupply when assessed against the adopted PfE housing requirement. The Council is therefore currently unable to demonstrate a deliverable five-year supply of housing land against the adopted housing requirement.

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

The five year supply position and the housing delivery test result need to be treated as material factors when determining applications for residential development.

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

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

This means that as a result of the lack of five year supply and the latest published HDT result the 'tilted balance' set out in NPPF paragraph 11(d) applies and planning permission should be granted unless the above points Para 11(d) i or ii apply.

The site is located within an established urban area, outside of the Green Belt. As such the proposal is considered to be acceptable in principle.

Layout and Design

PfE Policy JP-H4 - Requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high quality design. Policy JP-H4 sets out minimum densities that should be considered. Therefore in accordance with Policy JP-H4 regard should be had to a minimum net residential density of 35 dwellings per hectare at this site. The application form states that the site is 1.93 hectares, which based on a total of 87 dwellings would result in a density of 45 dwellings per hectare. This exceeds the minimum density on site and as such it is considered that the

proposal would achieve efficient use of land in accordance with the above Policy.

UDP Policies H2/1 and H2/2 provide the assessment criteria for detailed matters relating to height, appearance, density and character, aspects and finishing materials for new residential developments. UDP Policy EN1/2 seeks to ensure that development proposals would not have a detrimental effect on the visual amenity and character of a particular area. PfE Policy JP-P1 seeks to create a city region that consists of a series of beautiful, healthy and varied places. High quality design is fundamental to achieving this. PfE Policy JP-H3 seeks to provide an appropriate mix of dwelling types and sizes reflecting local plan policies and having regard to relevant local evidence. Development across the plan area should seek to incorporate a range of dwelling types and sizes, including for self-build.

The site would be accessed from Wild Street, an existing access that currently serves Bealey Industrial Estate. Plots 1- 6 would face Dumers Lane with the remaining plots sited to the rear of the existing properties at 173-207 Dumers Lane. 12no. housetypes are proposed, ranging from 1no. bed to 4no.bed and accommodated within buildings that would be 2 - 2.5 storey in height. The Wollaton, Wollaton Alt and Alnwick + Housetypes would provide accommodation within the loft space of the proposed dwellings. Dwellings would be semi-detached or located within short terraced rows, with the 1no. bed units provided within two storey blocks of flats within the north west corner of the site (Burghley).

Principle elevations would face either Dumers Lane, or the proposed internal estate roads. Areas of private amenity space are located to the rear of each individual property with areas of shared amenity space located to the rear of the blocks of 1no. bed properties. Parking would be provided either to the sides of dwellings, or within small parking court areas. Areas of landscaping are proposed to the fronts of dwellings, with additional soft landscaping also proposed within public realm areas. Each dwelling would have an area for bin storage within the curtilage of the dwelling house, with shared bin storage for the two storey blocks of flats. The Waste Management plan identifies bin collection points for each dwelling. Boundaries to the rear gardens would largely be depicted by 1.8 metre timber fencing, with a 1.8 metre brick wall proposed to the rear of plots 1 - 6 and 3 metre acoustic fencing proposed on the boundary with the adjacent industrial estate.

It is considered that the level of amenity space for the proposed dwellings would be acceptable and there would be space to the side or rear of each property for bin and cycle storage. Pedestrian access to the gardens associated with each property is provided to allow access to the bin and cycle storage. The areas for cycle storage have not been shown on the proposed layout however there is sufficient space in and around the dwellings, and flats and as such it is considered that this detail could be secured by a pre-commencement condition. The areas of soft landscaping to the fronts of dwellings are welcomed and would provide relief between the areas of parking and roads. Proposed hard landscaped boundary treatments would be limited to the rear of properties to depict the areas of private amenity space.

Street scenes have been submitted, that show the properties on Dumers Lane in relation to the existing residential properties as well as a street scene within the site that indicates the relationship between the different housetypes. Plot 1 would be a dual aspect property with an active frontage also located on Wild Street. The scale of these dwellings, and the dwellings within the wider site is considered to be acceptable and would replicate the two storey dwellings that can be found on Dumers Lane and Borough Avenue within the vicinity of the site. Elements of interest have been added to the fronts of the proposed housetypes in various ways including porch canopies, areas of render, headers and cills and projecting two storey gables. Whilst varying in design, the house types are tied together through the elements of red facing brick which replicate the materials utilised within the adjacent housing estates.

It is therefore considered that the proposed development would fit appropriately within the locality and would be in accordance with Policies H2/1, H2/2, EN1/2, JP-P1 and JP-H3.

PfE Policy JP-H3 also states that all new dwelling must:

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

The proposal includes a range of 1, 2, 3 and 4 bed homes. Details confirm that all the dwellings will meet NDSS and included a table on each of the proposed house type plans.

The following house types are proposed:

- Alnwick - 3no. bed property. Bedroom 1 would comply with standards for a double occupancy room. Bedrooms 2 and 3 would comply with standards for a single occupancy room. Gross Internal Area (GIA) would comply with the requirements for a 2 storey, 3 bed, 4 person dwelling. In built storage complies with NDSS standards.
- Alnwick+ - 4no. bed property. Master bedroom and bedroom 1 would comply with standards for double occupancy. Bedrooms 2 and 3 would comply with guidance for single occupancy. GIA would comply with requirements for a 3 storey, 4 bed, 6 person dwelling.
- Burghley Ground Floor - 1no. bed property. Bedroom would comply with double occupancy standards. GIA would comply with requirements for a 1 storey, 1 bed, 2 person dwelling. In built storage complies with NDSS standards.
- Burghley First Floor - 1no. bed property. Bedroom would comply with double occupancy standards. GIA would comply with requirements for a 1 storey, 1 bed, 2 person dwelling. In built storage complies with NDSS standards.
- Chester - 3no. bed property. Bedroom 1 would comply with standards for a double occupancy room. Bedrooms 2 and 3 would comply with standards for a single occupancy room. Gross Internal Area (GIA) would comply with the requirements for a 2 storey, 3 bed, 4 person dwelling. In built storage complies with NDSS standards.
- Gainford - 3no. bed property. Bedroom 1 would comply with standards for a double occupancy room. Bedrooms 2 and 3 would comply with standards for a single occupancy room. Gross Internal Area (GIA) would comply with the requirements for a 2 storey, 3 bed, 4 person dwelling. In built storage complies with NDSS standards.
- Gainford Alt - 3no. bed property. Bedroom 1 would comply with standards for a double occupancy room. Bedrooms 2 and 3 would comply with standards for a single occupancy room. Gross Internal Area (GIA) would comply with the requirements for a 2 storey, 3 bed, 4 person dwelling. In built storage complies with NDSS standards.
- Knaresborough - 2no. bed property. 3no. bed property. Bedroom 1 would comply with standards for a double occupancy room. Bedroom 2 would comply with standards for a single occupancy room. Gross Internal Area (GIA) would comply with the requirements for a 2 storey, 2 bed, 3 person dwelling. In built storage complies with NDSS standards.
- Peover - 3no. bed property. Bedrooms 1 and 2 would comply with standards for a

double occupancy rooms. Bedroom 3 would comply with standards for a single occupancy room. Gross Internal Area (GIA) would comply with the requirements for a 2 storey, 3 bed, 5 person dwelling. In built storage complies with NDSS standards.

- Ripley - 4no. bed dwelling. Bedroom 1 would comply with standards for a double occupancy room. Bedrooms 2, 3 and 4 would comply with standards for a single occupancy rooms. Gross Internal Area (GIA) would comply with the requirements for a 2 storey, 4 bed, 5 person dwelling. In built storage complies with NDSS standards.
- Wollaton - 3no. bed property. Bedrooms 1 and 2 would comply with standards for a double occupancy room. Bedroom 3 would comply with standards for a single occupancy room. Gross Internal Area (GIA) would comply with the requirements for a 3 storey, 3 bed, 5 person dwelling. In built storage complies with NDSS standards.
- Wollaton Alt+ - 3no. bed property. Bedrooms 1 and 2 would comply with standards for a double occupancy room. Bedroom 3 would comply with standards for a single occupancy room. Gross Internal Area (GIA) would comply with the requirements for a 3 storey, 3 bed, 5 person dwelling. In built storage complies with NDSS standards.

The accessible and adaptable standard in Part M4(2) of Building Regulations can be secured via condition.

Plans have also been submitted that indicate M4(3) - wheelchair user dwelling compliance for 9no. Burghley units.

Amenity

UDP Policy H1/2 states that the council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses. There are no adopted aspect standards for new build residential properties however, Supplementary Planning Document 6 (SPD6) provides guidance on aspect standards between residential properties and as such, would be a reasonable guide in this case.

For clarity the following aspect standards would be applicable:

- 20 metres between directly facing habitable room windows;
- 13 metres between an existing habitable room window and a proposed two storey blank wall
- 6.5 metres between an existing habitable room window and a proposed single storey blank wall
- 7 metres between a proposed first floor habitable room window and a directly facing boundary with a neighbouring property.

Any assessment takes into account significant change in levels or new accommodation to be provided at a higher storey. In this regard, there should be an extra 3 metres of separation for each 2.5m or one storey of height or level difference in each of the above cases.

Plots 7-21 would be located to the rear of No. 173 - 207 Dumers Lane. The properties on Dumers Lane are single storey units, with private gardens that back onto the rear of the site. Kitchens appear to be located to the rear of the properties opening out onto the gardens. Plots 7-21 represent a number of housetypes that are two storey in height.

As the housetypes proposed are two storey, and the dwellings on Dumers Lane are single

storey sections have been provided to show the relationship between the properties to ascertain whether there would be an over bearing relationship. Sections A - A, C - C and D - D confirm that whilst the land on which the proposed dwellings are sited would be at a slightly higher level than the dwellings on Dumers Lane, this difference in levels would not exceed 2.5 metres in height and as such additional distances are not required to be added to the aspect standards set out above. A minimum of 13.5 metres can be provided between the proposed dwellings and the rear elevations of the dwellings on Dumers Lane complying with the aspect standards set out above.

The rear first floor habitable room windows plots 7 - 8 would be located a minimum of approximately 8.8 metres from the shared boundary with the properties on Dumers Lane complying with aspect standards, with an onward view of the gables of No. 183 and 185 Dumers Lane rather than habitable room windows. The first floor rear habitable room windows of Plots 9 - 18 would be located approximately 12.5 metres from the shared boundary with the properties on Dumers Lane, and 22 metres from their rear elevations complying with aspect standards. The blank side gable for Plot 19 would be face towards the rear of no. 205 Dumers Lane, and partially towards the rear of Nos. 203 and 207. A distance of approximately 14 metres can be provided between the proposed side elevation and the existing dwellings complying with aspect standards.

Plots 1 - 6 would front Dumers Lane. These plots would face the rear elevations of 15 - 19 Riverside Road and the front elevation of No. 40 Dumers Lane. The plots would be separated from these dwellings by a highway and as such no undue overlooking is foreseen. The gable of Plot 6 would be offset from the front elevation of No. 175 Dumers Lane and whilst it would project beyond the front elevation of No. 177 Dumers Lane there is a separation distance of approximately 22 metres between the gables of the existing and proposed plot. As such it is considered that the location of this row of dwellings would not be unduly over bearing.

Plots 19 - 49 would be located to the south west of the dwellings on Borough Avenue and Seddon Avenue. Section A - A indicates that whilst the land on which the proposed dwellings are sited would be at a slightly higher level than the dwellings on Borough Avenue again this difference in levels would not exceed 2.5 metres in height and as such additional distances aren't required to be added to the aspect standards set out above.

All first floor rear habitable room windows for Plots 19 - 49 would be located over 7 metres from the shared boundaries with the properties on Borough Avenue and Seddon Avenue complying with aspect standards. The rear elevations of Nos. 11a, 13a, 43a and 45a Borough Avenue would face towards the site, all other properties would have side elevations that face the site. An area of landscaping is proposed to the rear of Nos. 11a and 13a. An area of car paring, and landscaping would be located to the rear of Nos. 43a and 45a. As such it is considered that the proposed development would comply with aspect standards set out above.

Plots (excluding the proposed flats) located internally within the development would all have gardens that are at least 7 metres long. Plots 32 - 26 would be located a minimum of 20 metres from the rear elevations of Plots 34 - 39. Internally 20 metres can not be provided between the front elevations of all the properties that are separated by a highway. In this instance however these dwellings are generally separated by a highway, and soft landscaped frontages. These relationships proposed would be internally within the estate and any resident's would be aware of the relationship prior to occupation.

The garden and rear elevation of Plot 33 would be located adjacent to the shared boundary with the neighbouring industrial estate and associated noise mitigation (which will be discussed further below). The noise mitigation at this point would comprise a 3 metre high

acoustic fence. Plot 33 would be an Alnwick + housetype with two ground floor living/dining room windows facing towards this fence. A distance of approximately 6 metres can be provided for the nearest ground floor door which would increase to approximately 11 metres for the window adjacent to the boundary with Plot 32. As such it is considered that the location of the acoustic fence would not be unduly overbearing.

Plots 64 - 77 also have rear aspects that face towards the adjoining industrial estate and associated noise mitigation includes a six metre high acoustic bund/fence along the northern boundary. This noise mitigation would be located approximately 5 metres from the ground floor windows of these plots, when measured from the edge of the bund. The applicant's however have provided a section of the bund, and fencing which shows that the bund slopes away from these rear ground floor windows which would lessen the impact of the height of the proposed mitigation in terms of overbearing relationships and any future resident's would be aware of the relationship prior to occupation. As such this element of the layout is considered to be acceptable.

Given the above, it is considered that the proposed dwellings would comply with UDP Policy H1/2 and would be in accordance with the intentions of SPD 6 in terms of separation distances.

Air Source Heat Pumps

The proposal seeks to install an air source heat pumps (ASHP), to provide space and water heating for the proposed dwellings. The main consideration in relation to this installation will be in relation to the noise created. As such UDP Policy EN7/2 is required to be considered for this application. This policy states that the Council will not permit development which could lead to an unacceptable noise nuisance to nearby occupiers and or/amenity users or development close to a permanent source of noise.

An addendum to the submitted Noise Impact Assessment addresses ASHP in particular, and confirms that the applicant seeks to install Panasonic WH-MDC05J3E5 5kW ASHPs with a manufacturer's A-weighted source sound power level of 60 dB. The proposed ASHPs would be located to the rear of the dwellings and the blocks of flats. The addendum to the Noise Impact Assessment considers that proposed position of the equipment (at ground level approximately 4 metres from the nearest neighbouring dwelling window), when corrections for directivity and the screening attenuation that will be provided by garden fences between properties are applied, the resulting noise level from any given ASHP outside the nearest neighbouring dwelling is likely to be no higher than 35 dB which is below the external and internal noise criteria as set out in British Standard 8233: 2014. As such the proposed ASHP are considered to be acceptable and would comply with UDP Policy EN7/2.

Neighbouring Uses

In addition to UDP Policy EN7/2 referenced above UDP Policy H3 seeks to restrict the development of incompatible uses in areas which are primarily residential in nature and where possible will seek to resolve existing conflicts. This is further supported by UDP Policies H3/1 and H3/2 that consider factors such as noise, vibration, smell, fumes, smoke, soot, ash, grit, dust, visual intrusion, traffic generation and parking arrangements, and hours of operation, and seeks to implement measures to control these where possible to minimise areas of conflict and potential nuisance.

Paragraph 198 of the NPPF confirms that decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. Paragraph 200 states that decisions should ensure that new

development can be integrated effectively with existing businesses and community facilities.

The site is located adjacent to an existing industrial estate, and the A6053 Dumers Lane. It is likely that noise disturbances will occur to many residents of this proposed development from activities carried out on these adjacent sites or that may be carried out in the future, especially if these activities occur late at night or early in the morning.

A noise impact assessment has been submitted as part of the proposal. The assessment confirms that a noise survey was carried out at seven locations, that were considered to be representative of the proposed dwellings at relevant points around the boundary of the site. The purpose of the noise surveys was to determine the prevailing noise levels and hence the potential noise impact from Dumers Lane to the east and the commercial/industrial premises west of the development site.

Following completion of the noise surveys the initial outcome of the assessment of potential noise impact from the industrial estate helped inform the layout and orientation of the site particularly, in the northwest corner. A noise mitigation scheme to protect the amenity of the new residents from both road traffic noise and noise from industrial estate (therefore safeguarding the interests of the businesses) has been put forward and includes:

- a 6 metre high acoustic bund/fence along the northern boundary;
- a 3 metre high acoustic fence along the western boundary;
- enhances specification glazing for the living rooms and bedrooms of Plots 1 - 11, 30 - 35 and 60 - 77.
- standard double glazing for all other living rooms and bedrooms;
- acoustically treated means of ventilation for the living rooms and bedrooms of Plots 1 - 11, 30 - 35 and 60 - 77.

Environmental Health - Pollution Control have reviewed the submitted noise impact assessment and requested that the mitigations set out above are conditioned. Subject to the implementation of these mitigations it is considered that the proposal would comply with UDP Policies EN7/2, H3, H3/1, H3/2 and paragraph 198 and 200 of the NPPF.

Health and Wellbeing

PfE Policy JP-P6 supports improvements in healthcare facilities. Where appropriate, the provision of new or improved health facilities will be required proportionate to the additional demand generated.

The applicants have provided a Health Impact Assessment which demonstrates that the proposed development will not result in any negative impacts on the health of the existing or future population of Bury of those residing in close proximity to proposed development site, with the development intending to provide long-term health and wellbeing benefits for future residents and visitors.

In addition, having better access to housing, improvements in the environment and access to outdoor space are considered to have a beneficial impact to health. The proposals are therefore considered to be in accordance with Policy JP-P6.

Highways and Access

UDP Policy EN1/2 requires the consideration of the design and appearance of access, parking and service provision. This is further supported by UDP Policy H2/2 that requires proposals to demonstrate adequate car parking provision, access for both vehicles and pedestrians, and provision for public transport and the existence of any public rights of way. PfE Policies JP-C5 and JP-C6 require streets to be well designed and managed to make a

significant positive contribution to the quality of place and support high levels of walking, cycling and public transport.

The site would be accessed from a redesigned Wild Street layout. This is an existing private road that provides access to Bealey Industrial Estate with no pedestrian footway provision. Wild Street is accessed from the A6053 Dumers Lane, a two way single carriage road. The development is now proposed to be served from a new priority junction from Wild Street via the existing junction of Wild Street with Dumers Lane, which would be upgraded as part of the development.

The proposal seeks to redesign Wild Street, to include a 7.3 metre wide carriageway, with 2 metre wide footway to the north of Wild Street and 1.5 metre footway to the south of Wild Street fronting the existing dwellings. The access road into the proposed development also includes 2 metre wide footways on either side of the carriageway, which tie into the proposed 2 metre wide footway on Wild Street. On street parking for the dwellings on Wild Street would be retained and tracking provided to show that vehicles accessing the Industrial Estate can still access the site following the redesign of Wild Street. An uncontrolled pedestrian crossing with dropped kerbs and tactile paving is proposed across the site access at its junction with Dumers Lane. Footway resurfacing and renewal would also be undertaken on Dumers Lane western footway adjacent to the site boundary.

Visibility splays have been provided for Wild Street and show a splay looking left in accordance with the 85th percentile speeds. Visibility splays to the right looking past the existing on-street parking on Dumers Lane have also been shown.

The on site layout, predominantly features 5.5 metre wide carriageways and 2 metre footways to both sides. Turning heads are provided at the end of cul-de-sac and swept path drawings are included within Appendix C of the Transport Assessment to demonstrate that a refuse vehicle is able to enter and exit the site in forward gear, carrying out turning manoeuvres within the site. Shared private driveways within the site form 90-degree junctions with the estate road and when accessed from the end of a turning head, they are centred. Visibility splays and forward visibility envelopes appropriate for a design speed of 20mph have been plotted at all junctions/bends in accordance with the guidance in Manual for Streets.

Transport Requirements

PfE Policy JP-C8 seeks to enable a reduction in the need to travel by private car and prioritise sustainable transport opportunities ahead of capacity enhancements on the highway network.

A traffic survey has been undertaken by the Applicant at the Dumers Lane/Wild Street junction and is included within chapter 6 of the Transport Assessment. The Transport Assessment considers that the proposed 77 dwellings would be expected to generate a total of 39 two way trips during a weekday morning peak hour (0800-0900) and 35 two-way trips during a weekday evening peak hour (1700-1800). This is equivalent to circa 1 additional vehicle every one minute and 32 seconds in the morning peak period and an additional vehicle every one minute and 43 seconds in the evening peak period. The Transport Assessment considers this to be extremely low.

In terms of trip distribution, the Transport Assessment forecasts 27 vehicles leaving the site at morning peak hour with 13 travelling towards Bury, and 14 towards Radcliffe. 12 vehicles are forecast to enter the site at this time with an even split from Bury and Radcliffe. In the evening peak hour it is forecast that 12 vehicles would exit the site with 5 towards Bury and 7 towards Radcliffe. 23 vehicles are forecast to enter the development, with 13 from Bury and 10 from Radcliffe. The development traffic will disburse across the highway network,

and the traffic impacts will be further diluted at existing junctions.

The Road Safety data has been updated to include 2023 and 2024, and has been assessed by Transport for Greater Manchester (TfGM) as acceptable.

The Transport Assessment notes that on site car parking, and a parking plan has been submitted that sets out the layout for proposed electric vehicle charging . The proposed development is in a sustainable location within easy access of bus routes with local amenities close by which would encourage and enable people at the development to make sustainable transport choices. This is further expanded on below. The proposal is therefore considered to be in conformity with Policy JP-C8 in this regard.

PfE Policy JP-C8 also requires planning applications which are accompanied by a Transport Assessment to consider air impacts on Holcroft Moss within the Manchester Mosses Special Area of Conservation (SAC). Should the proposals result in increased traffic flows on the M62 past Holcroft Moss of more than 100 vehicles per day or 20 Heavy Goods Vehicles (HGVs) per day then a scheme-specific range of measures to reduce reliance on cars, reduce trip generation and promote ultra-low emission vehicles may need to be devised and a contribution towards restoration measures may need to be provided in accordance with the Holcroft Moss Habitat Mitigation Plan. The submitted Air Quality Assessment: Addendum confirms that:

- Holcroft Moss SAC is located 19km to the southwest of the Site and;
- the site is distant from both the local motorway network, the M62 and the SAC;
- the total development related vehicle movements are estimated in the order of 348 Annual Average Daily Traffic (AADT) split 50%:50% east / west on Dumers Lane from the Site access, resulting in movements of 174 AADT on Dumers Lane either side of the access;
- development related traffic movements would be further distributed on the wider local road network;
- the Proposed Development would not result in any measurable increases in traffic flows on the M62, and hence would not result in more than 100 vehicles per day or 20 HGVs per day on the M62 past Holcroft Moss.

Given the above it is considered that the proposed development would not result in any adverse air quality impacts on the Holcroft Moss SAC and as such would comply with the provisions of PfE Policy JP-C8.

Proposed Parking

In terms of parking standards UDP Policy HT2/4 requires all applications for development to make adequate provision for their car parking and servicing requirements . Supplementary Planning Document 11 (SPD11) provides parking standards for developments.

The site is located within Zone 4 for parking standards. For clarity the following parking standards would be applicable:

- 1 bed flats - 1.5 spaces per dwelling with 3 spaces for disabled parking.
- 2 bed - 2 spaces per dwelling
- 3 bed - 2 spaces per dwelling
- 4 bed - 3 spaces per dwelling.

A total of 161 spaces should therefore be provided throughout the site.

The Transport Assessment confirms that the applicant would provide the following spaces:

1 bed maisonettes (x18) – 1 parking space each;
2 bed houses (x6) – 1 parking space each with 2 visitor spaces between the 6 plots;
3 & 4 bed house (x53) – 2 parking spaces each
3 x visitor parking spaces for the development adjacent to plot 33
2 visitor spaces for the development to the rear of plot 1 - 3

In total the applicant seeks to provide 135 spaces, including the visitor spaces and 3 disabled parking spaces within the parking court for the flats which would be 26 spaces less than set out within SPD 11. This would be a 83% provision for parking on site. It is acknowledged that the figures included within SPD 11 should be viewed as the expected standard, however, each development will be considered on an individual basis taking into account local circumstances and evidence. The Transport Assessment Considers that the evidence finds that the site is highly accessible, given the good bus provision directly adjacent to the site. It also finds that affordable homes have a lower car ownership, and the proposals are 100% affordable. Given these site-specific reasons, the slight reduction in parking provision is acceptable.

Loss of Parking

Whilst Wild Street would be upgraded to facilitate the development the existing on street parking to the fronts of the existing dwellings at 1, 3 and 5 Wild Street would be re-provided.

Within the red edge site 26 marked out car parking spaces, that the applicant states are associated with the cafe and car park which would be demolished as part of the proposal and ad-hoc parking associated with the wider industrial estate. The applicant has confirmed that none of the wider Bealey Industrial Estate occupants have rights of access over the parking spaces within the red line boundary which would be removed. Given this there would be no loss of parking for the existing users of the retained Bealey Industrial Estate caused by the proposal.

Active Travel

PfE Policy JP-C1 requires developments to be located and designed to deliver a significant increase in the proportion of trips that can be made by walking, cycling and public transport. Developments should prioritise pedestrians, cyclists and public transport users.

There are good quality pedestrian routes to the site with pedestrian crossings on Dumers Lane which provide safe links to the existing bus stops and local amenities in both Radcliffe and Bury Town Centre. Radcliffe Town Centre and Metrolink stop are also within walking distance of the site.

SPD 11 requires dedicated cycle parking. For flats 1 secure covered space is required per unit, with 1 visitor space per 10 units. For the dwellings proposed 1 secured covered cycle storage space is required per bedroom. Whilst the applicant has provided details of what the secure cycle stores would look like, the cycle stores have not been included on the site layouts. There is however sufficient space in and around the amenity spaces associated with the plots and as such it is considered that this detail can be secured by condition.

A Travel Plan Framework has also been prepared which promotes sustainable travel to and from the proposed development.

The proposal is therefore considered to be in conformity with PfE Policy JP-C1.

Ecology and Biodiversity Net Gain

PfE Policy JP-G8 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 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. UDP Policy EN8/2 supports and encourages new woodland and tree planting within the borough.

The site is also adjacent to Swan Lodge Site of Biological Importance, Hutchinson's Goit and Bealey's Goit, which are protected through UDP policies EN6/2 and EN6/4. These Policies seek to ensure that development is designed carefully as to not damage the nature conservation interests of the site. UDP Policy EN6/4 is further supported by Supplementary Planning Document 2 (SPD2)

The site also currently comprises Green Infrastructure and as such, PfE policy JP-G2 is applicable. The intention of this policy is to protect and enhance the ecosystem services which the Green Infrastructure Network provides, including flood management. Development within the Green Infrastructure Network is required to be consistent with delivering major green infrastructure improvements within them, and should contribute to improvements. Wherever practicable, opportunities to integrate new and existing green infrastructure into new development will be taken to protect, enhance and expand the green infrastructure network.

Proximity to Swan Lodge Site of Biological Importance

Greater Manchester Ecology Unit (GMEU) welcome the boundary amendments to avoid the SBI, now located approximately 6m off-site according to the Ecological Survey and Assessment. GMEU also note that no surface water drainage is proposed towards the Bealey's Goit, Hutchinson's Goit or Swan Lodge. GMEU are satisfied that negative effects can be avoided through a physical barrier around the proposed development footprint and standard construction and environmental management best practices.

Being adjacent to the wildlife corridor, the development should be designed to contribute to their effectiveness through the design, landscaping and siting of the development. Whilst the siting of the development has been amended to reflect the SBI boundary, and landscaping plans and schedules have been submitted with the application the submitted information does not directly address how the application would directly meet the requirements UDP Policy EN6/4 through the landscaping and the development. SPD 2 does say at paragraph 2.6 "However, development affecting a link or corridor may be permitted where:

- the reasons or need for a development having adverse effects may be considered to outweigh the harm to the nature conservation value of the site; and
- amelioration measures can be put in place which would make the proposal acceptable."

The site would provide affordable housing, with a mixture of tenure to directly address local housing needs meeting the first point. In addition, as further set out below, the applicant is proposing on site habitat improvements that include significant habitat creation as defined by Defra. Mitigation for bats, nesting birds etc have also been reviewed below and conditions proposed. It is therefore considered that the proposal would comply with this exception set out within SPD2.

Reference to the SBI should be included with any Construction Environmental Management Plan (CEMP) and this can be provided via condition. Given the above, it is considered that the proposal would comply with UDP Policies EN6/2, EN6/4, SPD 2 and PfE Policy JP-G2 in this respect.

Bats and Other Protected Species

Buildings and trees on the site were assessed for bat roosting potential. All were

assessed as having none. No further information or measures are therefore required. GMEU have also confirmed that they are satisfied that it is very unlikely that any external lighting would negatively impact on important bat foraging and commuting routes.

No evidence of any other protected species was identified or suspected on the site. Precautionary working measure and surveys would be adequate to protect against the risk to badger and otter known to be present in the wider locality. GMEU recommend a condition that an updated protected species is provided prior to any earthworks or vegetation clearance. Given the above, it is considered that the proposal would comply with UDP Policy EN6/3.

Nesting Birds and Other Wildlife

It is acknowledged that trees and scrub will be lost as a result of the proposal which are potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. GMEU recommend a condition to ensure that no works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a precautionary working method statement for nesting birds by a suitably experienced ecologist has been supplied to and agreed in writing by the Local Planning Authority (LPA).

Common toad are known to be present in the locality, habitats on site are suitable for hedgehog. As noted above otter and badger are also present in the wider locality. Roe deer were recorded on the site. Precautionary working measures for common toad, hedgehog, badger, otter and other mammals have been recommended during site clearance and these can be required by condition.

Subject to the conditions to address the above matters, it is considered that the proposal would comply with UDP Policy EN6/3 in relation to nesting birds and other wildlife.

Invasive Species

Dense stands of Japanese knotweed are present within the red edge along with other species listed under schedule 9 part 2 of the Wildlife & Countryside Act 1981 (as amended) including Himalayan balsam, variegated yellow-archangel, Virginia creeper and Monbretia. Given the site is to be remediated first, the only options for control would appear to be either disposal to a licensed landfill as contaminated waste or burial on-site. A condition will be placed onto any permission that requires the submission of a management strategy for Himalayan balsam, Japanese knotweed, variegated yellow archangel, Monbretia and Virginia creeper prior to any earthworks.

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

The application is subject to the general biodiversity gain condition. A metric has been provided and an off-site receptor site identified for the off-site compensation measures that are required.

GMEU have confirmed there is still some conflict of opinion between GMEU and the applicant's ecologist regarding the assessment of Japanese Knotweed within the provided metric however they are satisfied at this stage that no further information is required.

The on-site proposals do include significant habitat creation as defined by Defra. An on-site 30 year Habitat Management and Monitoring Plan (HMMP) would therefore be required for the other natural grassland, mixed scrub and urban trees. 2 units would be created on site and a condition has been requested, in addition to the statutory BNG condition that sets out what should be included within the HMMP.

For wildlife given that house sparrow and starling were recorded on the site, both UK BAP

species associated with residential buildings, GMEU recommend that these two species are targeted as part of the bird nesting mitigation strategy. GMEU also recommend provision of bat boxes and swift bricks by condition.

For the off-site proposals, on land within their ownership elsewhere in the Borough, an HMMP will also be required in order to register the site with Defra along with a legal agreement with a third party such as the LPA. If the legal agreement is with the LPA, then GMEU is able to advise on the suitability of the HMMP.

In order to discharge the statutory biodiversity gain condition the applicant would need to provide:

- The finalised biodiversity gain plan,
- Have the off-site units are registered with defra,
- Final version of the statutory metric and
- An agreed version of the HMMP.

Trees

PfE Policy JP-G7 states that where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision.

An Arboricultural Impact Assessment has been submitted with the application which includes details of a tree survey. Forty-seven trees and fifteen tree groups were surveyed within the site and within 15m of the site boundary. The recorded vegetation consisted predominantly of native, self-set goat willow, with ash, sycamore, and wild cherry interspersed. The majority of the recorded vegetation is semi-mature and considered of low or moderate arboricultural value.

To facilitate all aspects of the proposals, the majority of existing trees and tree groups on site would need to be removed. The submitted Arboricultural Impact Assessment states that the majority of trees proposed for removal are semi-mature and of low value, however the author also considers that the existing vegetation provides an important landscape buffer between the residential area in the North and the industrial premises in the South, as well as significant green link between Swan Lodge in the Northwest and the River Irwell corridor in the Southeast. The impact of the removal of the majority of trees on site is considered to be high, both on canopy cover, site character and the local landscape.

The following trees would be removed:

- approximately 900m² of moderate value groups (Category B)
- approximately 5,050m² of low value groups (Category C),
- 26 low value trees (Category C),
- One moderate value tree (Category B) and
- two trees deemed “unsuitable for retention” (Category U)

The applicant has been asked to confirm the number of trees within the identified groups of trees to ensure two for one replacement can be provided for the development but this information has not been provided within the latest Arboricultural Impact Assessment dated November 2025. The Planning Statement confirms that 67 replacement trees and shrubs will be provided on-site. It is considered that the proposals to comply with statutory BNG, resulting in a net enhancement of the biodiversity value in the local area, complies with the requirements of JP-G7.

Additionally, development is expected to protect trees and woodland during the construction phase of development. This should be conditioned.

Flood Risk

The majority of the site is located within Flood Zone 1 however some areas of the site are located within Flood Zones 2 and 3. PfE Policy JP-S4 seeks to provide an integrated catchment-based approach to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk. Chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF confirms that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.

A Flood Risk Assessment (FRA) has been submitted with the application. The FRA concludes that the site is protected against flooding from the River Irwell by virtue of the existing flood defences. Finished floor levels of the proposed dwellings would be set above surrounding ground levels. The FRA acknowledges that the site is at risk from fluvial flooding, pluvial flooding, reservoir flooding and groundwater flooding. To mitigate these risks, the finished floor would be set above surrounding ground levels, and levels would grade away from entrances to ensure that localised flood risk is managed.

The FRA has been supported by an ongoing dialogue by the applicant with the EA in relation to flooding at the site. The latest letter to the EA dated 27th October 2025 confirms that the site is partially in a Flood Zone 2 and 3, however, this is on the border of the site and the houses are not situated in the areas that flood in the 0.1% Annual Exceedance Probability (AEP) and the 1% AEP plus climate change event. The finished floor levels are also approximately 1m higher than the flood level.

The Environment Agency (EA) have been consulted on this document and supplementary responses issued by the applicant throughout the application process and have removed their original objections to the proposal confirming that they raise no objections to the proposal subject to conditions in relation to finished floor levels, ground water and contaminated land and informatives in relation to model procedures and good practice. Given the response from the EA it is considered that the proposal would comply with Policy JP-S4 and the NPPF.

Drainage

PfE Policy JP-S4 and UDP Policies EN7/3 and EN7/5 seek to protect the water courses and other water features within the Borough, and limit surface water pollution.

The surface water drainage system and foul water drainage system have been designed to discharge to the existing United Utilities Combined sewer in Dumers Lane. The proposed drainage design has not been updated to correspond with the amended site layout.

United Utilities have been consulted as part of the planning application and have stated that whilst they confirm that the proposals are acceptable in principle there is insufficient information on the detail of the drainage design. They have therefore requested further details in relation to the drainage design are secured by condition.

Contaminated Land and Mining remediation

Paragraphs 187 and 196 of the NPPF seek to ensure that sites are suitable for its proposed use taking into account ground conditions, any risks arising from land instability and contamination.

Site Investigation Report for Land Adjacent to Bealey Industrial Estate, Radcliffe, Coopers

(Chester) Ltd, Reference: 8353si, dated 08 November 2024 has been reviewed by the Environment Section. The report includes a description of the site including its past historical uses. An appraisal of the site environmental setting is presented including its geology, hydrogeology and hydrological regime, mining activities, waste management issues, and identification of additional environmental sources, pathways and receptors. This information has been used to compile a clear site conceptual model, which identifies potential sources, pathways and receptors and likely pollution linkages.

The report recommends that further investigation and testing be performed on the site post demolition and the ground gas monitoring is not yet complete. It is noted by the Environment Section that the site was formerly occupied/associated with a paper works. Such works/industries have been listed as a potential source of the emerging pollutant, poly- and perfluoroalkyl substances (PFAS) in various research documents. A further assessment should also therefore be carried to establish whether or not the site maybe impacted by PFAS.

Submission of an updated Site Characterisation and Risk Assessment and Remediation strategy and verification are therefore required prior to commencement of development and can be provided by condition.

The site also falls within a Mining Remediation Authority's (previously the Coal Authority) defined Development High Risk Area. Within the application site and surrounding area there are recorded coal mining features present at surface or shallow depths. The risk these features may pose should be considered as part of the planning process.

The Mining Remediation Authority records indicate that probable historic unrecorded shallow coal mining could be present within the northern tip of the site. The applicant has assessed this within their Site Investigation Report - chapter 12.

The Mining Remediation Authority have carried out a review of the available information, and confirmed that the report authors are satisfied that there are no coal mining features that could affect the proposed development and therefore no mine treatments works are required (Section 12.8 of the Site Investigation Report). As records indicate that northern tip of the site lies within the High Risk Area, it is considered that Permitted Development Rights for the erection of any extensions or curtilage buildings at Plots 48 & 49 should be removed. This will enable the safety and stability implications of coal mining legacy to be considered by the Local Planning Authority in the event of future householder development proposals for these specific plots.

Air Quality

PfE Policy JP-P1 aims to create a liveable city region, and requires developments to provide comfortable and inviting indoor and outdoor environments offering a high level of amenity that minimises exposure to pollution. This is further supported by PfE Policy JP-S5 that seeks to implement a comprehensive range of measures to support improvements in air quality, focusing particularly on locations where people live, where children learn and play, where there are impact on the green infrastructure network and where air quality targets are not being met.

An Air Quality Assessment has been submitted with the application. A desk-top study was undertaken to identify worst case sensitive receptor locations adjacent to the affected road network. The assessment concludes that the impacts of the proposal are not significant and no measures are required to offset operational impacts. It is noted however, that the planning application is supported by a Travel Plan Framework with the aim of encouraging use of sustainable transport methods and all dwellings are to be provided with EV charging points which would also be requested by condition.

Carbon And Energy

PfE Policy JP-S2 sets out the steps required to achieve net zero carbon emissions. The proposed development is designed to utilise a high performing thermal envelope to minimise heat loss, as well as efficient heating and lighting systems, which will drive energy efficiency in the building to meet the targets for space and water heating demand. This is augmented by the use of an Air Source Heat Pump system to provide hot water to drive low carbon, efficient energy usage within the building design. Photovoltaic panels (PVs) will be fitted to the scheme with sufficient generation capacity to ensure that operational regulated carbon emissions will be net zero. The proposal is therefore considered to be in conformity with Policy JP-S2.

Digital Connectivity

PfE Policy JP-C2 requires development to have full fibre to premises connections unless infeasible or unviable, with multiple-ducting. The policy supports the provision of free, secure, high-speed public wi-fi connections, particularly in the most frequented areas. The applicant has confirmed that the development will be provided with full connections in accordance with the requirements of Policy JP-C2.

Planning Obligations

When reviewing the potential loss of employment sites as set out above SPD 14 specifies that consideration will be given to alternative uses subject to a one-off financial contribution to offset this loss of the employment land. Contributions are then used to help bring forward employment opportunities elsewhere in the Borough. UDP Policy RT2/2 requires all proposals for new housing consisting of 10 units or more to make provision for the recreational needs of the prospective residents.

Additionally PfE Policy JP-P5 requires where appropriate new housing developments to make a financial contribution to the provision of additional school places and/or set aside land for a new school proportionate to the additional demand they would generate. Education colleagues have confirmed that there is current and forecast availability in Radcliffe for the potential primary yield and also in the Bury South planning area for Secondary provision. Therefore a financial contribution towards the provision of additional school places is not required.

The applicant has submitted a Financial Viability Assessment in accordance with Paragraph 59 of the NPPF.

An independent review of the submitted Financial Viability Assessment has been undertaken by Capita. The conclusion based on Capita's appraisal on a 100% affordable scheme as proposed by the client is that additional asks for planning contributions would add to the negative figure identified within the assessment and make the scheme unviable.

Affordable Housing

In accordance with UDP Policy H4/1 and Supplementary Planning Document 5 (SPG5) this development would be required to deliver 25% affordable housing. The Affordable Housing Statement states that all of the units proposed will be affordable housing, to be owned and managed by a Registered Provider (RP). Bury Council's Housing Need and Demand Assessment demonstrates a clear need for additional affordable housing in the Borough.

The tenure of the affordable homes would be a mixture of 42no. social rent units, and 35no. Rent to Buy (RTB) units. Social rent, as defined in the NPPF needs to meet all of the following conditions:

- (a) the rent is set in accordance with the Government's rent policy for Social Rent;
- (b) the landlord is a registered provider; and

(c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

Rent to buy, would be considered to be an affordable route to home ownership for those who could not achieve home ownership through the market that allows first-time buyers to rent a new-build home at a lower-than-market rent to save for a deposit to eventually buy it.

The scheme includes a range of house types/sizes for single people, couples, and families to create a balanced and sustainable community.

The Council would wish to secure nomination rights for the affordable housing, and the affordable housing statement confirms that the allocation of any rented units will be in accordance with a Nomination Agreement between the RP and Bury Council. The affordable housing should be secured through a Section 106 Agreement.

Response to Representations

It is considered that the material planning considerations raised within representations in relation to principle of residential development, ecology, BNG, amenity, flooding, drainage and highways have been addressed within the main body of the report and conditions recommended in accordance with the above assessment.

The application was amended during the application process, reducing the number of proposed units from 87 to 77. This amendment also included changes to the proposed access to the site utilising an upgraded Wild Street rather than creating a new access onto Dumers Lane. Internal reconfiguration also created opportunities to provide visitor parking and reduced the numbers of parking spaces to the fronts of dwellings allowing for a larger capacity of on street parking for any future residents.

An Ecological Survey and Assessment was included with the submission, this and other supporting documentation has been updated throughout the application as it evolved. Amended plans and documentation have been sent to the required statutory Consultees for comment as required, and neighbours were notified of the reduction in dwellings and amended access in September 2025.

As set out above, there has been an ongoing dialogue with the EA and applicant in relation to the site, and the partial location of the site within Flood Zone 2 and 3. Following this dialogue the EA have removed their objections to the scheme and put forward conditions. The Radcliffe and Redvales Flood Defence Scheme was designed to protect properties and includes flood walls and embankments with Phase 1 (Close Park, Morris Street and Dumers Lane) completed in 2021.

The applicant does not have control of land outside of the red edge site, and would not be able to manage any invasive species throughout the wider industrial site, or influence how this site and the businesses within it are managed in terms of their vehicles. Any future residents would be aware of the existing Industrial Estate adjacent to the site.

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

Recommendation: Minded to Approve

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered:
SL01 Proposed Site Layout Rev O, SL01 Proposed Site Layout with Topo Overlay Rev O, WMP01 Rev J, TP01 Rev A, PV01 Rev C, ML01 Rev K, HL01 Rev J, EVCP01 Rev E, BT01 Rev J, ESP Rev A, XS01 Rev C, XS02 Rev A, SS01, SS03, SS04, TCS01, B-12.1-03, ENG012 Rev B, 935-ALN-113 01, 1292-ALN-114 01, BUR-M-113 01, BURALT-113 01, 946-CHE-116 01, 973-GAI-121 01, 964-GAI-A-111 01, 769-KNA-120 01, 1023-PEO-146 01, 1112-RIP-113 01, 1113-WOL-110 01, 1121-WOL-113 01, WH062/T00b, SHD1843-SHD-HLG-BEAL-DR-EO-Lighting Layout-R1, B054854 TTE 00 XX TR O 004 P02, B054854 TTE 00 XX DR O 004 P04, B054854 TTE 00 XX DR O 009 P01, B054854 TTE 00 XX TR O 003-01 P02, B054854 TTE 00 XX TR O 003-02 P02, SHF893002-ENZ-XX-XX-DR-L-0001 PL03, SHF893002-ENZ-XX-XX-DR-L-0002 PL03, SHF893002-ENZ-XX-XX-DR-L-0003 PL03, SHF893002-ENZ-XX-XX-DR-L-0004 PL03, SHF893002-ENZ-XX-XX-DR-L-0005 PL03, SHF893002-ENZ-XX-XX-DR-L-45002 PL03, SHF893002-ENZ-XX-XX-DR-L-45003 PL03, SHF893002-ENZ-XX-XX-DR-L-45004 PL03, SHF893002-ENZ-XX-XX-DR-L-45005 PL03, SHF893002-ENZ-XX-XX-DR-L-45006 P06, 893.002-ENZ-XX-XX-DR-Z-0001 P01 Sheet 1 of 2, 893.002-ENZ-XX-XX-DR-Z-0001 Sheet 2 of 2

Documents:

Arboricultural Survey 893.002.ENZ.XX.00.RP.AR.45.101
Arboricultural Impact Assessment 893.002.ENZ.XX.00.RP.AR.45.102
Affordable Housing Statement received 17th November 2025
Travel Plan Framework 784 – B054854 Revision 01
Planning Statement dated 29/10/2025
Draft Biodiversity Gain Plan dated 28/10/2025
Onsite Soft Landscaping Schedule HF893002-ENZ-XX-XX-SH-L-45-002
Off site soft landscaping schedule SHF893002-ENZ-XX-XX-SH-L-45-001
Assessment of Biodiversity Net Gain 2024-200b October 2025 Version 3
Statutory Biodiversity Metric received 29th October 2025
Ecological Survey and Assessment 2024-200 October 2025 Version 2
Air Quality Addendum R3407AQ Addendum-v2 02.10.25
Energy Statement Rev C October 2025
Noise Impact Assessment Version 5 13.10.25
Addendum to Noise Impact Assessment received 28th August 2025
Response to Environment Agency SO/2025/124668/02-L01
Transport Assessment 784-B054854 Revision 1 October 2025
Highways Technical Note 784-B054854 05.09.2024
Lighting Schedule SHD1843-SHD-HLG-BEAL-SH-EO-Lighting Schedule-R1
Outdoor Lighting Report dated 26th August 2025
Lighting Design Risk Assessment SHD1843-SHD-HLG-BEAL-RA-EO-Lighting Design Risk Assessment-R1
Air Source Heat Pump Specification received 28th August 2025
Crime Impact Assessment V1.1 August 2025

Viability Assessment Report May 2025
Non-technical Summary for Viability Assessment Report May 2025
Response to Environment Agency comments 24344
Health Impact Assessment received 8th January 2025
Statement of Community Involvement December 2024
Design and Access Statement received 6th December 2025
Broadband Connectivity Assessment received 6th December 2024
Flood Risk Assessment and Drainage Strategy
Site Investigation Report 8353si
Habitat Designations received 6th December 2024

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 plans approved, when it comes to matters of site layout drawings SL01 Proposed Site Layout Rev O and SL01 Proposed Site Layout with Topo Overlay Rev O shall be utilised.

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.

4. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application for Plots 48 and 49.

Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

5. The dwellings 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.

6. Details/Samples of the materials/bricks to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any above ground works. Only the approved materials/bricks 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

7. No development shall commence unless and until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved by the Local Planning Authority. The plan shall delineate the construction zone and set out measures to be taken to minimise the possibility of pollution to the adjacent Swan Lodge Site of Biological Importance. The approved plan only shall be implemented prior to the commencement of any works and maintained for the duration of the build out of the development.

Reason. Information not submitted at application stage. To ensure a safe and

satisfactory development of the site in relation to the protection of Swan Lodge Site of Biological Importance from any pollutants and construction disturbance which may cause risk, pursuant to Bury Unitary Development Plan Policies EN6/2 - Sites of Nature Conservation Interest (LNR's and Grade B and C SBI's), EN6/3 - Features of Ecological Value, EN6/4 - Wildlife Links and Corridors, Places for Everyone Joint Development Plan Policies JP-G2: Green Infrastructure Network and JP-G8: A Net Enhancement of Biodiversity and Geodiversity and Chapter 15 - Conserving and enhancing the natural environment of the National Planning Policy Framework.

8. Prior to any earthworks or vegetation clearance, an updated protected species survey shall be provided to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be implemented in full accordance with the approved details and measures.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Bury Unitary Development Plan Policies EN6/2 - Sites of Nature Conservation Interest (LNR's and Grade B and C SBI's), EN6/3 - Features of Ecological Value, EN6/4 - Wildlife Links and Corridors, Places for Everyone Joint Development Plan Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity and Chapter 15 - Conserving and enhancing the natural environment of the National Planning Policy Framework.

9. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a precautionary working method statement for nesting birds by a suitably experienced ecologist has been supplied to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be implemented in full accordance with the approved details and measures.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Bury Unitary Development Plan Policies EN6/2 - Sites of Nature Conservation Interest (LNR's and Grade B and C SBI's), EN6/3 - Features of Ecological Value, EN6/4 - Wildlife Links and Corridors, Places for Everyone Joint Development Plan Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity and Chapter 15 - Conserving and enhancing the natural environment of the National Planning Policy Framework.

10. Prior to any earthworks or site clearance a precautionary working measures method statement of common toad, hedgehog, badger, otter and other mammals, will be provided to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be implemented in full accordance with the approved details and measures.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Bury Unitary Development Plan Policies EN6/2 - Sites of Nature Conservation Interest (LNR's and Grade B and C SBI's), EN6/3 - Features of Ecological Value, EN6/4 - Wildlife Links and Corridors, Places for Everyone Joint Development Plan Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity and Chapter 15 - Conserving and enhancing the natural environment of the National Planning Policy Framework.

11. Prior to any earthworks a management strategy for himalayan balsam, japanese knotweed, vaiegated yellow archangel, monbretia and virginia creeper should be supplied to and agreed in writing to the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the Local Planning Authority.
Reason. To ensure the removal/check the spread of species that are listed as invasive non-native species under the Wildlife and Countryside Act 1981 and in

order to safeguard the biodiversity of the site and its surroundings, pursuant to Policies JP-P1: Sustainable Places and JP-G8: A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.

12. A bird and bat nesting and mitigation strategy shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the plan should target house sparrow and starlings and include the provision of House Sparrow terraces, swift bricks and bat boxes. Thereafter, the development shall be implemented in full accordance with the approved details and measures.
Reason. To secure the satisfactory development of the site and ensure enhancements and net gains for biodiversity pursuant to Places for Everyone Joint Development Framework Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity, Bury Unitary Development Plan Policy EN6/3 - Features of Ecological Value and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
13. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) for on site Biodiversity Net Gain, prepared in accordance with the Statutory Biodiversity Gain Plan and including:
 1. a non-technical summary;
 2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 3. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 4. the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 5. the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.has been submitted to, and approved in writing by, the local planning authority.
Reason. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Places for Everyone Joint Development Plan Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.
14. The development hereby approved shall not be occupied unless and until:
 1. the habitat creation and enhancement works set out in the approved HMMP have been completed; and
 2. a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning AuthorityThe created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.
Reason. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Places for Everyone Joint Development Plan Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.
15. Prior to the commencement of any above ground works, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

1. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
2. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
3. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
4. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
5. Foul and surface water shall drain on separate systems.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

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 Unitary Development Plan Policies EN7/3 - Water Pollution, EN7/5 - Waste Water Management Places for Everyone Joint Development Framework Policy JP-S4 - Flood Risk and the Water Environment and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

16. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 1. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 2. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason. To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development pursuant to Unitary Development Plan Policies EN7/3 - Water Pollution, EN7/5 - Waste Water Management Places for Everyone Joint Development Framework Policy JP-S4 - Flood Risk and the Water Environment and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

17. 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).

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

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

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

19. 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).

20. 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).

21. 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).

22. Prior to occupation the applicant shall provide:

- 1 no. electric vehicle (EV) charging point (minimum 7kW*) per dwelling
- Cable routes to be provided for all parking spaces which do not have access to an electric vehicle charging point.

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).

23. No development shall commence unless and until a scheme to minimise dust emissions has been submitted to the Local Planning Authority for approval. The scheme shall include details of all dust control measures and the methods to monitor emissions of dust arising from the development. The development shall be implemented in accordance with the approved scheme with the approved dust control measures being retained and maintained in a fully functional condition for the duration of the development hereby approved.

Reason. To reduce the impacts of dust disturbance from the site on the local air quality and the environment in accordance with paragraph 187e of the National Planning Policy Framework (December 2024) and Places for Everyone Policy JP-S5 (Clean Air).

24. The development shall be carried out in accordance with the submitted flood risk assessment (Response to Environment Agency/ 27th October 2025) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 68.50 metres above Ordnance Datum (AOD)

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason. To reduce the risk of flooding to the proposed development and future occupants pursuant to Unitary Development Plan Policies EN7/3 - Water Pollution, EN7/5 - Waste Water Management Places for Everyone Joint Development Framework Policy JP-S4 - Flood Risk and the Water Environment and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

25. No drainage systems for the infiltration of surface water to the ground are permitted where adverse concentrations of contamination and known or suspected to be present other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason. To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 187 of the National Planning Policy Framework.

26. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

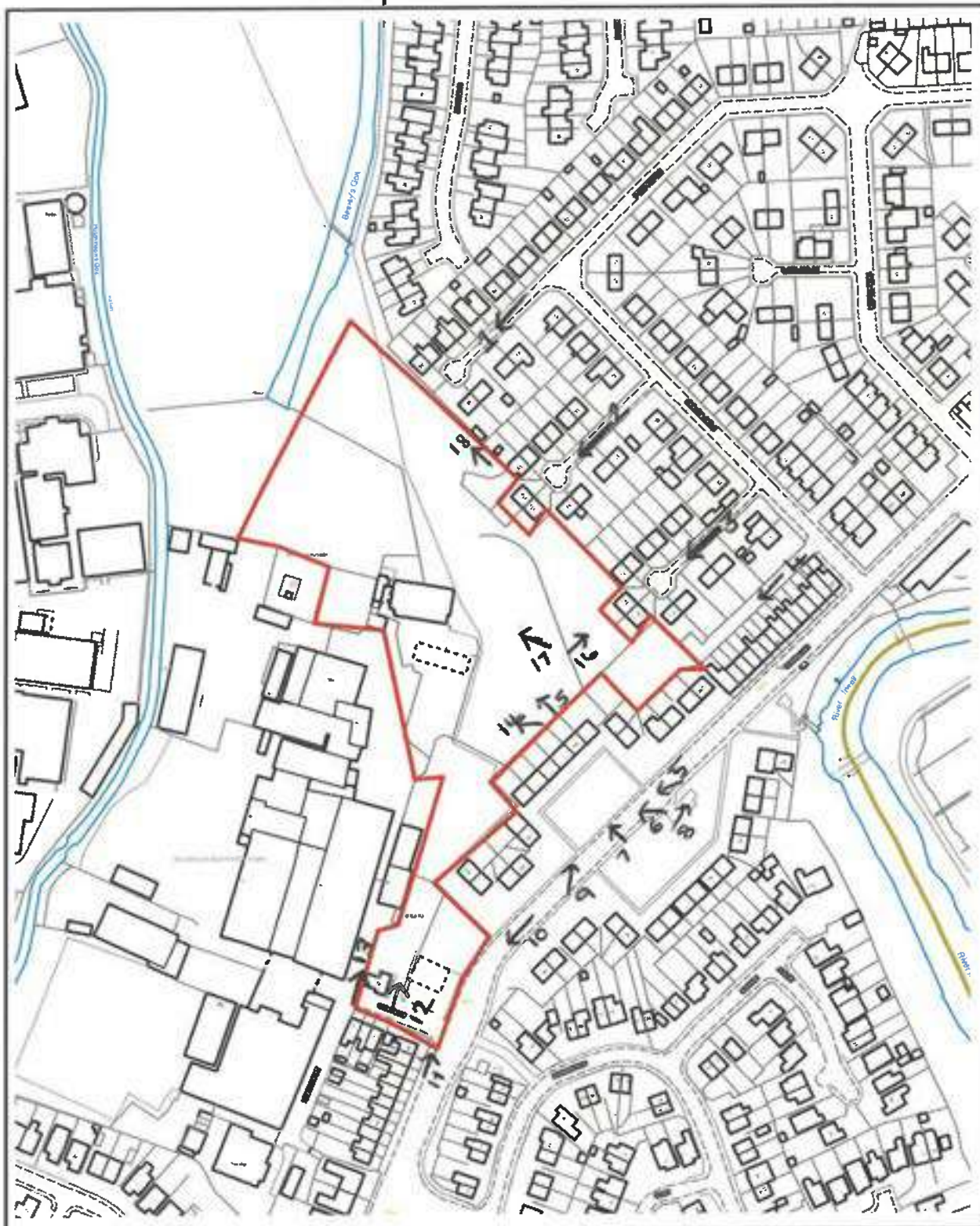
Reason. To ensure that the proposed piling, does not harm groundwater resources in line with paragraph 187 of the National Planning Policy Framework and Position Statement J of the 'The Environment Agency's approach to groundwater protection'.

27. The noise mitigation scheme as set out within chapter 5 of the approved Noise Impact Assessment Version 5 dated 13th October 2025 shall be implemented in full prior to occupation of the dwellings hereby approved and thereafter maintained at all times.

Reason. To protect the amenity of the occupants of the premises once the development hereby approved is occupied pursuant to Bury Unitary Development Plan Policy EN7/2 - Noise Pollution.

For further information on the application please contact **Helen Pressley** on **0161 253 5277**

Viewpoints - 71426



ADDRESS: Land adjacent to Bealey Industrial Estate,
Dumers Lane, Radcliffe, M26 2BD

Planning, Environmental and Regulatory Services

Bury
Council

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Photo 1



Photo 2



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Photo 3



Photo 4



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Photo 5



Photo 6



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Photo 7



Photo 8



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Photo 9



Photo 10



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Photo 11



Photo 12



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Photo 13



Photo 14



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Photo 15



Photo 16



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Photo 17



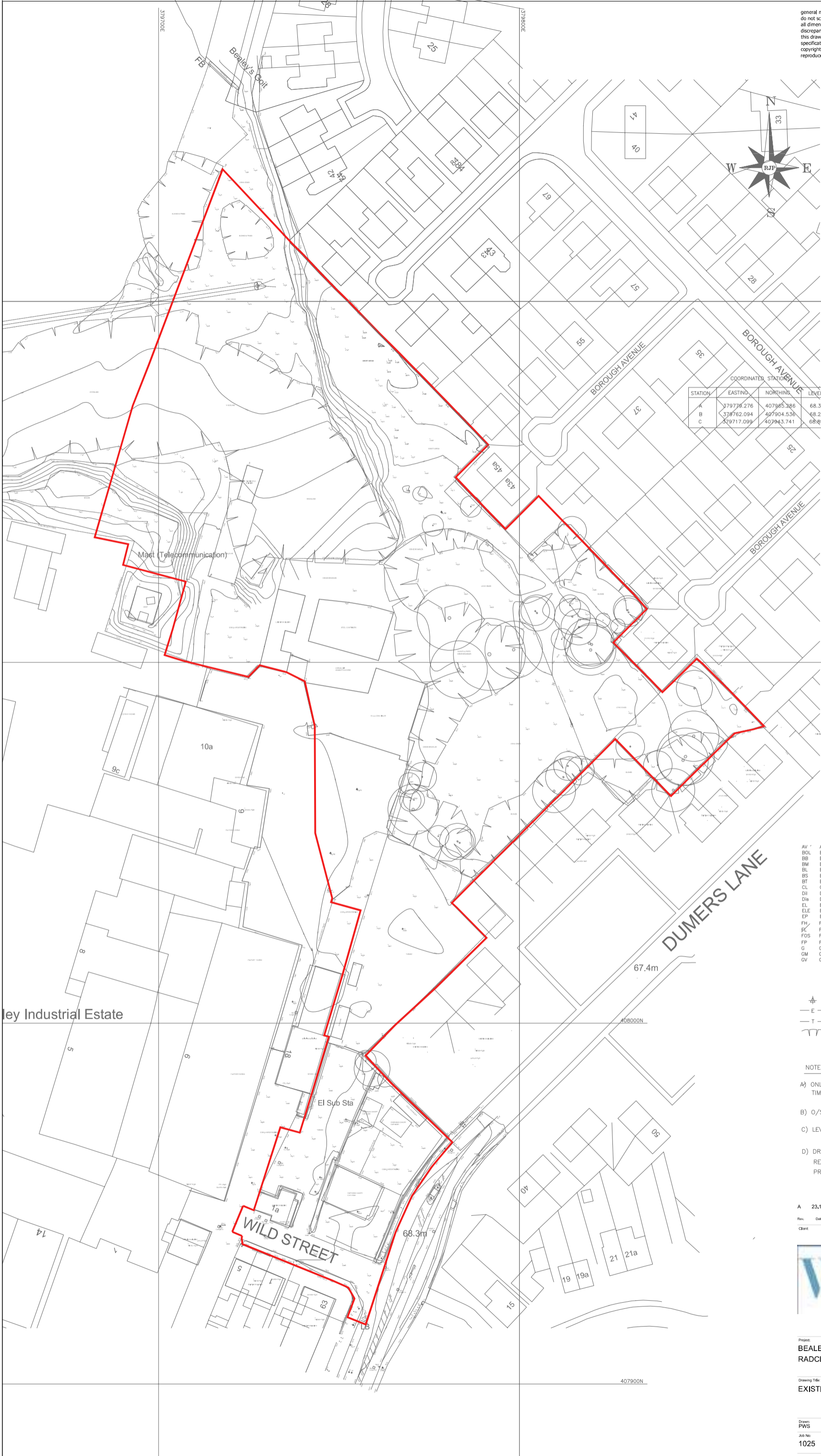
Photo 18



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Photo 19





general notes:
do not scale the drawing.
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COORDINATE STATION			
STATION	EASTING	NORTHING	LEVEL (m)
A	379778.276	407985.286	68.395
B	378762.094	407904.536	68.248
C	379717.099	407943.741	68.893

ABBREVIATIONS

AV	AIR VALVE/VENT	IC	INSPECT CHAMBER
BOL	BOLLARD	IL	INVERT LEVEL
BB	BELUSHI BEACON	JKW	JAPANESE KNOTT WEED
BM	BENCH MARK	LH	LAMP HOLE
BL	BED LEVEL	LP	LAMP POST
BS	BUS STOP	NP	NAME PLATE
BT	BRITISH TELECOM	MH	MANHOLE
CL	COVER LEVEL	PS	POST/SIGN POST
DII	DILAPIDATED	PB	POST BOX
DIS	DISUSED	PX	UNKNOWN SERVICE
EL	EAVES LEVEL	RE	RODDING EYE
ELE	ELEC JUNCT. BOX	RL	RIDGE LEVEL
EP	ELECTRICITY POLE	RS	ROAD SIGN
FH	FIRE HYDRANT	ST	STOP TAP
FL	FLOOR LEVEL	TH	TRIAL HOLE
FOS	FULL OF SEDIMENT	TL	TRAFFIC LIGHT
FP	FLAG POLE	TP	TELEGRAPH POLE
G	GULLY	TV	CABLE TV BOX
GM	GAS METER	UH	UNABLE TO LIFT
GV	GAS VALVE	WM	WATER METER

SYMBOLS

	SURVEY STATION		TREE
	O/H ELEC CABLE		BENCH MARK
	O/H PHONE LINE		TRIAL PIT
	CANOPY/HEDGE		BOREHOLE

NOTES

- A) ONLY MANHOLES AND SERVICES VISIBLE AT TIME OF SURVEY SHOWN
- B) O/S USED AND ORIENTATED TO TRUE NORTH
- C) LEVELS IN METRES RELATED TO G.P.S.
- D) DRAINAGE INFORMATION TAKEN FROM LA RECORDS. INFORMATION MUST BE CHECKED PRIOR TO WORK COMMENCING

A	23.10.25	PWS	ADDITIONAL LEVELS TAKEN CLOSE TO BOUNDARY OF 45 BOROUGH AV
Rev.	Date	By	Description
Client			



Project:
**BEALEY IND EST
RADCLIFFE**

Drawing Title:
EXISTING SITE PLAN

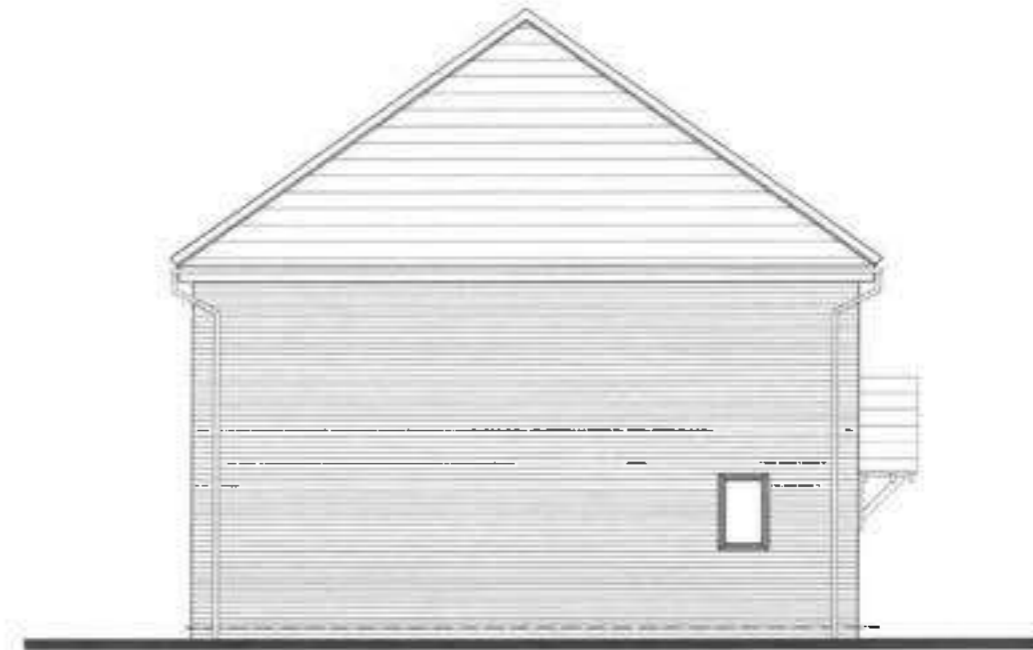
Drawn PWS	Checked	Scale 1:500	Date NOV 2024
Job No: 1025	Drawing No: ESP	Rev: A	



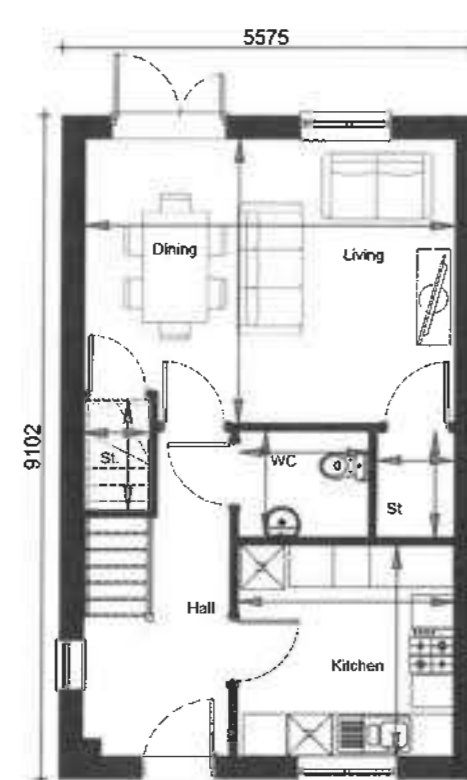
FRONT ELEVATION



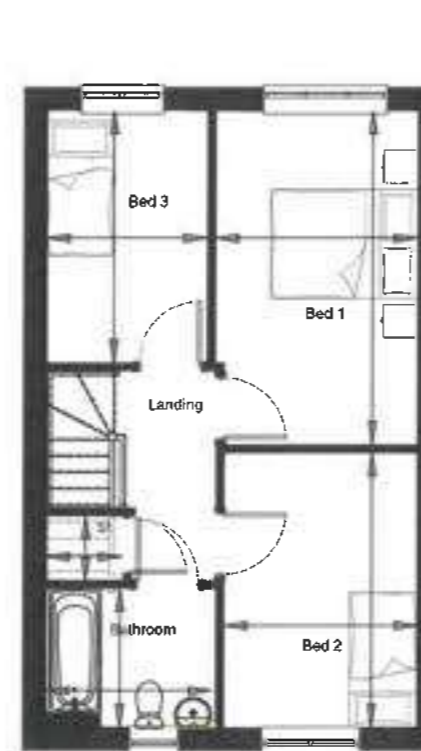
REAR ELEVATION



SIDE ELEVATION

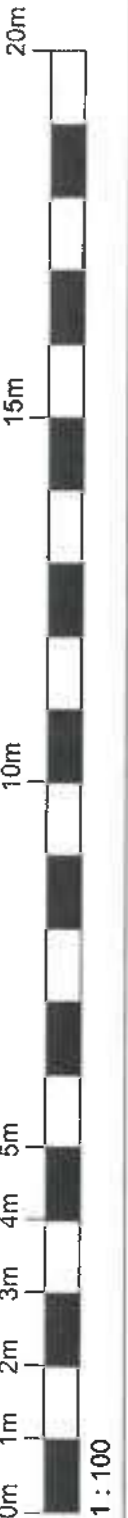


GROUND FLOOR PLAN



FIRST FLOOR PLAN

general notes:
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NDSS Compliance

	Area		Width	
	Current	Required 10% NDSS	Current	Required
	m ²	ft ²	m	m
Bedroom 1	12.44	133	11.5	2.75
Bedroom 2	9.85	106	7.5	2.62
Bedroom 3	7.51	80	7.5	2.15
Storage	1.51	16		
Under-stairs Storage	1.00	10	2.5	
Cylinder St.	0.9	9		
Total	85.3	918	84.0	Compliant

01 17/11/25 DV NDSS compliance table added
REV DATE BY DESCRIPTION

PLANNING

Client:



Project:

CORE HOUSE TYPES
ALNWICK
AS - 935ft²

Drawing Title:

ALNWICK EBH
(ALN-EBH)

Job No:

935-ALN-113

Rev:

01

Drawn:
SK

Checked:
-

Scale @ A3:
1:100

Date:
FEB 2025



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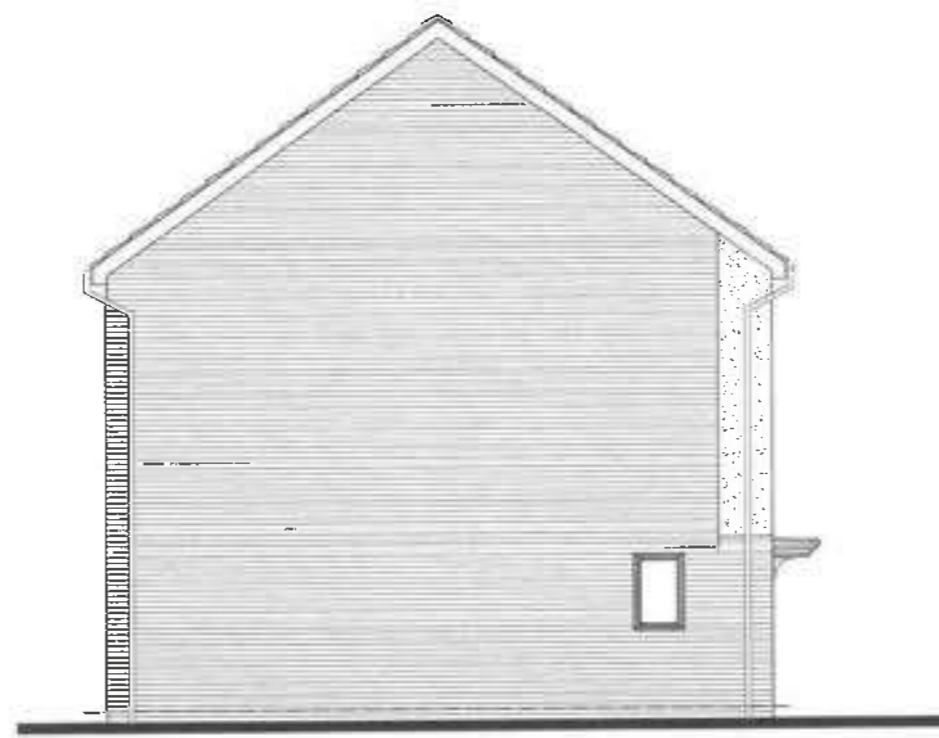
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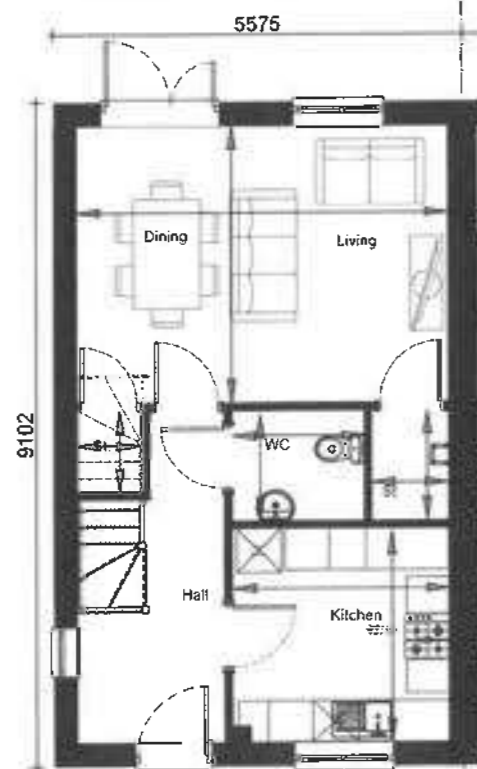
FRONT ELEVATION



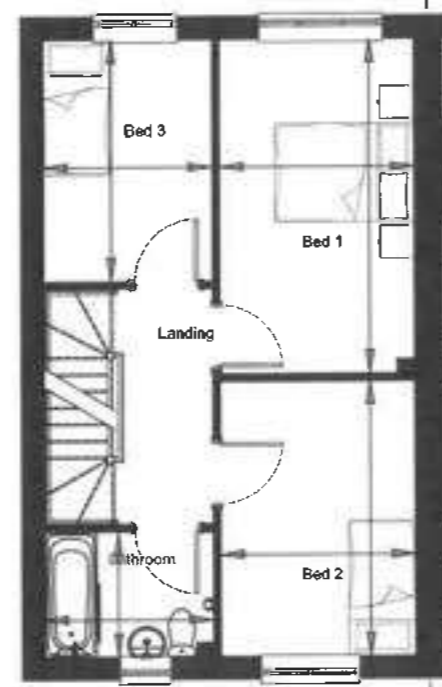
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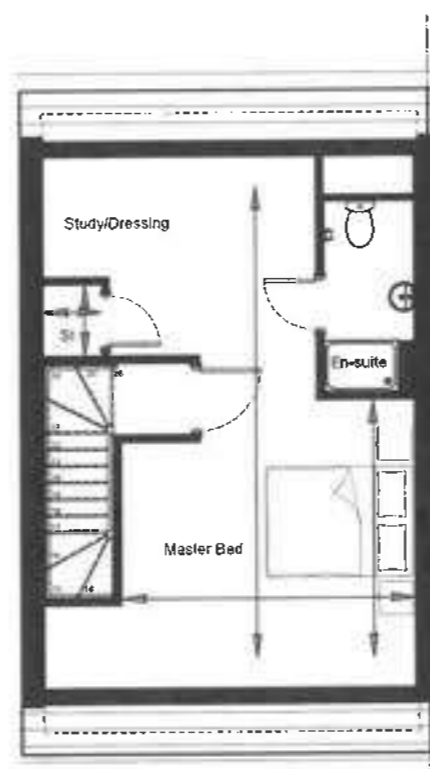
SIDE ELEVATION



GROUND FLOOR PLAN

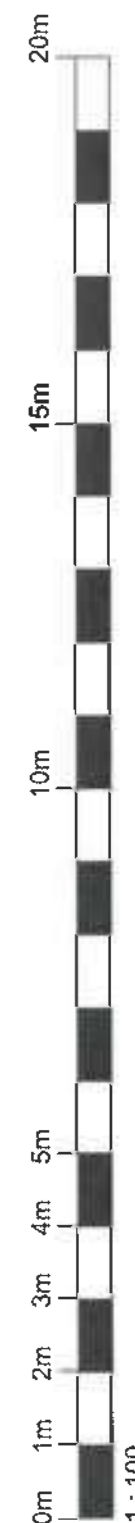


FIRST FLOOR PLAN



SECOND FLOOR PLAN

general notes:
do not scale the drawing.
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NDSS Compliance

	Area		Width	
	Current	Required 100% NDSS	Current	Required
	m ²	ft ²	m	m
Master Bedroom	22.83	245	11.5	3.97
Bedroom 1	12.09	130	7.5	2.65
Bedroom 2	9.96	107	7.5	2.65
Bedroom 3	7.52	81	7.5	2.28
Storage	1.485	16	-	-
Under-stairs Storage	1.00	10.7	3.0	-
Cylinder St	0.752	8	-	-
Total	117.7	1267	112	Compliant

PLANNING

Client:



Project:

CORE HOUSE TYPES
ALNWICK+
AS - 1292ft²

Drawing Title:

ALNWICK+ EHRG
(ALN+ -EHRG)

Job No:

Drawn:
SK

01 17/11/25
REV DATE

Checked:
BL

DV BY

Drawing No:

1292-ALN-114

Scale @ A3:
1:100

NDSS compliance table added

Rev:

01

Date:
MAR 2025



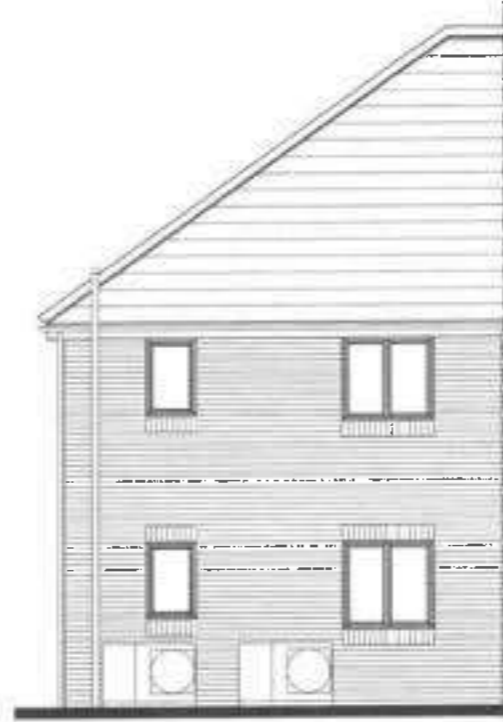
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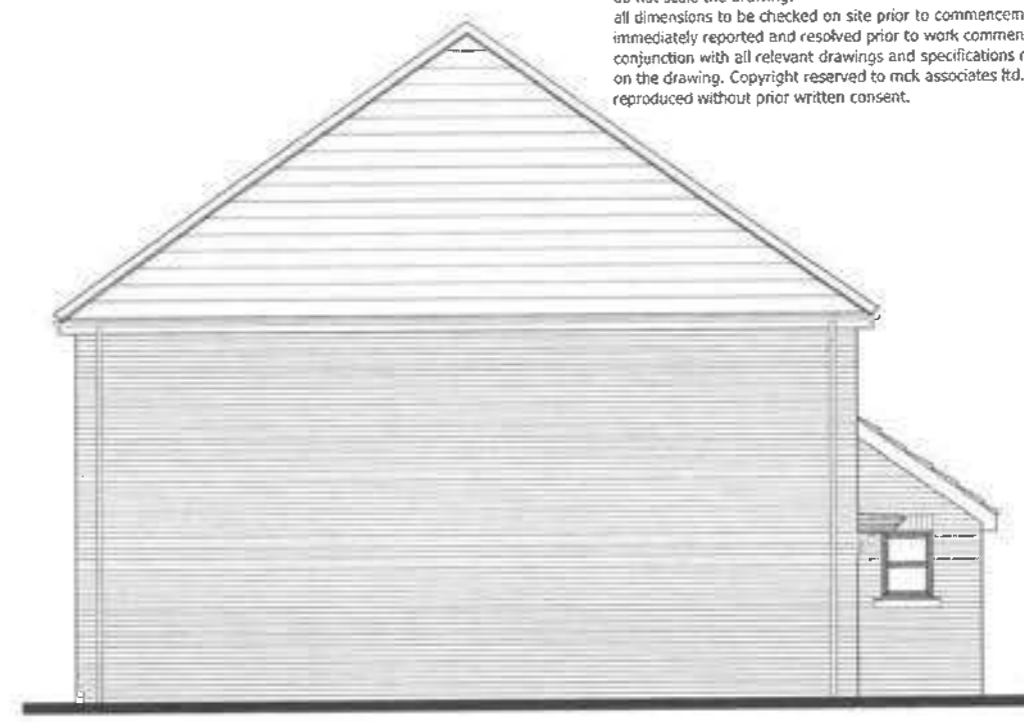
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FRONT ELEVATION

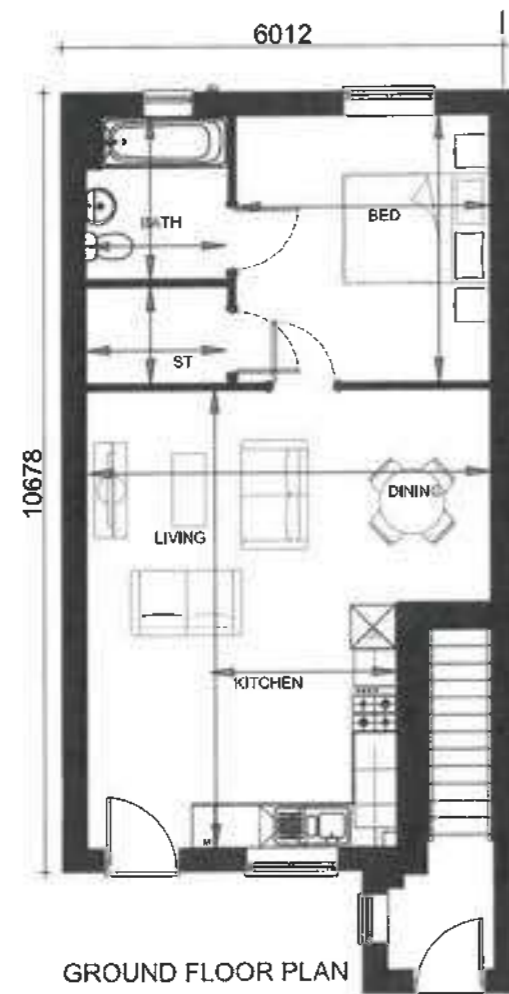


REAR ELEVATION

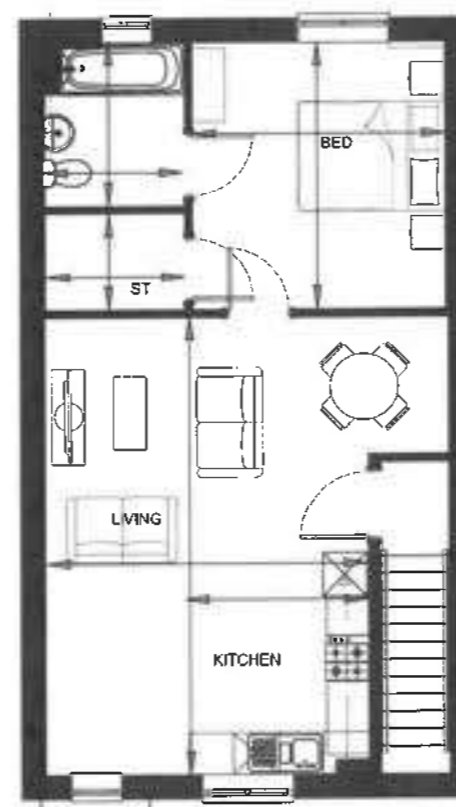


SIDE ELEVATION

general notes:
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GROUND FLOOR PLAN



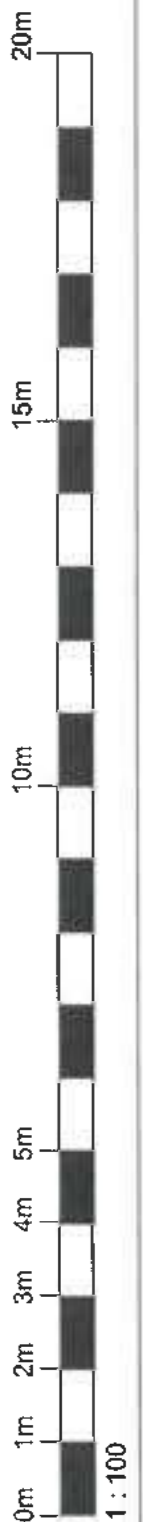
FIRST FLOOR PLAN

NDSS Compliance

634	Area		Width	
	Current	Required 100% NDSS	Current	Required
	m ²	ft ²	m	m
Bedroom 1	12.56	135	11.5	3.44
Storage	2.506	27	1.5	-
Total	57.4	618	50	Compliant

NDSS Compliance

562	Area		Width	
	Current	Required 100% NDSS	Current	Required
	m ²	ft ²	m	m
Bedroom 1	12.56	135	11.5	3.44
Storage	2.52	27	1.5	-
Total	50.61	545	50	Compliant



Client:



Project:

CORE HOUSE TYPES
BURGHLEY M
AS - 634ft² & 562ft²

Drawing Title:

BURGHLEY M
(BUR-M-EBH)

Job No:

-

01 17/11/25 DV NDSS compliance table added
REV DATE BY DESCRIPTION

Drawing No:

BUR-M-113

Rev:

01

Drawn:
SK

Checked:
SK

Scale @ A3:
1:100

Date:
FEB 2025

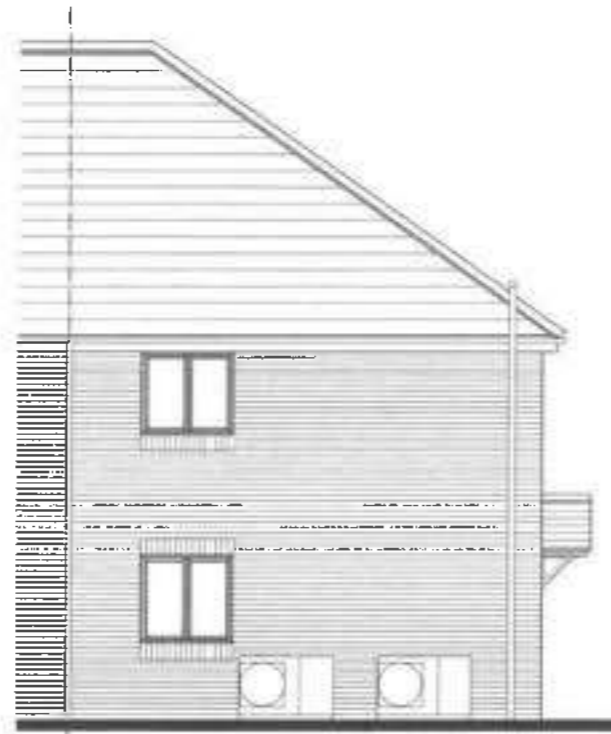


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FRONT ELEVATION

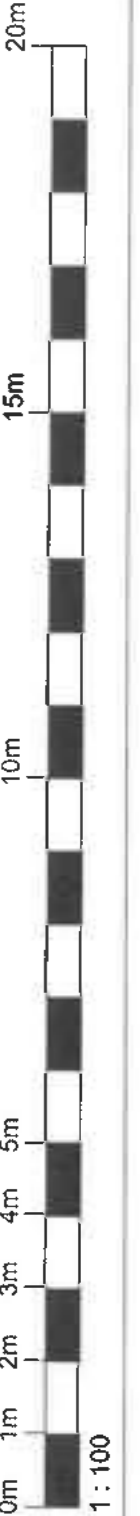


REAR ELEVATION



SIDE ELEVATION

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1 : 100



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Ground Floor Plan

NDSS Compliance

	Area			Width	
	Current		Required 100% NDSS	Current	Required
	m ²	ft ²		m	m
Bedroom 1	15.64	167	11.5	2.36	2.75
Cylinder St.	2.10	22	1.5	-	-
Total	55.09	592	50.0	Compliant	

First Floor Plan

NDSS Compliance

	Area			Width	
	Current		Required 100% NDSS	Current	Required
	m ²	ft ²		m	m
Bedroom 1	13.96	150	11.5	3.64	2.75
Cylinder St.	1.75	18	1.5	-	-
Total	61.47	661	50.0	Compliant	

Client:



Project:

CORE HOUSE TYPES
BURGHLEY ALT M4(3)
AS - 667ft² & 604ft²

Drawing Title:

BURGHLEY ALT M4(3)
(BUR ALT-EBH)

01 17/11/25 DV NDSS compliance table added
REV DATE BY DESCRIPTION

Job No:

-

Drawing No:

BURALT-113

Rev:

01

Drawn:
DV

Checked:
SK

Scale @ A3:
1:100

Date:
Jun 2025

PLANNING



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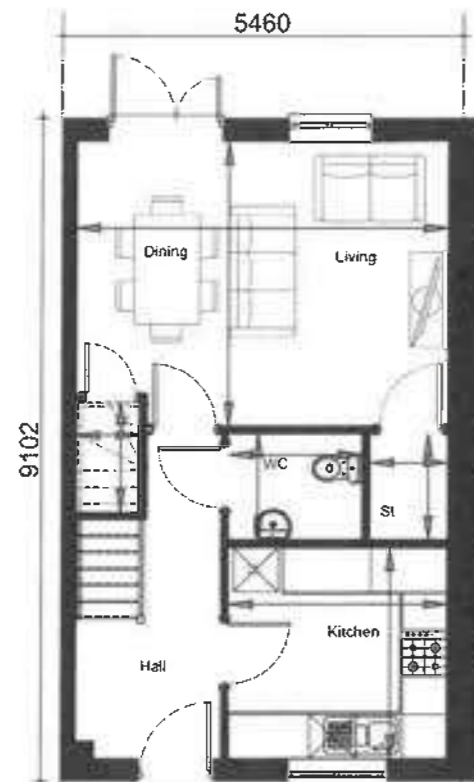
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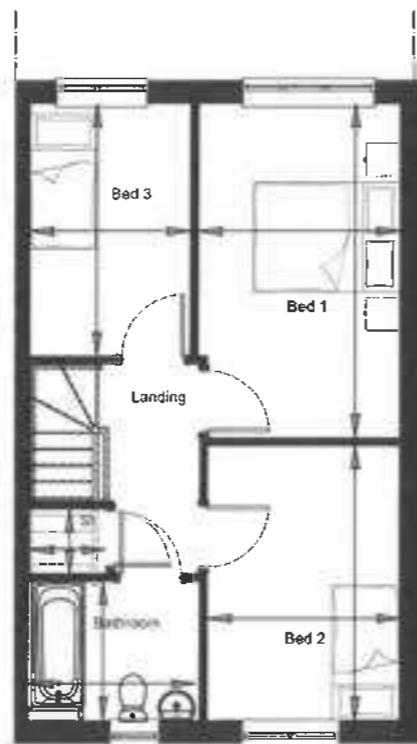
FRONT ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN

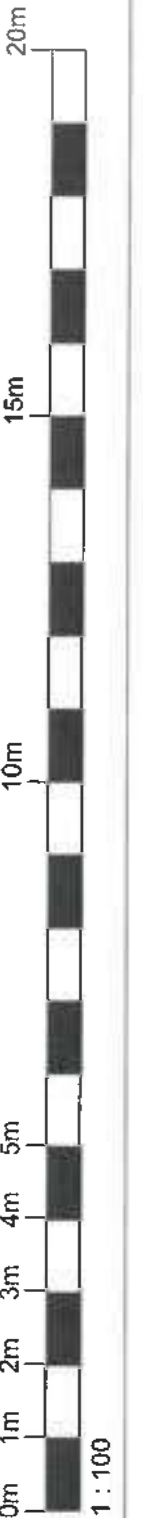


FIRST FLOOR PLAN

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NDSS Compliance

	Area			Width	
	Current		Required 100% NDSS	Current	Required
	m ²	ft ²	m ²	m	m
Bedroom 1	12.44	133	11.5	2.75	2.75
Bedroom 2	9.85	106	7.5	2.62	2.15
Bedroom 3	7.52	80.9	7.5	2.18	2.15
Storage	1.51	16.2	-	-	-
Under-stairs Storage	1.00	10.7	2.5	-	-
Cylinder St.	0.9	9.6	-	-	-
Total	85.3	918	84	Compliant	



Client:



Project:

CORE HOUSE TYPE
CHESTER
AS - 946ft²

Drawing Title:

CHESTER MB
(CHE-MB)

01 17/11/25 GO NDSS compliance table added
REV DATE BY DESCRIPTION

Job No:

-

Drawing No:

946-CHE-116

Rev:

01

Drawn:
SCK

Checked:
-

Scale @ A3:
1:100

Date:
FEB' 2025

PLANNING



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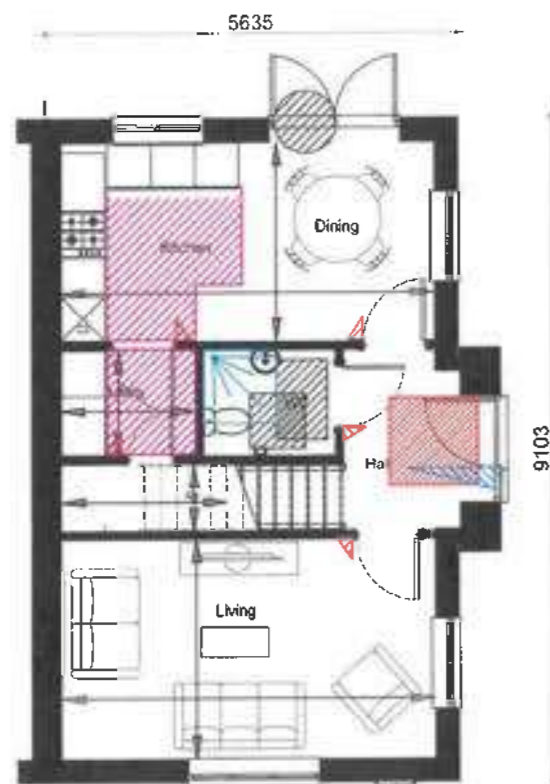
FRONT ELEVATION



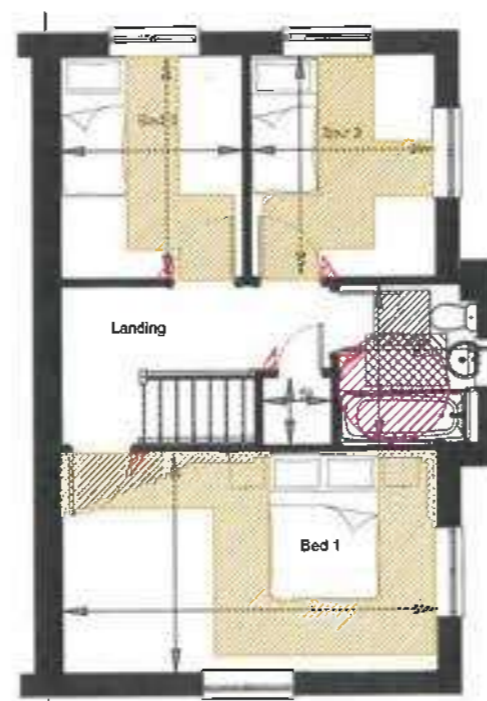
REAR ELEVATION



SIDE ELEVATION

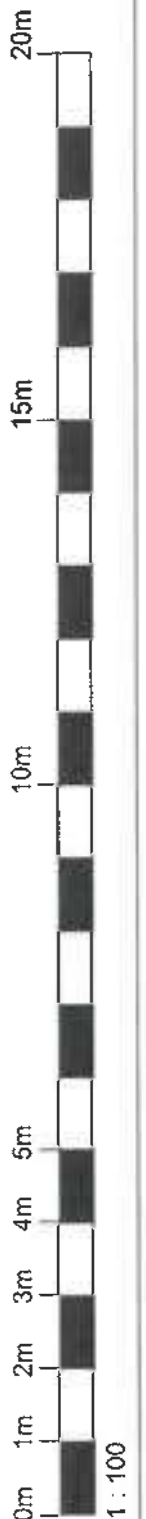


GROUND FLOOR PLAN



FIRST FLOOR PLAN

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NDSS Compliance

	Area		Width	
	Current	Required 100% NDSS	Current	Required
	m ²	ft ²	m	m
Bedroom 1	15.34	165	11.5	3.00
Bedroom 2	7.64	82	7.5	2.50
Bedroom 3	7.55	81	7.5	2.47
Cylinder St.	0.84	9	-	-
Under-stairs Storage	2.08	22	-	-
Total	37.80	445	34.0	Compliant

01	17/11/25	DV	NDSS compliance table added
REV	DATE	BY	DESCRIPTION

Client:



Project:

CORE HOUSE TYPE
GAINFORD
AS - 973ft²

Drawing Title:

GAINFORD
(GAI-ERG)

Job No:

Drawing No:

973-GAI-121

Rev:

01

Drawn:
AB

Checked:
SK

Scale @ A3:
1:100

Date:
FEB '25



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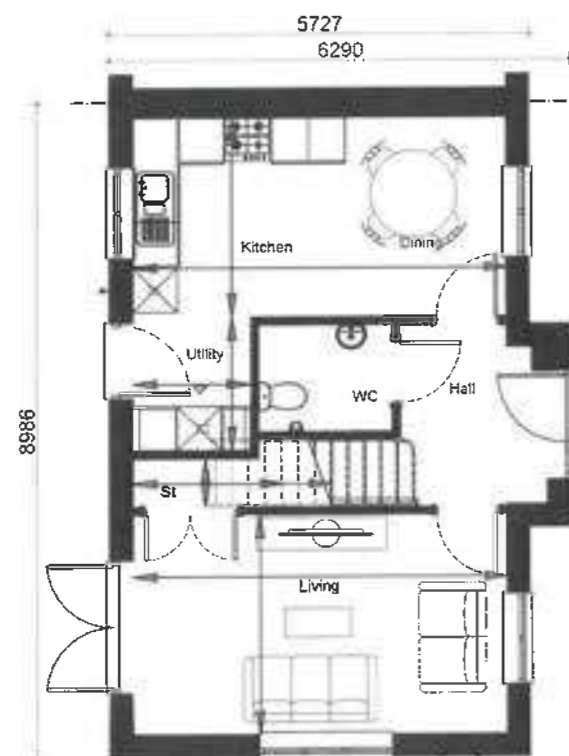
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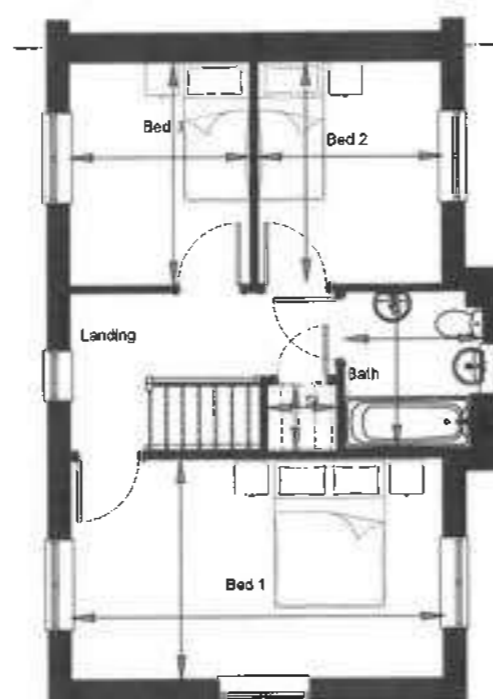
FRONT ELEVATION

SIDE / END ELEVATION

REAR ELEVATION



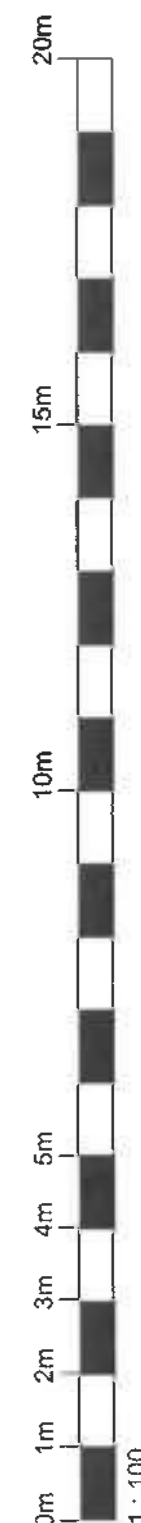
GROUND FLOOR PLAN



FIRST FLOOR PLAN

NDSS Compliance

	Area			Width	
	Current	Rounded 100% NDSS	Current	Current	Required
	m ²	ft ²	m ²	m	m
Bedroom 1	15.27	164	11.5	3.00	2.75
Bedroom 2	7.56	81	7.5	2.48	2.15
Bedroom 3	7.55	81	7.5	2.48	2.15
Cylinder St.	0.84	9	2.5	-	-
Under-stairs Storage	1.72	18	-	-	-
Total	88.04	948	84.0	Compliant	



Client:



Project:

CORE HOUSE TYPE RANGE
GAINFORD ALT
AS - 964ft²

Drawing Title:

GAINFORD ALT
(GAI-ALT-EBH)

Job No:

Drawn:
EC

REV DATE BY DESCRIPTION

01 17/11/25 OV NDSS compliance table added

964-GAI-A-11101

Scale @ A3:
1:100

Checked:
SCK

Date:
March 2024

Rev:

964-GAI-A-11101

Date:

March 2024

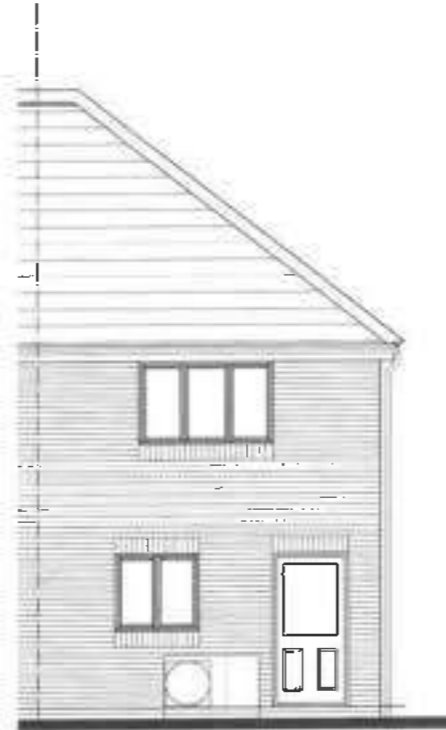


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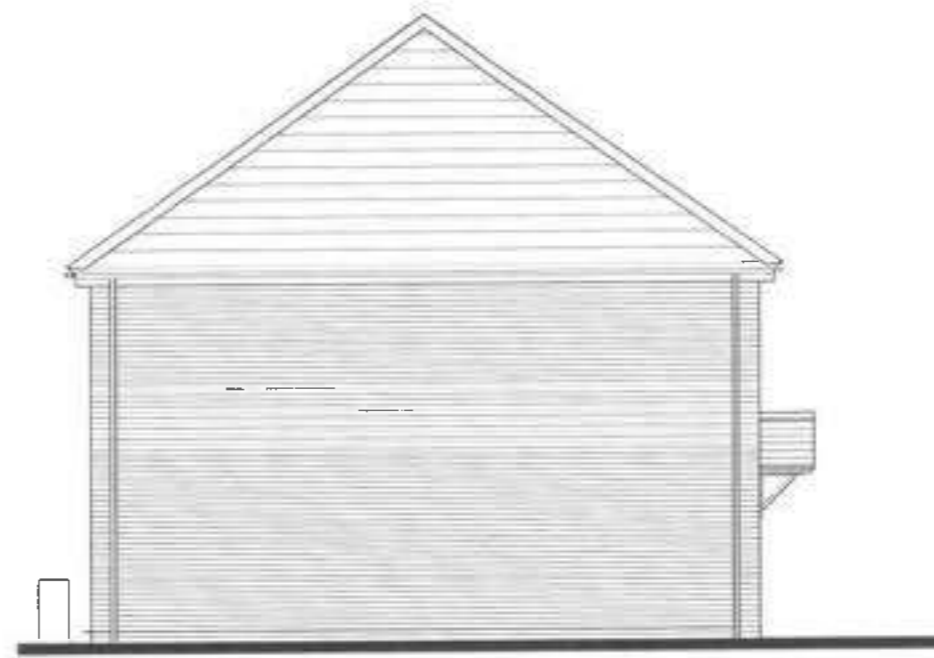
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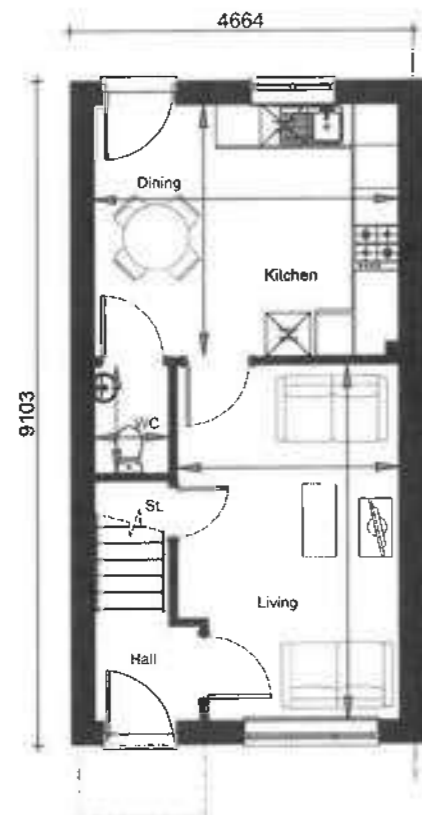
FRONT ELEVATION



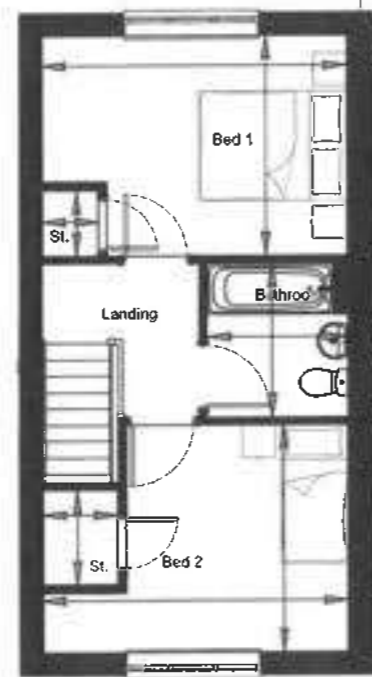
REAR ELEVATION



SIDE ELEVATION



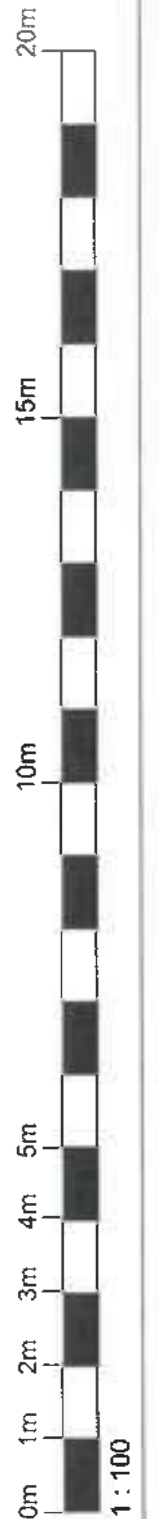
GROUND FLOOR PLAN



FIRST FLOOR PLAN

NDSS Compliance

	Area			Width	
	Current		Required 100% NDSS	Current	Required
	m ²	R ²		m	m
Bedroom 1	11.53	124	11.5	3.00	2.75
Bedroom 2	10.24	110	7.5	2.99	2.15
Storage	0.69	7	2.0		
Cylinder St.	1.32	14			
Total	70.21	756	70.0	Compliant	



general notes:
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Client:



Project:

CORE HOUSE TYPES
KNARESBOROUGH
AS - 769 ft²

Drawing Title:

KNARESBOROUGH
(KNA-EBH)

Job No:

Drawn:
DV

01 17/11/25 DV NDSS compliance table added
REV DATE BY DESCRIPTION

Drawing No:

769-KNA-120

Rev:

01

Checked:
CT

Scale @ A3:
1:100

Date:
Nov 2024



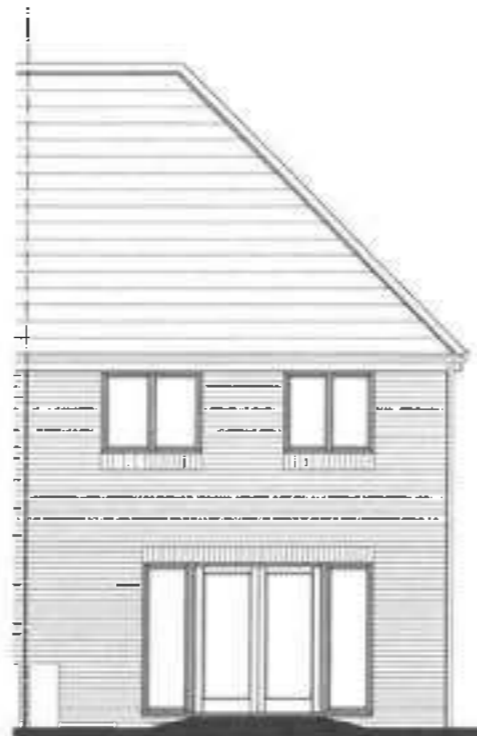
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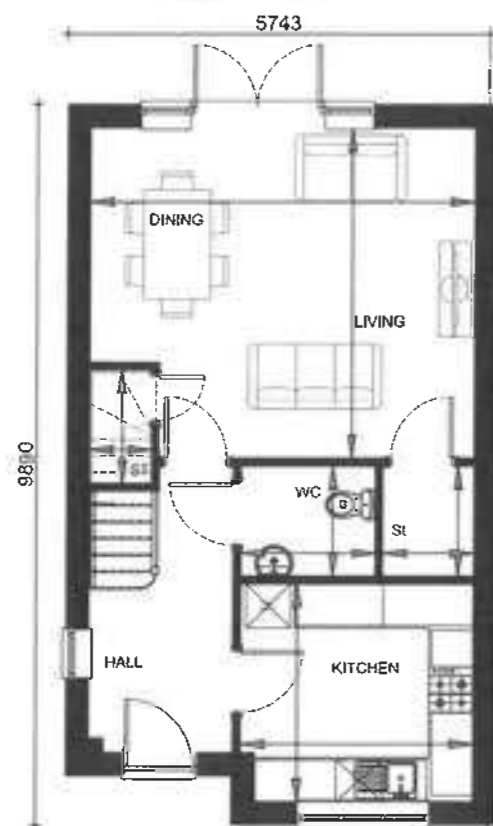
FRONT ELEVATION



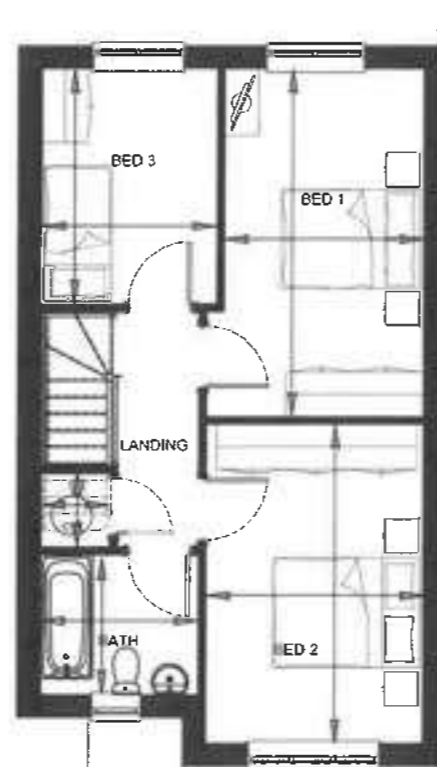
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

general notes:
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NOSS Compliance

	Area			Width	
	Current		Required 100% NOSS	Current	Required
	m ²	ft ²		m	m
Bedroom 1	13.28	133	11.5	2.72	2.55
Bedroom 2	12.93	144	11.5	2.97	2.75
Bedroom 3	7.6	144	7.5	2.37	2.15
Under-stairs Storage	1.0	10.7		-	-
Cylinder Store	0.917	9.8	2.5		
Storage	1.85	19.91		-	-
Total	93.18	1003	93	Compliant	

Client:



Project:

CORE HOUSE TYPES
PEOVER
AS - 1023ft²

Drawing Title:

PEOVER
(PEO-ERH)

01 17/11/25 DV NDSS compliance table added
REV DATE BY DESCRIPTION

Job No:

-

Drawing No:

1023-PEO-14601

Rev:

Drawn:
SK

Checked:

Scale @ A3:
1:100

Date:
Jan '25



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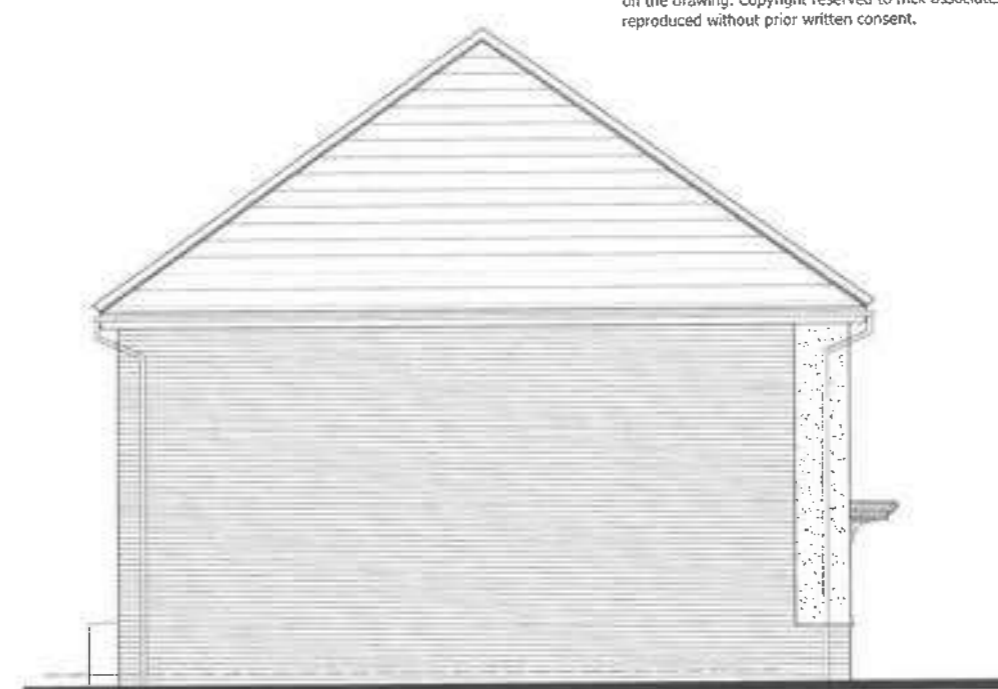
burnaby villa ■ 48 watling street road ■ fulwood ■ preston ■ pr2 8bp
tel: 01772 774510 fax: 01772 774511 email mck@mckassociates.co.uk



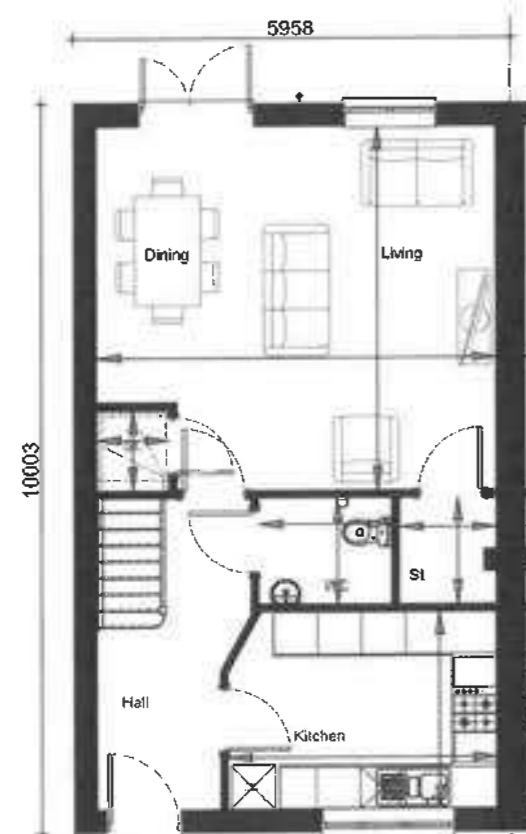
FRONT ELEVATION



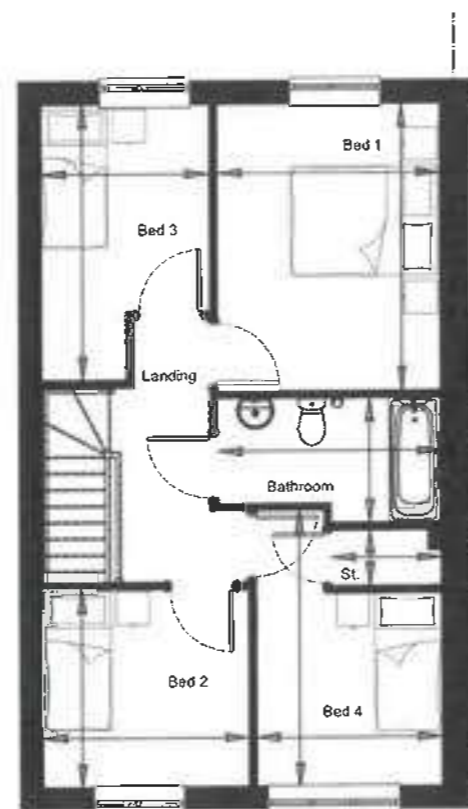
REAR ELEVATION



SIDE ELEVATION

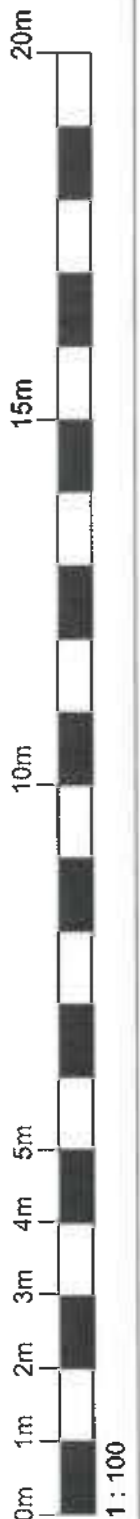


GROUND FLOOR PLAN



FIRST FLOOR PLAN

general notes:
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NDSS Compliance

	Area		Width	
	Current	Required 100% NDSS	Current	Required
	m ²	ft ²	m	m
Bedroom 1	11.90	128	11.5	3.03
Bedroom 2	7.50	80	7.5	2.69
Bedroom 3	7.52	80	7.5	2.27
Bedroom 4	7.68	82	7.5	2.52
Storage	1.84	19	-	-
Under-stairs Storage	1.00	10	-	-
Cylinder St.	1.07	11	-	-
Total	101.49	1093	97.0	Compliant

01 17/11/25 DV NDSS compliance table added
REV DATE BY DESCRIPTION

Job No: 1112-RIP-113 Rev: 01

Drawn: SCK Checked: BL Scale @ A3: 1:100 Date: MARCH 25

PLANNING

Client:



Project:
CORE HOUSE TYPE
RIPLEY
AS - 1112ft²

Drawing Title:
RIPLEY
(RIP-ERH)



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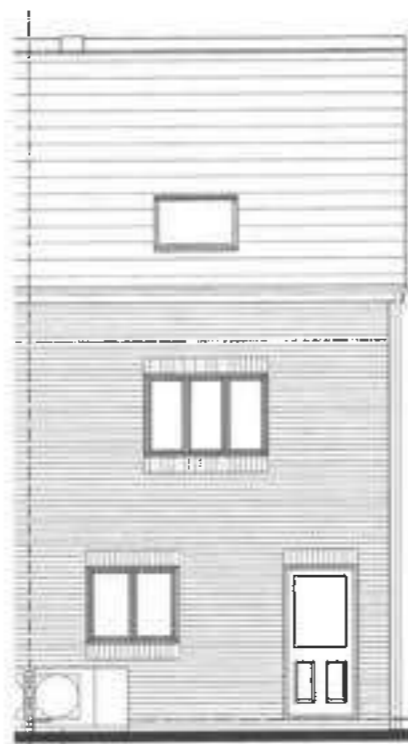
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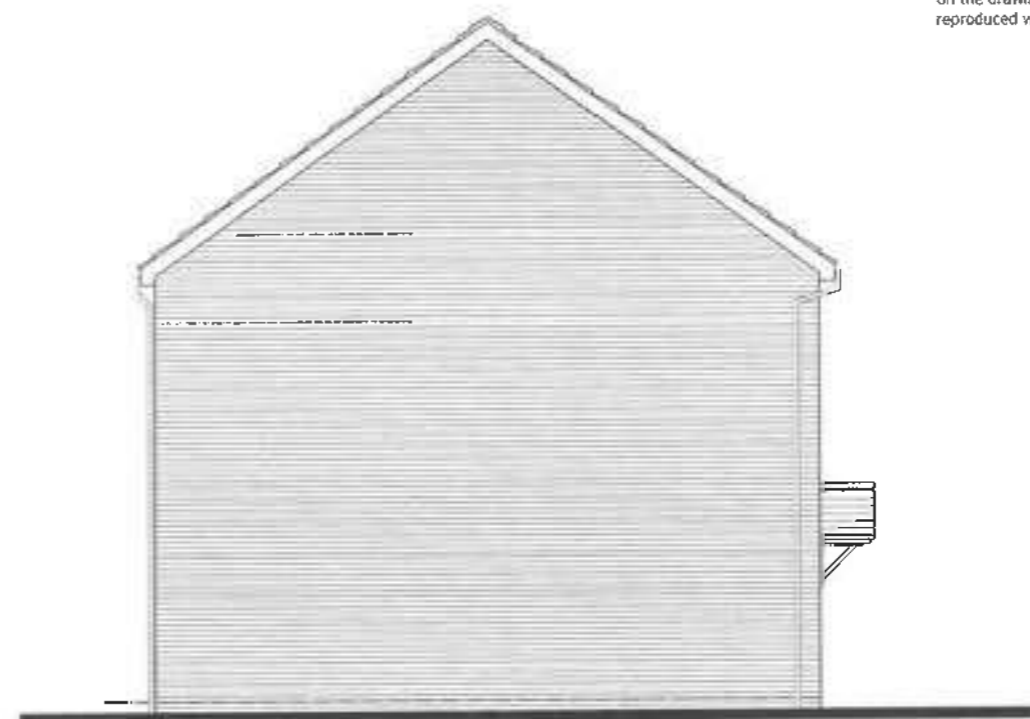
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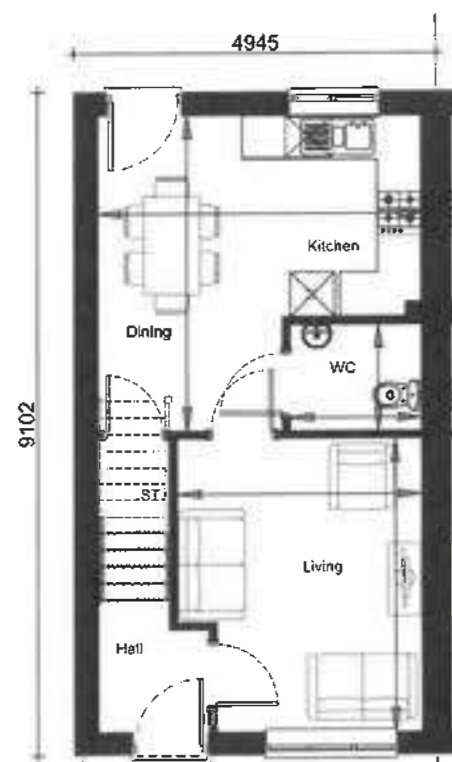
FRONT ELEVATION



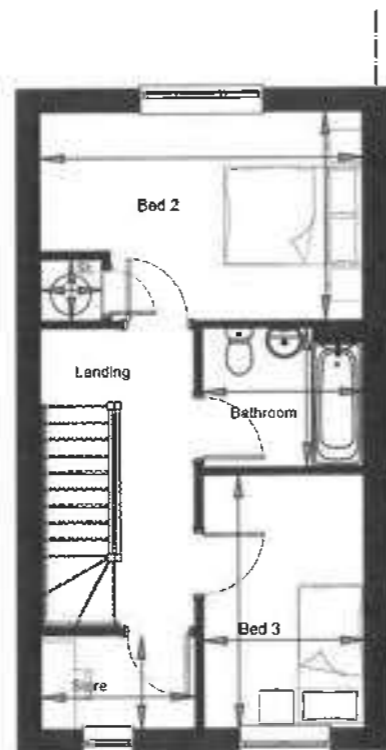
REAR ELEVATION



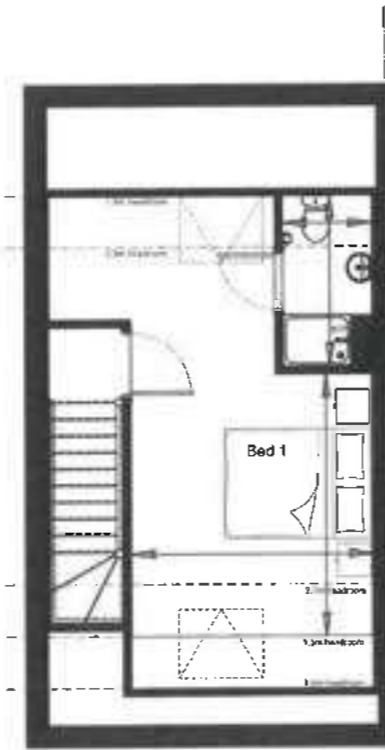
SIDE ELEVATION



GROUND FLOOR PLAN



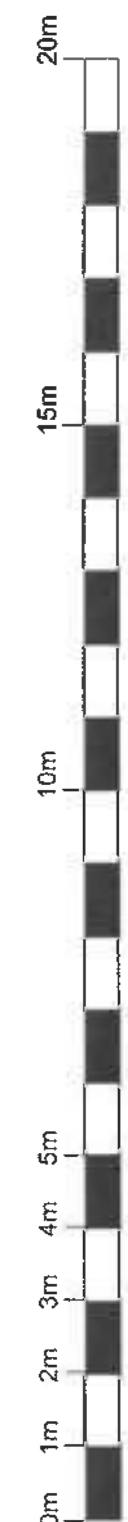
FIRST FLOOR PLAN



SECOND FLOOR PLAN

NDSS Compliance

	Area		Width	
	Current	Required 10% NDSS	Current	Required
	m ²	R ²	m	m
Bedroom 1	18.54	245	11.5	3.29
Bedroom 2	11.68	107	7.5	2.85
Bedroom 3	7.52	81	7.5	2.21
Storage	2.64	28	-	-
Under-stairs Storage	1.00	10.7	-	-
Cylinder St.	0.703	8	-	-
Total	100.986	1087	99	Compliant



01 17/11/25 DV NDSS compliance table added
REV DATE BY DESCRIPTION

PLANNING

Client:



Project:

CORE HOUSE TYPE
WOLLATON
AS - 1113 sq.ft

Drawing Title:

WOLLATON
(WOL-EBG)

Job No:

1113-WOL-110

Drawing No:

01

Drawn:
BL

Checked:
SK

Scale @ A3:
1:100

Date:
May '25



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SIDE ELEVATION

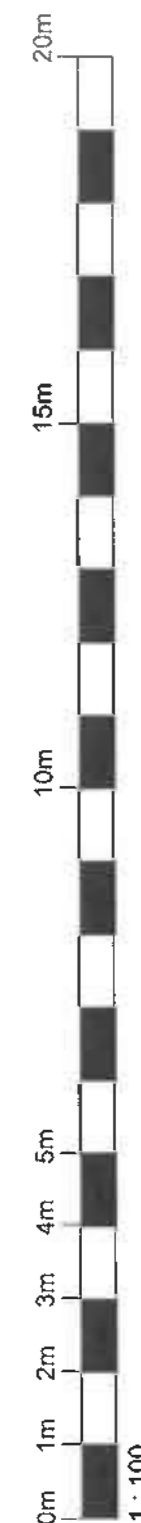


FRONT ELEVATION

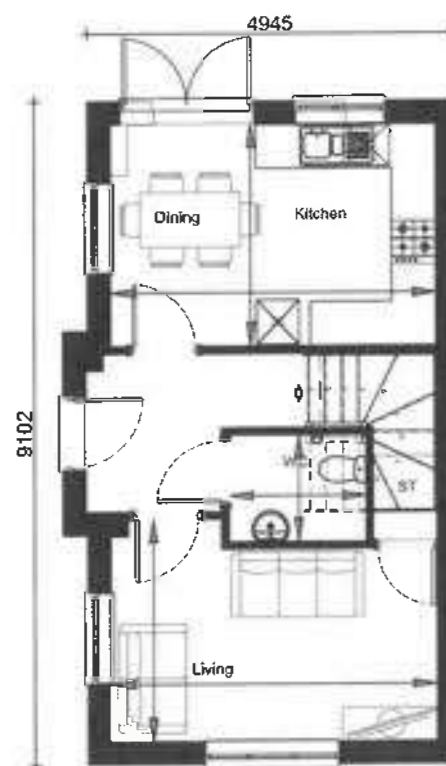


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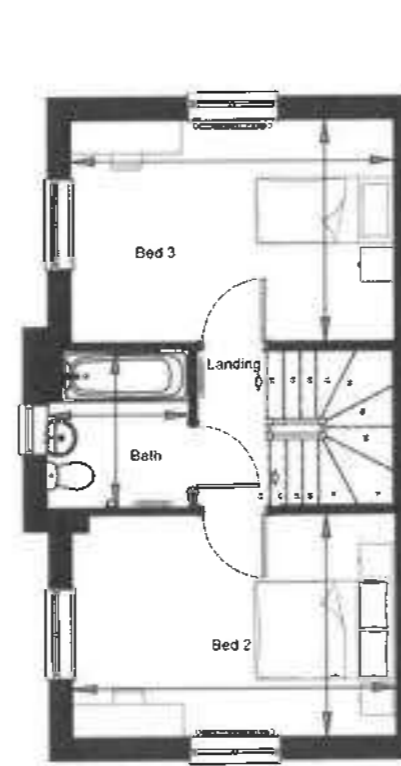
general notes:
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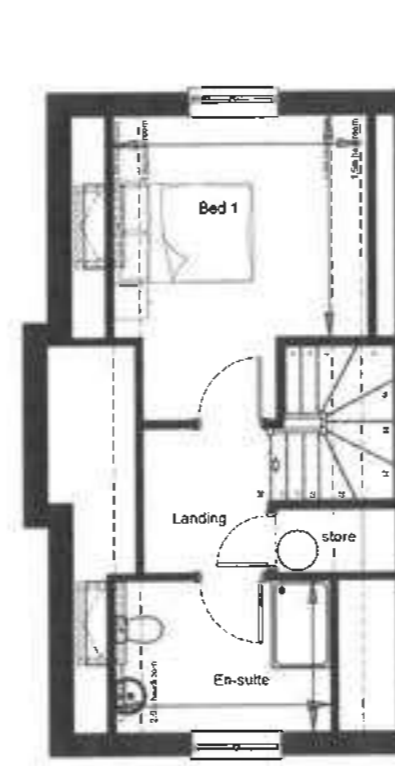
1 : 100



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

NDSS Compliance

	Area			Width	
	Current		Required 100% NDSS	Current	Required
	m²	ft²	m²	m	m
Bedroom 1	12.35	133	11.5	3.03	2.75
Bedroom 2	13.39	144	7.5	3.03	2.55
Bedroom 3	13.39	144	7.5	3.03	2.15
Under-stairs Storage	1.295	14	2.5	-	-
Storage	1.205	13		-	-
Total	102.53	1103	99	Compliant	

01 17/11/25 DV NDSS compliance table added
REV DATE BY DESCRIPTION

PLANNING

Client:

Project:
CORE HOUSE TYPES
WOLLATON ALT+
AS - 1121ft²

Drawing Title:
WOLLATON ALT+ EBG
(WOL ALT+ EBG)

Job No:

Drawing No:
1121-WOL-113

Rev:
.01

Drawn:
SK

Checked:
GO

Scale @ A3:
1:100

Date:
SEP 2025



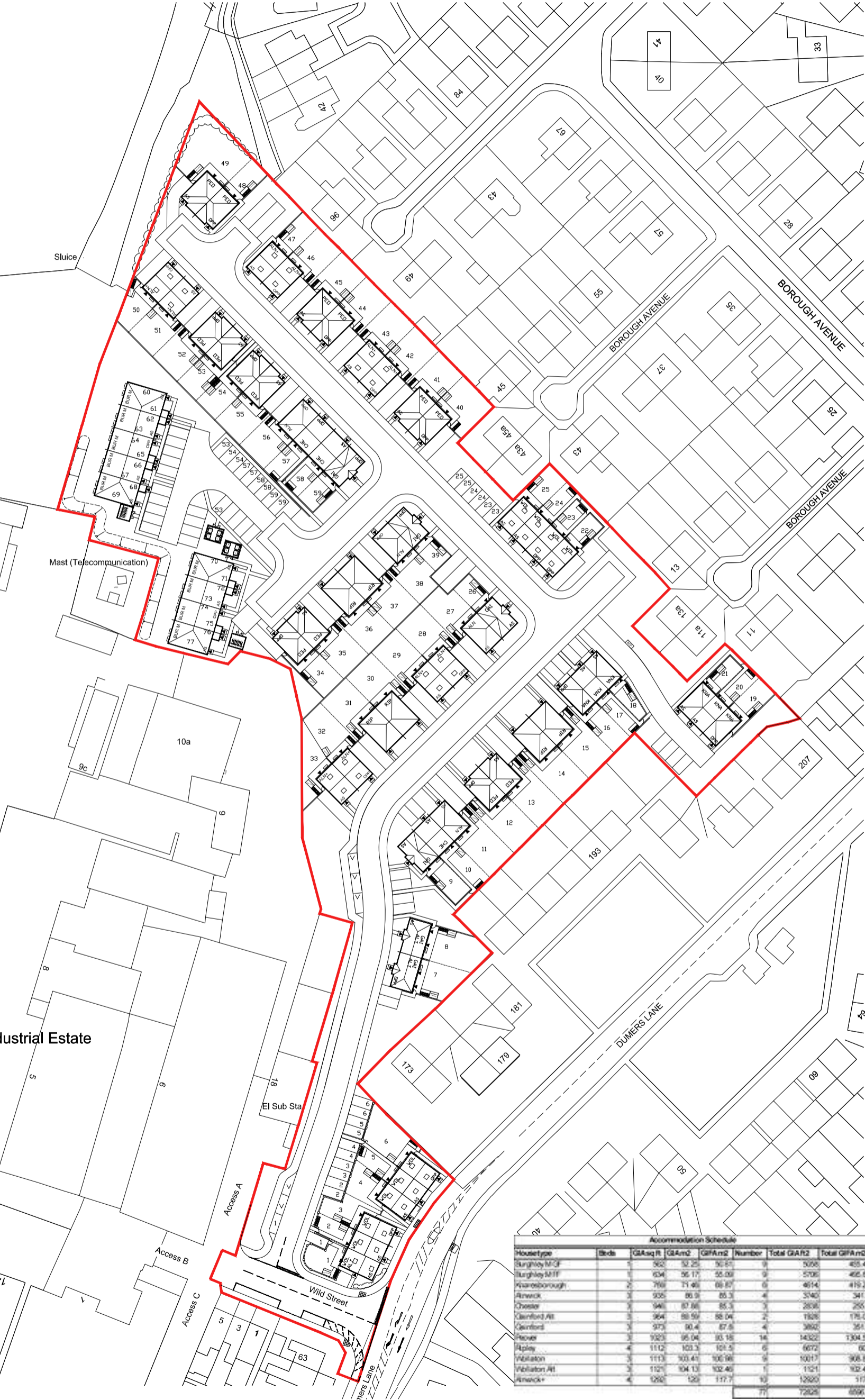
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LAND OFF DUMERS LANE, RADCLIFFE

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Accommodation Schedule							
Housetype	Beds	GA sq ft	GA m2	GFA m2	Number	Total GFA m2	Total GFA m2
Burghley M/G	1	862	52.25	50.51	9	5055	465.49
Burghley M/F	1	934	56.17	55.09	9	5706	466.81
Warwickborough	2	769	71.46	69.87	6	4614	419.23
Almeck	2	935	86.9	85.3	4	3740	341.2
Chesler	3	946	87.86	85.3	3	2838	255.9
Quenford All	3	964	89.59	88.04	2	1928	176.08
Quenford	3	973	90.4	87.8	4	3892	361.2
Hever	3	923	85.04	83.18	14	14322	1304.52
Alpley	4	1112	103.3	101.5	6	6672	609
Vibilation	3	1113	103.41	101.96	9	10017	908.82
Vibilation All	3	1121	104.13	102.46	1	1121	102.46
Almeck	4	1282	120	117.7	93	12820	1177
					77	72828	6696.7

O	28.11.25	PS	Access road and Plot 1 amended following LPA comments.
N	24.11.25	KLW	Access road amended following LPA comments.
M	21.11.25	KLW	Parking to plot 1 amended. Plots 1-6 reconfigured.
L	17.11.25	KLW	General amendments following LPA comments.
K	12.11.25	KLW	Schedule updated. Bin stores added to Burghley plots.
J	03.10.25	KLW	Amended in line with LPA comments.
I	29.02.25	KLW	Amended in line with LPA comments.
H	3.5.25	PS	Wild Street Red edge altered further.
G	22.7.25	PS	Red Edge adjusted to include Wild Street Works. Visitor Parking Added.
F	16.06.25	KLW	Number of plots reduced, access relocated and all associated amendments.
E	28.11.24	KLW	Red edge amended to exclude substation.
D	28.11.24	KLW	Bin stores shown for apartments.
C	21.10.24	KLW	Plots around the acoustic bund reconfigured.
B	03.10.24	KLW	Plots 61-79 adjusted and private drive amended to allow for acoustic bund.
A	13.09.24	KLW	Access road relocated and plots 1-6 adjusted to suit.

Rev.	Date	By	Description
------	------	----	-------------

Client:

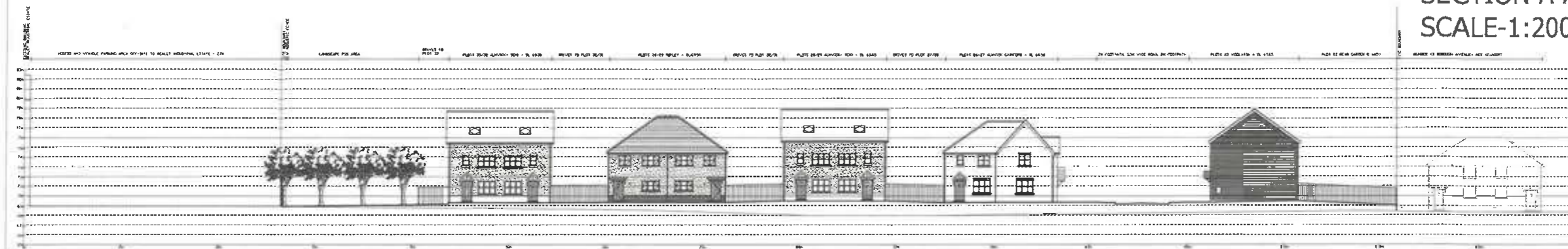


Project:
**BEALEY IND EST
RADCLIFFE**

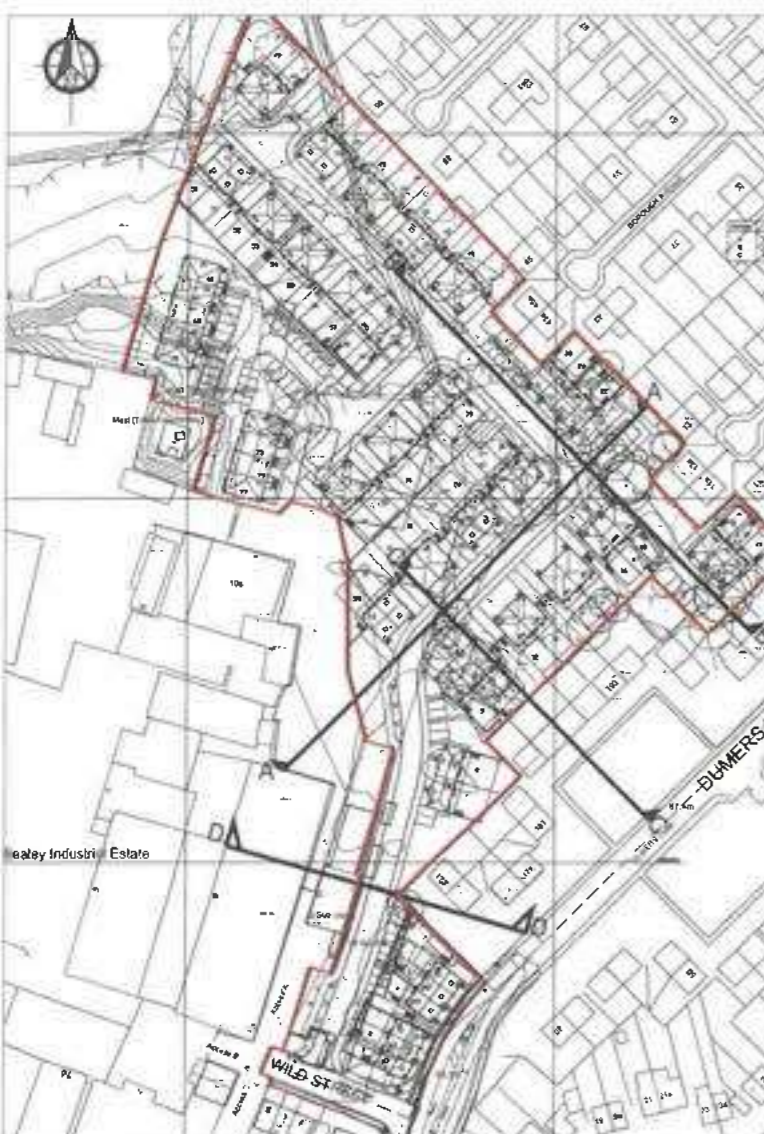
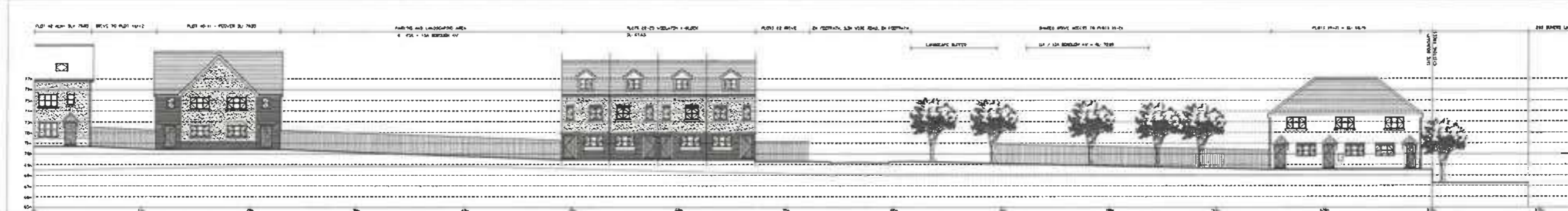
Drawing Title:
PROPOSED SITE LAYOUT

Drawn: KW	Checked:	Scale: 1:500	Date: AUG 2024
Job No: 1025	Drawing No: SL01	Rev: O	

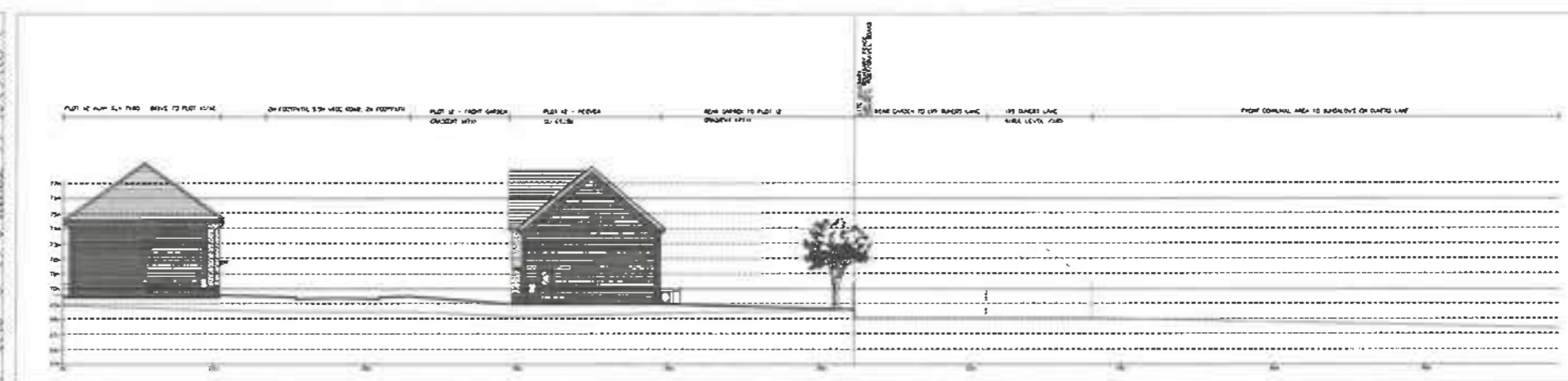
SECTION A-A SCALE-1:200



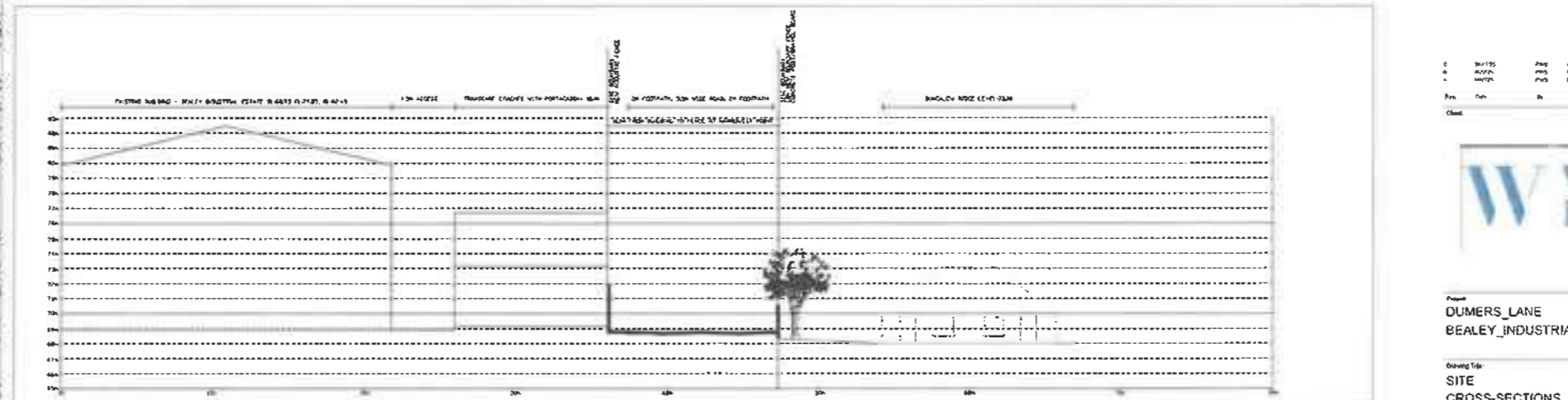
SECTION B-B SCALE-1:200



SECTION C-C SCALE-1:200



SECTION D-D SCALE-1:200



LOCATION PLAN - SCALE 1:1000

Project: DUMERS_LANE
BEALEY INDUSTRIAL ESTATE



Project: DUMERS_LANE
BEALEY INDUSTRIAL ESTATE

Drawing Title: SITE
CROSS-SECTIONS

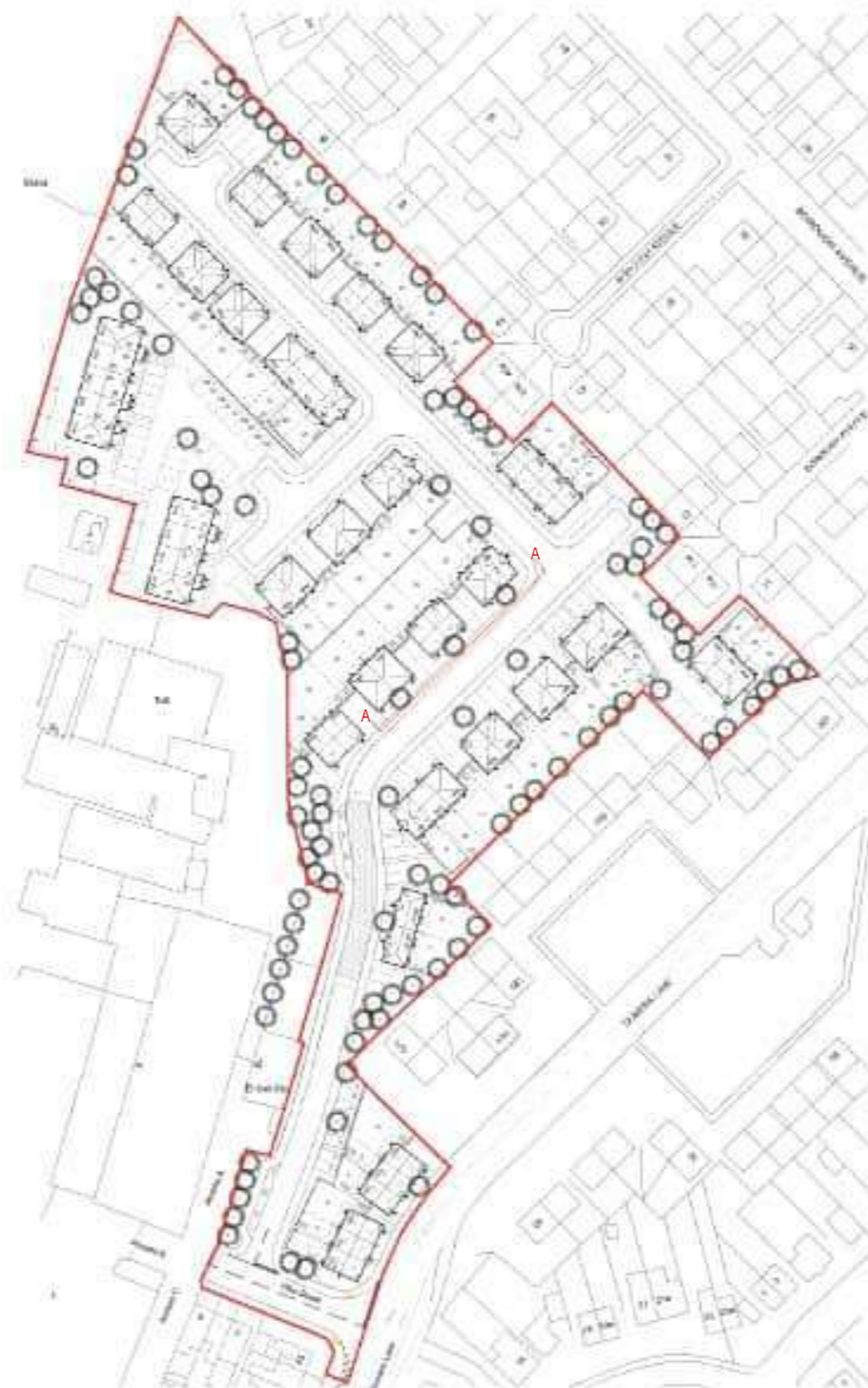
Drawn: PWS
Checked: XS01
Scale: 1:200
Date: AUG2025

A1

PLANNING



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Project:
BEALEY INDUSTRIAL ESTATE

Drawing Title:
STREET SCENES

Owner: KLSW	Checked: A	Drawn: MTS	Date: SEP_24
Job No: 1025	Issued: SS01	Rev:	#

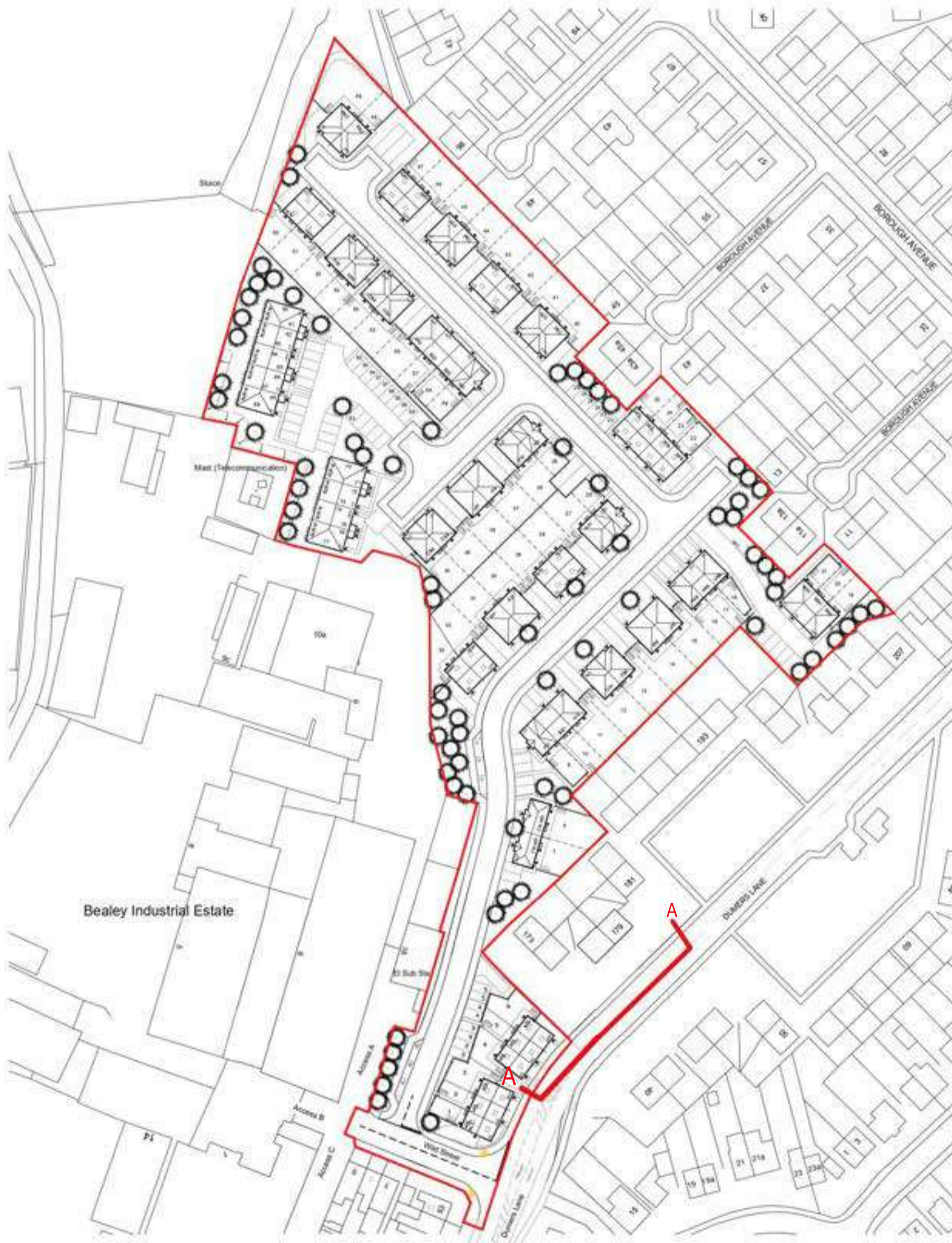


Scale 1:1000

Project: BEALEY INDUSTRIAL ESTATE

Drawing Title: STREET SCENES

Rev: 1025
 Date: 05/03/24
 Drawn by: SS03
 Checked by: SS03

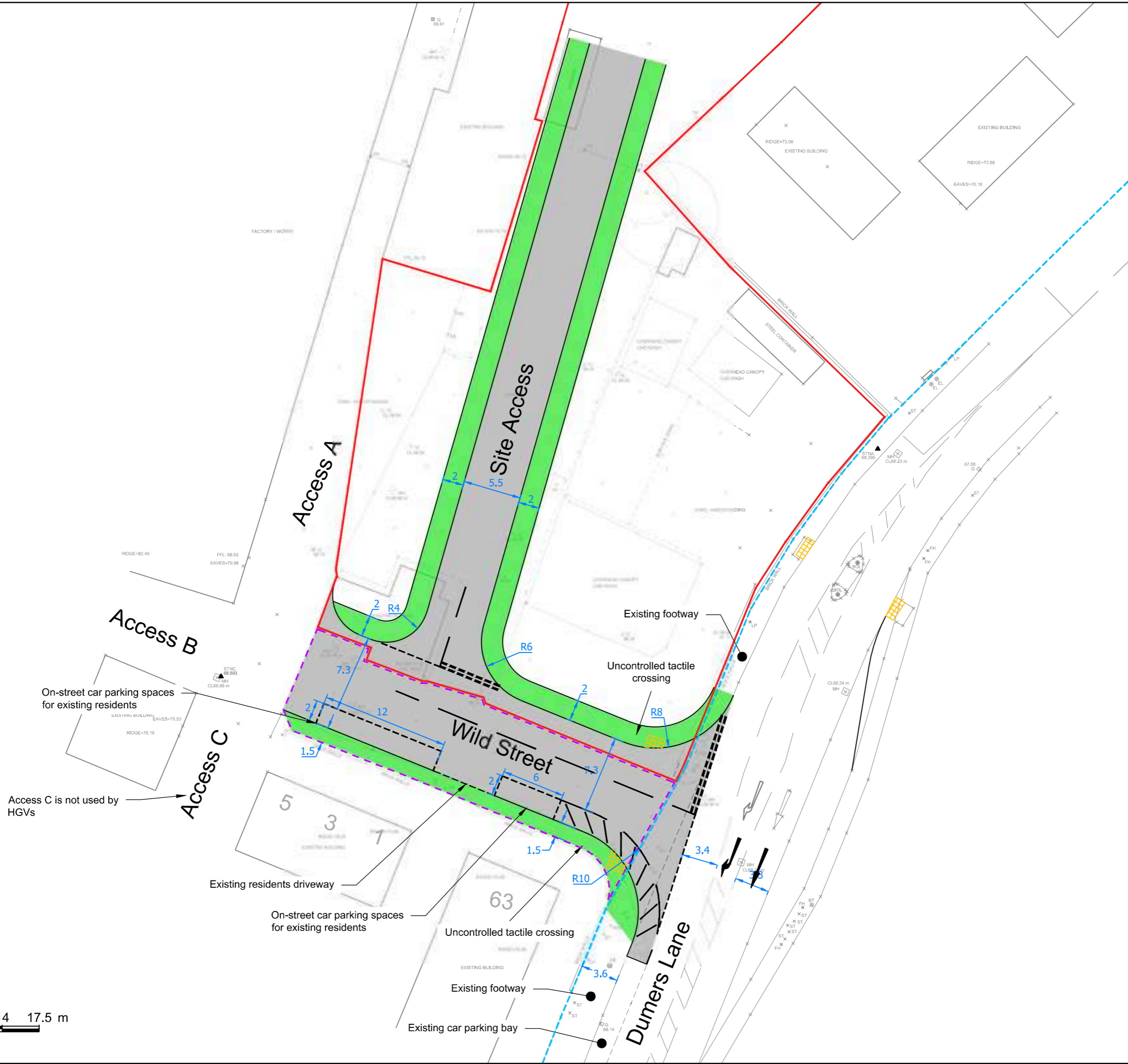
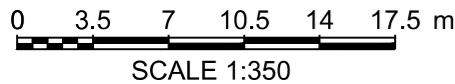


Scale
0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

Project
BEALEY INDUSTRIAL ESTATE

Drawing No.
STREET_SCENES

Scale	Units	NTS	Sheet No.	Page
1025	SS04		1025	10



- Notes:**
1. All dimensions in metres unless stated otherwise.
 2. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
 3. This drawing is based on a Topographical Survey provided by Westchurch Homes. Tetra Tech does not take responsibility for any discrepancies.
- Key:**
- Approx site boundary
 - - - - - Approx adopted highway
 - - - - - Land ownership outside of applicant's control and outside of adopted highway

PRELIMINARY ISSUE

P04	Minor edits	01,12,2025	AB	MT	AK
P03	Updated red line boundary	11,08,2025	AB	MT	AK
P02	Highway comments incorporated	09,07,2025	AB	MT	AK
P01	Preliminary first issue	01,05,2025	AB	MT	AK

Rev	Description	Date	Rev	Rev	App
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Issuing Office

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Manchester, M2 2AW
Tel: +44 (0)161 872 3223
www.tetrateteurope.com

TETRA TECH

Client

Westchurch Homes

Project Name

Proposed Residential Development, Land off Dumers Lane, Radcliffe

Sheet Title

General Arrangement: Potential Improvements to Wild Street/Dumers Lane Junction

TTE Project Number	Drawn By	Date	Checked By	Date	Approved By	Date	Scale @	Subsidiary
784-B054854	AB	Apr '25	MT	Apr '25	AK	Apr '25	As Shown	S0
Client Project Number	Originator	Volume/System Level/Location	Type/Code	Role	Number	Revision		
B054854	TTE	- 00 - XX - DR - O - 004	P04					