

Ward: Ramsbottom

Item 01

Applicant: Mr Andrew Warburton

Location: Saw Mills, off Spring Street, Ramsbottom, Bury, BL0 9JQ

Proposal: Construction of 2 no. industrial units (Use Class E(g)(iii) - Industrial processes)

Application Ref: 72368/Full

Target Date: 11/12/2025

Recommendation: Approve with Conditions

Description

The application relates to a vacant site that previously comprised of a two storey saw mill building. The two storey building was located along the boundary with Back Spring Street and access to the site is taken from Caltha Street, which is an unadopted street and unmade street. The buildings have been demolished and the site has been cleared.

Permission was granted in July 2023 (68578) for the demolition of the existing buildings on site and the erection of 5no. dwellings. Permission was granted for 4no. semi detached dwellings located in the north western part of the site, and 1no. detached dwelling within north eastern part of the site. A further consent (71343) was granted in January 2025 to revise the layout of the site to increase the garden areas for the 4no. semi-detached dwellings.

Planning permission is sought for the construction of 2 no. industrial units (Use Class E(g)(iii) - Industrial processes). The proposed units would be located in the north western part of the site with access gained to the site from Springs Street via Caltha Street. The existing concrete block retaining wall would be retained along the north west and south west boundaries. The proposed units would reach a maximum height of 4500mm, with an overall footprint of both units being 279 square metres. Parking would be provided to the front of the unit with 2 no. car spaces, 2 no. van spaces and 2no. disabled parking spaces shown.

Relevant Planning History

70229 - Change of house type application for 68578 to remove dormers, increase the eaves heights to all house types, increase the width of the porches and internal alterations - 24/09/2024

03028/E - Amendment to our approved site plan, planning reference 68578, from 4 dwellings in a row plus 1 detached; to 3 dwellings in a row plus 1 detached. - Enquiry completed 12/11/2024

54544 - Demolition of existing sawmill and associated out-building, and construction of 5 no. three bed dwellings. - Approve with Conditions 21/12/2011

63957 - Outline application for 5 no. dwellings with details of access (all other matters reserved - Withdrawn by Applicant 16/05/2019

68578 - Demolition of existing sawmill and associated outbuilding and construction of 5 no. dwellings - Approve with Conditions 26/07/2023

70175 - Joining the two pairs of semi-detached houses, to create 4 no. terraced houses. Removal of the proposed dormers and increasing the eaves height by 865mm, to be

replaced by attic trusses with roof lights. - Withdrawn - Invalid 07/11/2023

70229 - Change of house type application for 68578 to remove dormers, increase the eaves heights to all house types, increase the width of the porches and internal alterations - Refused 22/12/2023 Appeal Dismissed due to the design having a harmful impact on the character and appearance of the local area, and Conservation Area, failure to comply with National Designated Space Standards and Density.

71343 - Variation of Condition 2 (approved plans) of planning permission 68578 (Demolition of existing saw mill and associated outbuilding and construction of 5 no. dwellings) - revised site layout - Approve with Conditions 29/01/2025

71673 - Application to discharge conditions on planning permission 71343: 4 & 5 (contaminated land), 10 (landscaping), 12 (drainage), 13 (water main) - Split Decision 17/09/2025 The conditions of application 71343 listed below are approved:

Condition 4 - Contaminated Land

Condition 10 - Landscaping

Condition 12 - Drainage

Condition 13 - Water main

The following condition of application 71343 is refused:

Condition 5 - Contaminated Land (remediation). A verification report detailing all remedial actions should be submitted and approved prior to occupation. This condition can therefore not be discharged at this time.

Publicity

Neighbour letters sent 30/10/2025

Site notice 06/11/2025

Press notice 06/11/2025

12 objections received in relation to:

- The site is located in a Conservation Area and the buildings are not in stone.
- Trees have been removed by the developer without permission
- Access is too narrow for modern lorries and vans, spring street is narrow and already littered with pot holes.
- The site is unsuitable for an industrial unit.
- The original saw mill was described as disused; it was not. Smithy Garage is described as disused. It is not.
- Noise and disturbance from proposed units.
- Potential light pollution
- Increased vehicular movements.
- Future occupiers of units are unknown.
- Loss of privacy
- Loss of property value
- No room for vehicles to manoeuvre on site.
- Lack of existing parking.
- The preliminary risk assessment excludes asbestos, and no asbestos survey has been completed. Asbestos is known to be present due to the age of the saw mill.
- The applicant has not provided details of the intended remediation for contamination
- The applicant should be required to complete a baseline noise survey prior to planning being granted, as industrial units would increase noise and require mitigation.
- The applicant has provided no evidence of a legal right of access over land not in their ownership.
- The existing drainage system is privately owned by residents and is not designed to

accommodate increased usage from industrial development or any other additional development.

- The land has sink holes which is not mentioned how bad they are.
- I disagree with the consultation with GMEU. The applicant cleared far more than 25m² of vegetation and the impacted watercourse is far longer than 5m, thus de minimus does not apply.
- Whether or not planning is granted, the applicant should be required to replace vegetation they have cleared.
- The previous building housed bats, a protected species under UK law. The demolition proceeded without the required ecological assessments or mitigation.
- The current application still lacks a bat survey, ecological appraisal or any assessment of wildlife impact, making it non-compliant with national and local biodiversity requirements.
- A separate application relates to the demolition of the adjacent Smithie Garage building to existing properties, the current owners have not been consulted, have not given consent and the developer does not own the building.
- Concerns in relation to developer conduct.

Following amended plans that included a reduction in the number of units at the site from 3 units, to 2 units further neighbour letters sent 05/01/2026

3 further objections received in relation to:

- Preliminary Conceptual Model of the Site Investigation Report identifies a moderate risk of harm from several contaminants, including asbestos. It is unclear from the testing results whether all contaminants were tested for. My main concern is asbestos, as any dust generated during the works would reach my property.
- Planting is now shown on the revised plan. However, 1no Rowan and 1no Silver Birch is not sufficient to screen the industrial units or replace the screening that has been lost.
- There is no lawful right of access and no proof has ever been provided, making the development undeliverable.
- Industrial units would not be in keeping with the surroundings or other properties.
- No room for vehicles to manoeuvre in the area causing unnecessary risk to pedestrians.
- Access in and out of the Caltha street is not designed or appropriate to be used for industrial use or large vehicles visiting the property.
- No clear line of sight when exiting Caltha Street causing more unnecessary risk to pedestrians and vehicles passing on Spring Street.
- Increased noise to local residents from proposed industrial units dependent on the tenants.
- The revised plans are requesting larger industrial units than previous. Similarly the vehicle turning circle is larger. This suggests larger scale use and that larger or more vehicles will be encouraged into the area.
- Landscaping is minimal and does not replace the trees that the applicant has already felled on the site.
- The site plans references a planning application for the alteration to Smithie Garage - the applicant does not, according to current the Land Registry records, own this premises to alter.

Statutory/Non-Statutory Consultations

The Coal Authority - The Coal Authority has no objection to the proposed development subject to the imposition of the conditions to secure intrusive site investigations and any remediation works and or/mitigation measures to address land stability arising from coal mining as may be necessary.

Traffic Section - To be updated in supplementary.

Waste Management - No response

Drainage Section - No objections to the proposed development subject to a condition in relation to the submission of a surface water drainage proposal.

Environmental Health - Contaminated Land Conditions requested in relation to unexpected contamination and imported soil.

As this is a commercial development and there are less than 10 spaces proposed it is not proportionate to recommend a condition for electric vehicle charging, but we would recommend that the applicant provides this as good practice.

Environmental Health - Pollution Control - Condition requested to ensure noise from or associated with the proposed activity/development hereby permitted shall not increase the prevailing ambient noise levels as measured at the boundary of the site.

The ambient noise levels shall be determined by survey, by the applicant, to the satisfaction of the Local Planning Authority (LPA) and a copy of the survey report shall be provided to the LPA before any development takes place.

Conservation Officer - No objections raised.

Greater Manchester Ecology Unit - The only potential issue is biodiversity net gain. Given the site was cleared legitimately under the previous permission, I accept that less than 25sqm of vegetation will be permanently lost.

United Utilities (Water and waste) - Prior to the commencement of development, 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. Condition also requested in relation to ensuring the protection of the water main within the site.

Pre-start Conditions - Agreed by agent.

Outstanding Traffic Conditions to be reported and agreement confirmed in Supplementary Report.

Development Plan and Policies

EC4/1	Small Businesses
EC6/1	New Business, Industrial and Commercial
EN1/2	Townscape and Built Design
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN6/3	Features of Ecological Value
EN7/2	Noise Pollution
EN7/4	Groundwater Protection
EN7/3	Water Pollution
EN8/2	Woodland and Tree Planting
HT2/4	Car Parking and New Development
H3	Incompatible Uses in Residential Areas
H3/1	Assessing Non-Conforming Uses
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-P1	Sustainable Places

JP-P2	Heritage
JP-C6	Walking and Cycling
JP-C5	Streets For All
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
NPPF	National Planning Policy Framework
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Principle (Use)

UDP Policy EC4/1 confirms that proposals for small businesses will be acceptable where the scale of the development is appropriate to and the use environmentally compatible with the surrounding area in which it is to be located. This is further supported by UDP Policy EC6/1 that considers factors including impacts on the environment, scale of use, access and parking provision, effect on neighbouring properties and safety of employees and visitors.

Use Class Eg(iii) - any industrial processes is defined within The Town and Country Planning (Use Classes) Order 1987 Schedule 2, Part A as *being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit*. Examples of this could be a small scale workshop, research and development light product assembly.

The updated planning statement received on the 16th December 2025 confirms that the proposal seeks a scheme to accommodate light industry rather than a heavier industrial/manufacturing use (B2) that was previously on site when the site was operational as a saw mill. Legislation confirms that Use Class Eg(iii) is an acceptable use in a residential area the proposal is therefore considered to be acceptable in principle. A condition could therefore be imposed limiting the unit to Use Class E, or specifically for use class E(g)iii if applicable. There are however other considerations that need to be fully analysed to ensure that the proposal would not have a detrimental impact on the surrounding land uses.

These issues are discussed further below.

Layout and Design

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 aims to promote a series of beautiful, healthy and varied places.

The proposed units would be of a simple, and unobtrusive design typical of buildings utilised

for the proposed end use. The units would be sited to the rear of the site to allow parking and manoeuvring of associated vehicles to the front of the site. An area of amenity grassland would be located within the site adjacent to Caltha Street. The proposal seeks to introduce 1.8 metre timber fencing to the boundary with Caltha Street and along the south west boundary which would replicate the boundary treatments previously approved for the residential scheme.

The entrance to the site from Spring Street site, along Caltha Street is partially located within the Ramsbottom Conservation Area, however the area to be developed is not. Policies EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control of the Unitary Development Plan seek to preserve or enhance the Character of Conservation Areas. This is further supported by PfE Policy JP-P2 that seeks to pro actively manage and work with partners to positively conserve, sustain and enhance the historic environment and heritage assets and their settings.

The Conservation Area encompasses Ramsbottom town centre and its surrounding streets and open spaces. The part of the Conservation Area closest to the appeal site primarily consists of rows of two-storey stone and slate built terraced dwellings abutting the pavements' back edge. The roads between the terraces are narrow, creating an enclosed sense of place. Consequently, the significance of the Conservation Area is its historic and aesthetic values.

The proposed units would not be located within the Conservation Area, but would be visible from the rear of the residential properties along Spring Street and Bolton Street that are within the Conservation Area. However, any public views of the site from the Conservation Area would be limited to views from the access, namely Caltha Street.

The proposed units would be located within the north western part of the site and would be approximately 3.8 metres lower than the ridge height of the previously approved new build dwellings. Prior to site clearance however the site was occupied by an industrial use with a building that comprised of a two storey stone built property, with a single storey flat roof buff brick extension with metal sheeting roof at the rear that was approximately 17 metres long and projected along the south west boundary. A flat roof building, with metal sheeting walls and roof also fronted Caltha Street in the north eastern part of the site.

Given the composition and location of the previous industrial buildings on site, the very limited views of the area of the site to be occupied by the proposed industrial units from the Conservation Area, and the reduction in height of built form from what was previously on site and what has been previously approved it is considered that the proposed units would have a neutral impact on the character of the Conservation Area and therefore are in compliance with the Policy considerations set out above.

Amenity

UDP Policy EN1/2 considers the relationship of the proposal to the surrounding area. 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 Policy H3/1 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.

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 impacts on the green infrastructure network and where air quality targets are not being met. UDP Policy EN7/2 - Noise Pollution that restricts development that would lead to an unacceptable noise nuisance to nearby occupiers and/or amenity users.

Industrial processes within an E use class, would suggest a less intensive use that can be carried out in any residential area without detriment to the amenity. As confirmed above the Use Class Order confirms that the proposed use can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. It is however acknowledged that neighbours have raised concerns in relation to the proposed use, and the noise that may be created. To ensure that any potential noise from the end users of the proposed units would not impact the adjacent users a condition has been requested by Environmental Health to ensure noise from or associated with the proposed activity/development does not increase the prevailing ambient noise levels as measured at the boundary of the site.

The ambient noise levels shall be determined by survey, by the applicant, to the satisfaction of the Local Planning Authority (LPA) and a copy of the survey report shall be provided to the LPA by condition.

It is also considered appropriate to restrict opening hours of the proposed units by condition to between 8am and 6pm to prevent any undue disturbance to the neighbouring residential uses.

The proposed units would be approximately 1.5 storeys in height at their highest point, and 3.8 metres lower than the previously approved two storey dwellings. There would be 9.2 metres from the rear elevation of Nos. 20, 18 and 16 Spring Street to the side elevations of the proposed units at this point. As established through previous applications at this site, and through the topographical plan supplied the proposed units would also be set between 2.4 and 1.7 metres lower than the access track at this point. As such it is considered that the proposal would not be unduly overbearing.

No windows or openings are proposed within the side or rear elevations of the units. The proposed front openings would face towards the car parking and servicing area and would be screened by boundary fencing. As such no undue loss of privacy is foreseen from the units.

Access

UDP Policy EN1/2 requires the consideration of the design and appearance of access, parking and service provision. P/E 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 proposed development would maintain access to the existing properties that front onto Bolton Street and Spring Street. The access to the site would be via Caltha Street which was how the previous Saw Mill was accessed. Tracking has been provided that shows that a "transit" size vehicle can turn within the site. The Traffic Section has no objections, subject to the inclusion of conditions which will be reported within the Supplementary Report.

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 in Zone 3. SPD 11 requires 1 space per 100sqm for light industrial uses.

Rounded up the proposal would therefore require need 3 spaces, plus one disabled parking space. The proposed site plan shows 2no. car parking spaces, plus 2no. disabled parking spaces and 2no. van spaces which would therefore be compliant with SPD 11.

Ecology

Policy JP-G8 states that through local planning and associated activities a net enhancement of biodiversity resources will be sought. This is supported by 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. Policy EN8/2 supports and encourages new woodland and tree planting within the borough. This is further supported by Policy JP-G7 that aims to significantly increase tree cover and requires 2no. replacement 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.

Ecological issues were assessed as part of the previous application and the baseline agreed and mitigation proposed. As the site was cleared under the previous permission, Greater Manchester Ecology Unit (GMEU) accept that currently there is no need for updated ecological survey. Previous conditions/informatives relating to proximity to the watercourse and invasive species should be reapplied.

Section 187 of the NPPF 2024 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

Mitigation was previously agreed. The revised layout includes bat boxes and new native trees, and GMEU are satisfied that these proposals are adequate given the value of the site prior to clearance.

With regards BNG, the developer has claimed exemption under the de minimis rule. Given the site was cleared legitimately under the previous permission, GMEU accept that less than 25sqm of vegetation will be permanently lost through this particular scheme. Theoretically as the development is within 10m of a watercourse, the river metric also needs to be considered. However, there are no actual negative changes in the broad habitat within 10m of the watercourse ie it is currently developed to be replaced with development. GMEU are therefore satisfied that the development is exempt from statutory BNG.

The proposed tree planting and bat boxes can be conditioned.

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.

In terms of a drainage solution for the site, as with the previously approved developments at the site a condition would be included to provide a drainage scheme which will need to be carried out in accordance with the hierarchy for drainage and will also require details for the protection of the watercourse. United utilities and the Council's drainage engineer have raised no objection in principle subject to conditions.

Contaminated Land and Mining

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.

The site was previously considered for a residential end use under approval 71343, and condition discharged. The submitted report brings together all previous site assessments alongside a current site walkover to consider the revised end use of industrial units. No visual or olfactory evidence of contamination was noted during the walkover survey.

Site investigations have been previously carried out in April and November 2024 and considered by the Council's Environment Section in relation to condition discharges for previous residential consents at the site. The second phase of investigation was carried out to characterise the potential issues with mercury in site soils.

The analysis results were reassessed against a commercial end use. One exceedance of lead was reported in location TP106. A statistical assessment concluded that this was not a risk to human health. It is also noted that this location is within a tarmacked surface.

Given the history of the site, it is recommended that a watching brief be undertaken during development and any imported material should be appropriately tested to demonstrate it is suitable for use and free of contaminants. These requirements can be conditioned.

Part of the application site also falls within the Coal Authority's defined Development High Risk Area. The planning application is accompanied by a Coal Mining Risk Assessment Report (25-10-04 Revision 0, October 2025) prepared for the proposed development by Demeter Environmental Ltd. The report authors concur with the Coal Authority's records and state that currently there is a potential risk to the proposed development as a result of possible unrecorded shallow coal mining. In order to mitigate the risk, recommendations have been made that intrusive site investigations are required. The findings should inform the extent of any remedial works and / or mitigation measures required to ensure the proposed development is made safe and stable, as required by the NPPF and the Coal Authority have requested that these investigations and remedial/mitigation measures are conditioned.

Carbon and Energy

PfE Policy JP-S2 sets out the steps required to achieve net zero carbon emissions.

The applicant has confirmed that the proposal would be fully compliant with 2022 Part L of the building regulations.

Digital Connectivity

PfE Policy JP-C2 requires all new development to have full fibre to premises connections unless technically infeasible and / or unviable. The applicant has confirmed that internet connections would be operations when occupiers move into the premises.

Response to representations

It is considered that material planning considerations have been assessed within the main body of the report.

As set out above The Environment Section have reviewed the site investigation reports in relation to land contamination and recommended conditions.

As reported within the Planning Control Committee report for application 68578 bat reports and surveys were undertaken in relation to the Saw Mill Building that has since been demolished.

The site was cleared in relation to a planning permission, that was granted prior to the introduction of statutory biodiversity net gain enhancements. Greater Manchester Ecology

Unit (GMEU) have confirmed that they are satisfied that the proposal is exempt from Statutory biodiversity net gain. The Planning Practice Guidance on biodiversity net gain confirms that it would be inappropriate for decision makers to continue to give weight to aspects of existing local policies related to biodiversity gains which are inconsistent with the statutory framework for biodiversity net gain. As such, the LPA can not impose further conditions on the applicant in relation to BNG when the legislation confirms that the site is exempt.

Private issues between neighbours e.g. land/boundary disputes, private rights of access, covenants etc are non-material planning considerations that are not relevant to the decision. The Local Planning Authority cannot intervene on these private, civil matters.

The amended layout reduced the number of units at the site from 3, to 2 to allow for adequate turning space within the site for transit sized vehicles and the required parking which the previous site layout could not accommodate. Whilst the retained 2no. units have increased in floor area by 27square metres from the originally submitted layout the overall floor area for 3no. units would have been 352 square metres. As such the amended proposal would result in an overall reduction of floor space of 73 square metres compared to the originally submitted scheme.

Application 72383 relates to Smithie Garage and is currently out to consultation. Certificate B has been signed and notice served to landowners in relation to this site. This application will be assessed in due course.

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

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

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered AW6-00, AW6-01, AW6-02B, AW6-03A 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. Details/Samples of the materials to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. 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

4. 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).

5. 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 validity 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).

6. Development shall not commence until details of surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or subsequent revisions of it. This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Design details should comply with guidance contained in the Greater Manchester's Sustainable Drainage Design Guide, March

25. Details of proposed maintenance arrangements should also be provided 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 Bury 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.

7. No construction shall commence until details of the means of ensuring the water main that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water main from construction activities and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details. Reason. In the interest of public health and to ensure protection of the public water supply pursuant to the principles of chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.
8. No development shall take place unless and until a B24142 noise assessment has been carried out to determine the ambient noise levels of the existing site. A copy of the report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any further works. Noise from or associated with the proposed activity/development hereby permitted shall not increase the prevailing ambient noise levels as measured at the boundary of the site. Reason. To prevent nuisance from noise to the occupiers of the adjacent residential properties pursuant to the NPPF and UDP Policy EN7/2 Noise Pollution.
9. The use hereby permitted shall not be open outside the following times: 08:00 to 18:00 Monday to Friday, 09:00 to 14:00 on Saturdays and at no time on Sundays and Bank Holidays. Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to the NPPF and UDP Policy EN7/2 Noise Pollution.
10. The tree planting and bat box scheme shown on drawing AW6-02B hereby approved shall be implemented not later than 12 months from the date the building is first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted. Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
11. The development shall be constructed in accordance with the programme of mitigation for bats and owls in trees approved under condition 8 of application 68578. All mitigation measures shall be fully implemented prior to the

commencement of the works and remain in situ on site for the agreed period of time.

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

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

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

13. No development, further site clearance, earth moving shall take place or material or machinery brought on site until a method statement to protect the unnamed watercourse from accidental spillages, dust and debris has been supplied to and approved in writing by the Local Planning Authority. All the approved measures must be implemented before construction commences and maintained for the duration of the construction period. Details of the protection of the watercourse from surface water drainage post development shall also be submitted for approval.

Reason. No details have been provided at application stage. To ensure a safe and satisfactory development of the site and ensure the protection of the watercourse from any pollutants and construction disturbance which may cause risk, pursuant to chapter 15 - Conserving and enhancing the natural environment of the NPPF.

14. No development shall commence until;
a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason. The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 187, 196 & 197 of the National Planning Policy Framework.

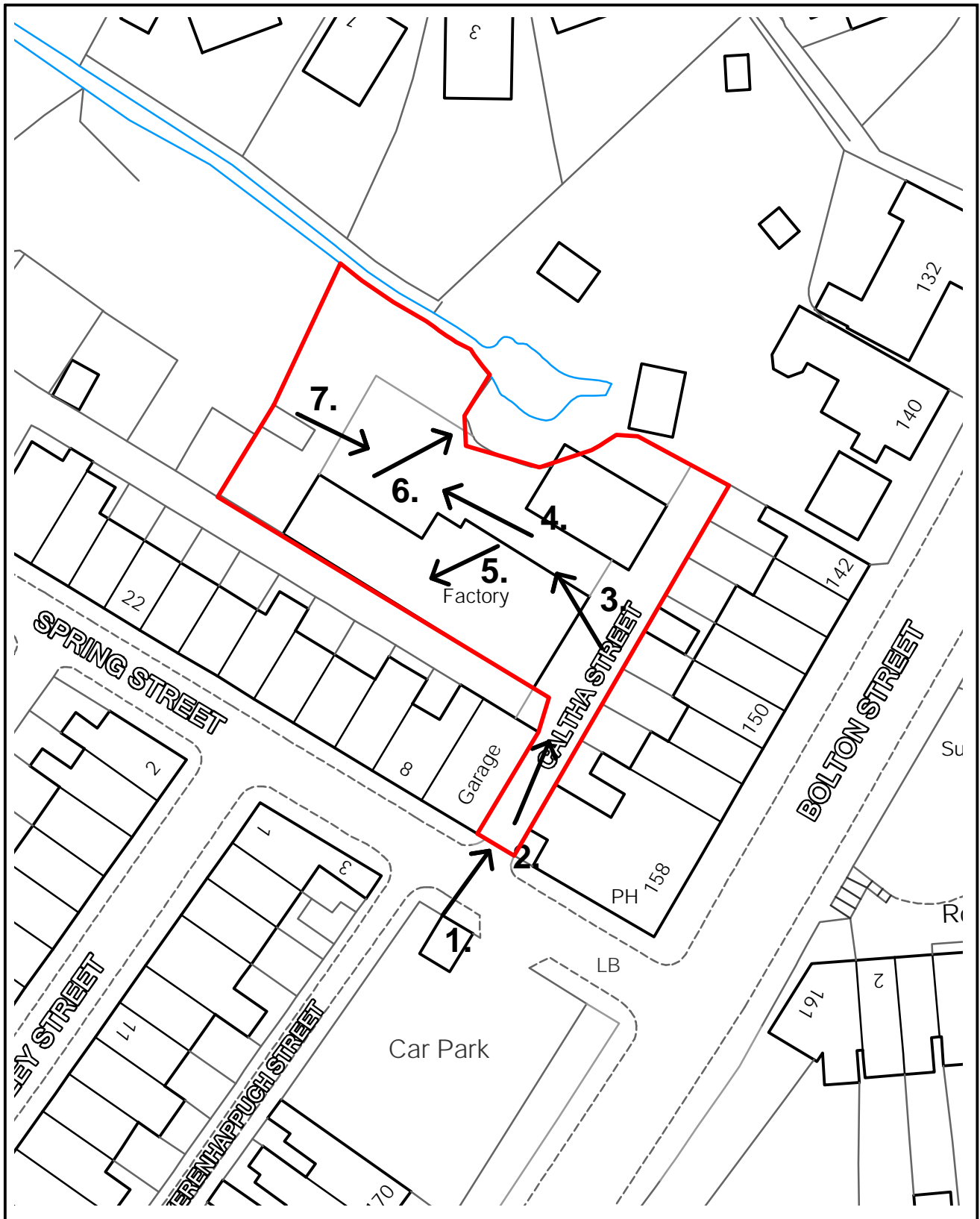
15. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in

writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason. The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 187, 196 & 197 of the National Planning Policy Framework.

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

Viewpoints 72368



ADDRESS: Saw Mills, off Spring Street,
Ramsbottom, Bury, BL0 9JQ



Planning, Environmental and Regulatory Services

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72368

Photo 1



Photo 2



72368

Photo 3



Photo 4



72368

Photo 5



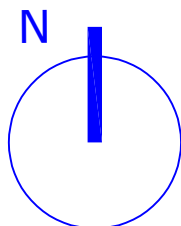
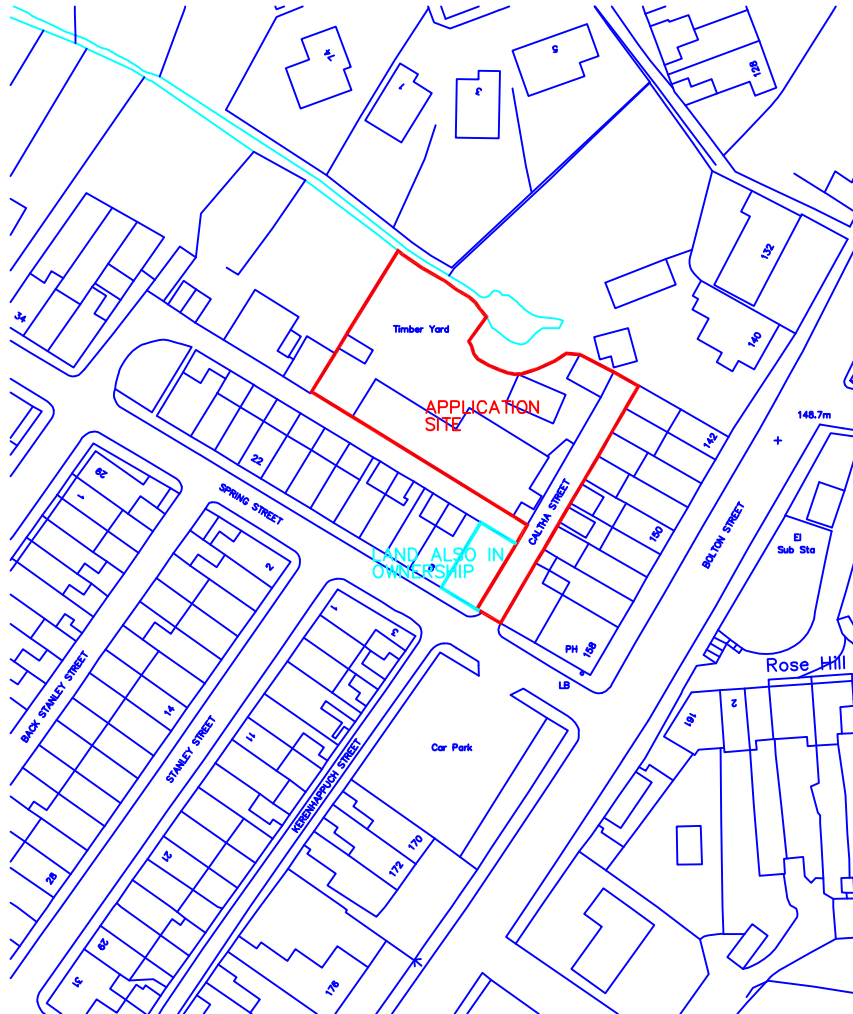
Photo 6



72368

Photo 7





0 20 40 60 80 m

Former Spring Street Sawmills
Spring Street
Ramsbottom
BL0 9JQ

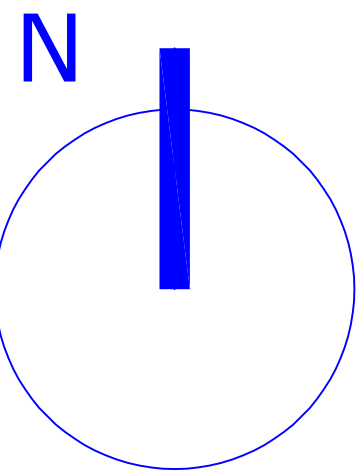
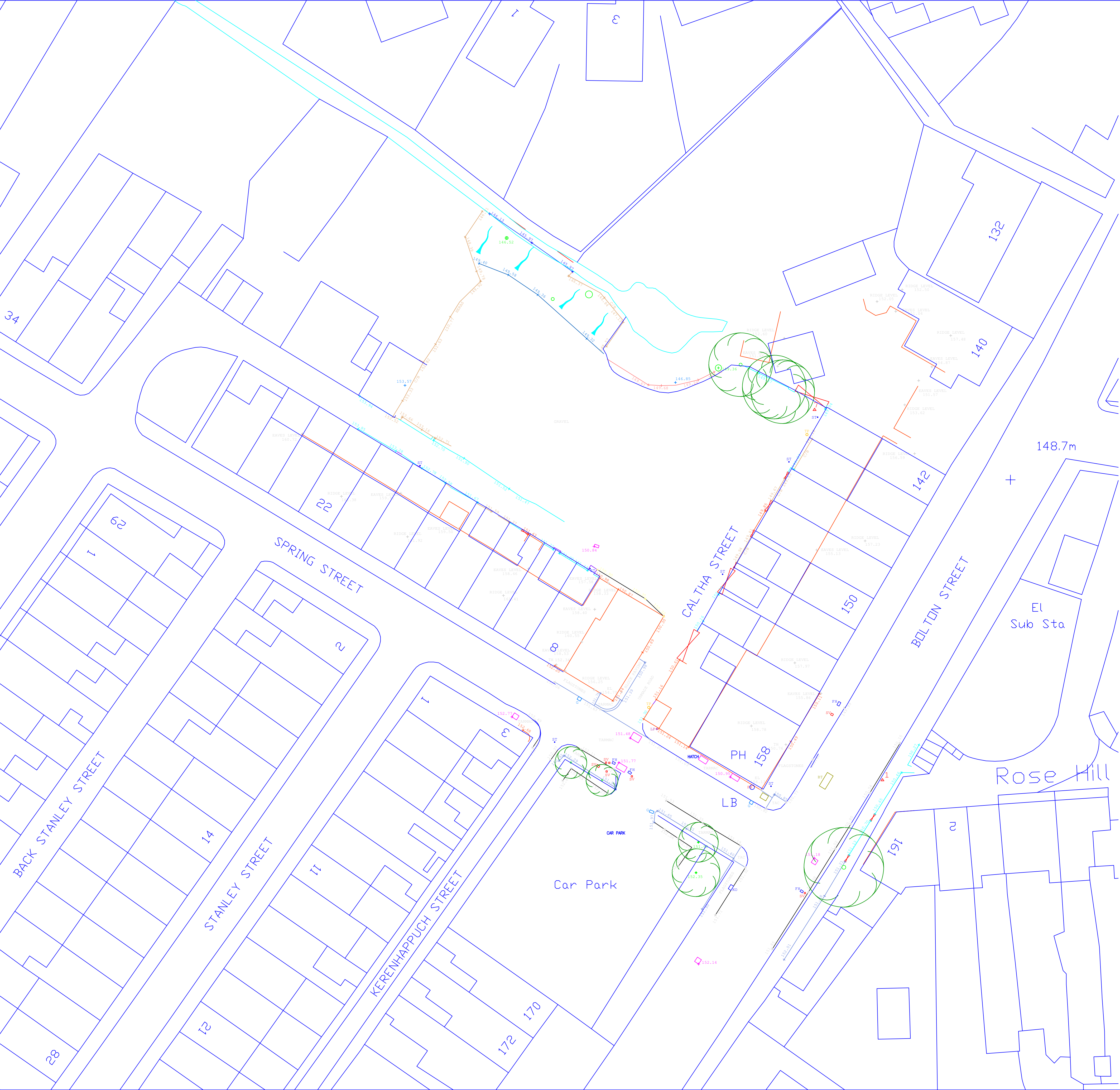
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August 2025

AW6-00

Location Plan

PPY design Ltd

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0510M

Former Spring Street Sawmills
Spring Street
Ramsbottom BL0 9JQ

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August 2025

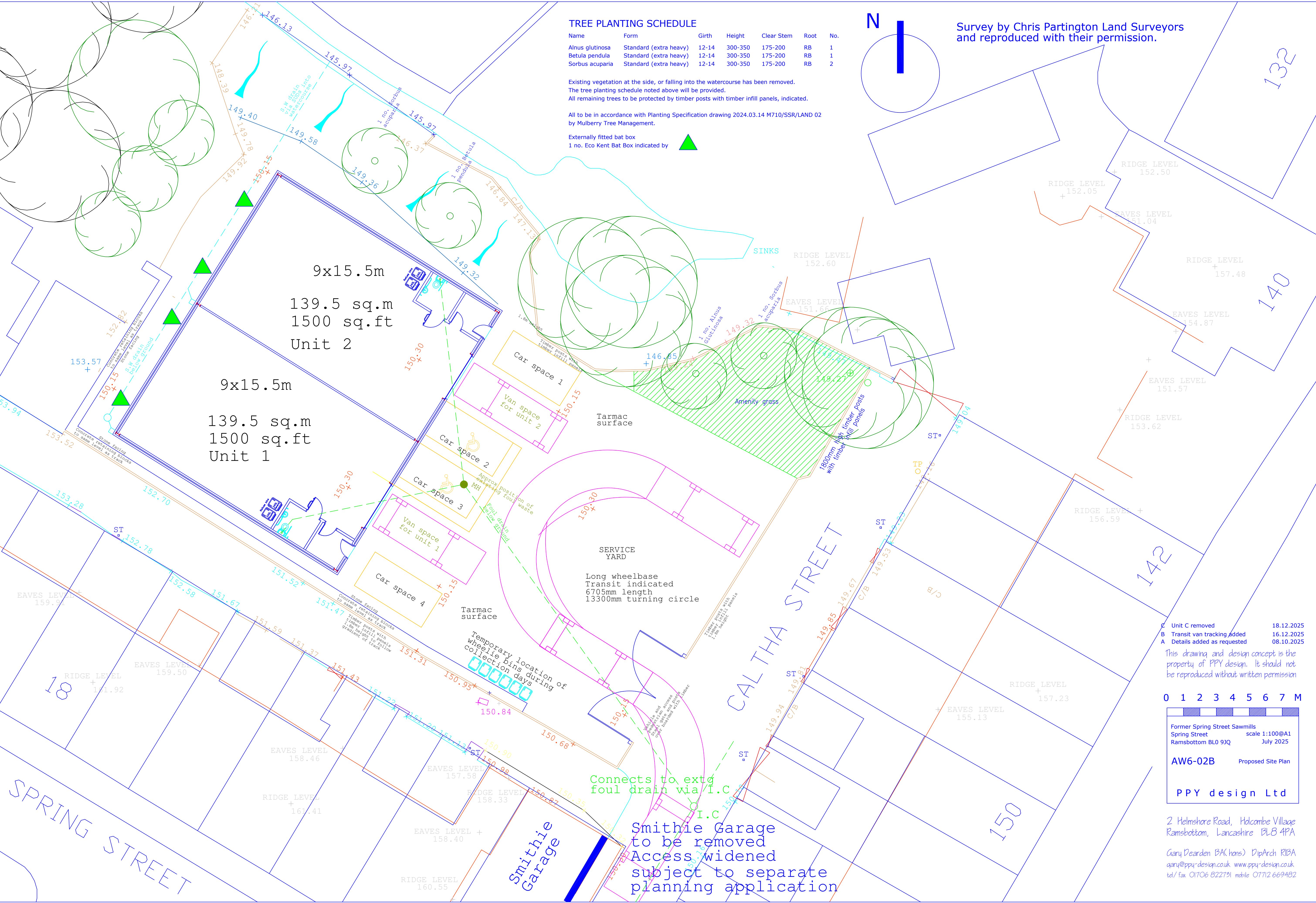
AW6-01

Existing Site Plan with
Topographic Survey

PPY design Ltd

2 Helmshore Road, Holcombe Village
Ramsbottom, Lancashire BL8 4PA

Gary Dearden BAC(hons) DipArch RIBA
gary@ppy-design.co.uk www.ppy-design.co.uk
tel/ fax 01706 822731 mobile 07712 669482



TREE PLANTING SCHEDULE

Name	Form	Girth	Height	Clear Stem	Root	No.
Alnus glutinosa	Standard (extra heavy)	12-14	300-350	175-200	RB	1
Betula pendula	Standard (extra heavy)	12-14	300-350	175-200	RB	1
Sorbus acuparia	Standard (extra heavy)	12-14	300-350	175-200	RB	2

Existing vegetation at the side, or falling into the watercourse has been removed.
The tree planting schedule noted above will be provided.
All remaining trees to be protected by timber posts with timber infill panels, indicated.

All to be in accordance with Planting Specification drawing 2024.03.14 M710/SSR/LAND 02
by Mulberry Tree Management.

Externally fitted bat box
1 no. Eco Kent Bat Box indicated by

Survey by Chris Partington Land Surveyors
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- Unit C removed 18.12.2025
- Transit van tracking added 16.12.2025
- Details added as requested 08.10.2025

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0 1 2 3 4 5 6 7 M

Former Spring Street Sawmills
Spring Street
Ramsbottom BL0 9JQ

scale 1:100@A1
July 2025

AW6-02B

Proposed Site Plan

PPY design Ltd

2 Helmshore Road, Holcombe Village
Ramsbottom, Lancashire BL8 4PA

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0 1 2 3 m

Former Spring Street Sawmills
Spring Street
Ramsbottom BL0 9JQ

scale 1:50@A1
July 2025

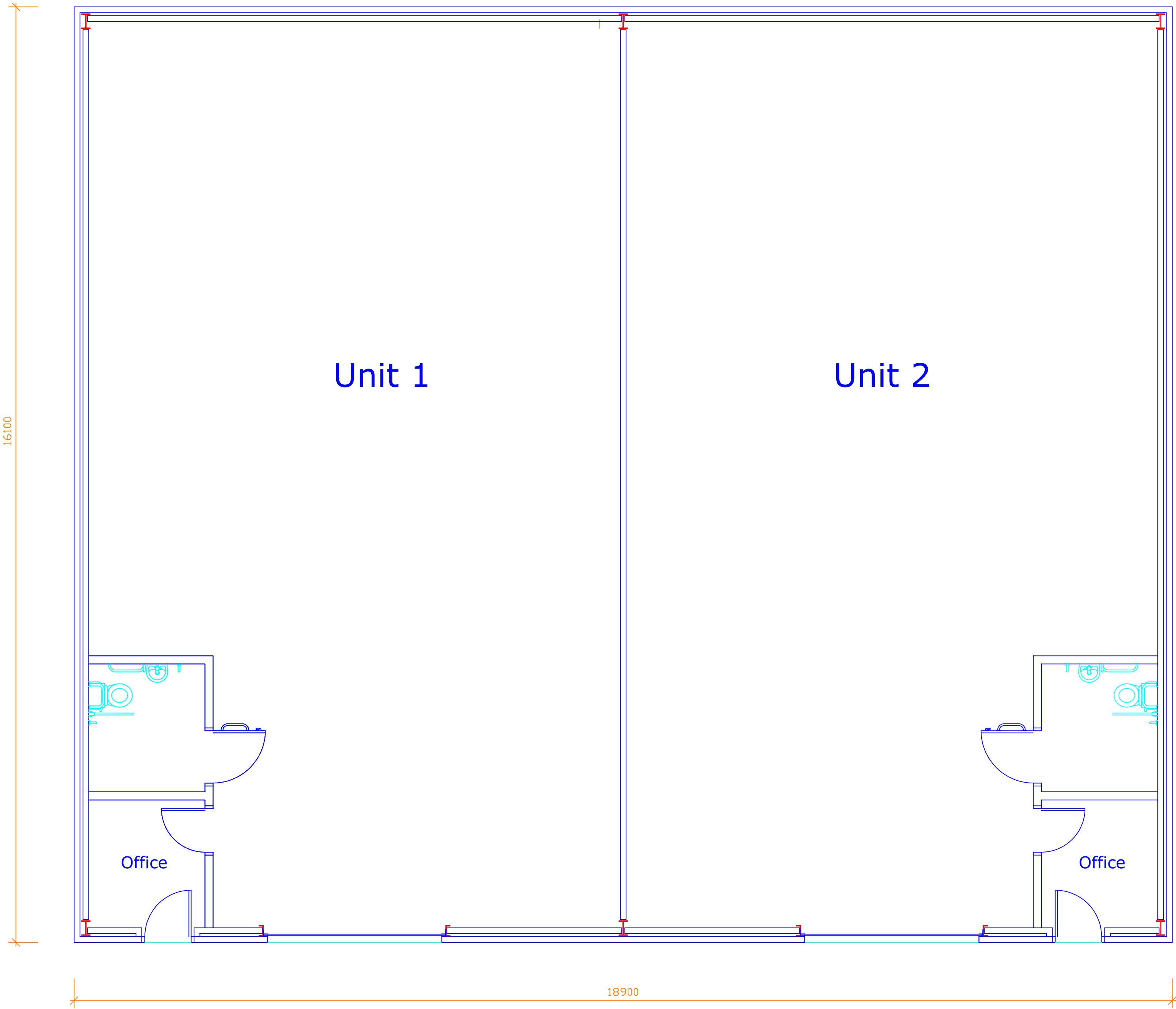
AW6-03A Proposed Units 1 & 2

PPY design Ltd

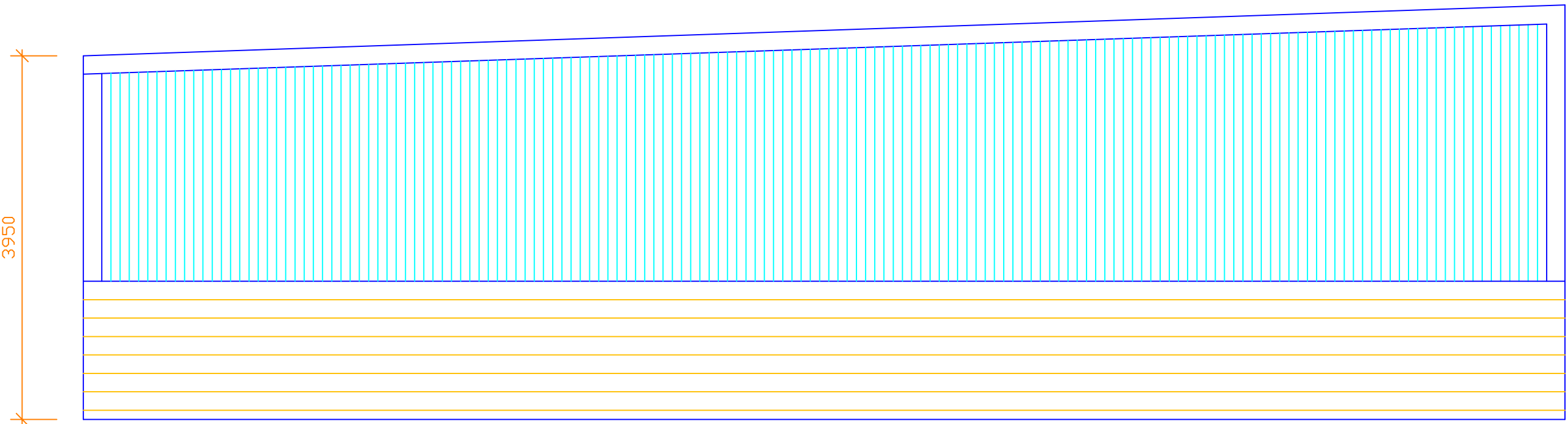
2 Helmsore Road, Holcombe Village
Ramsbottom, Lancashire BL8 4PA

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tel/ fax 01706 822731 mobile 07712 669482

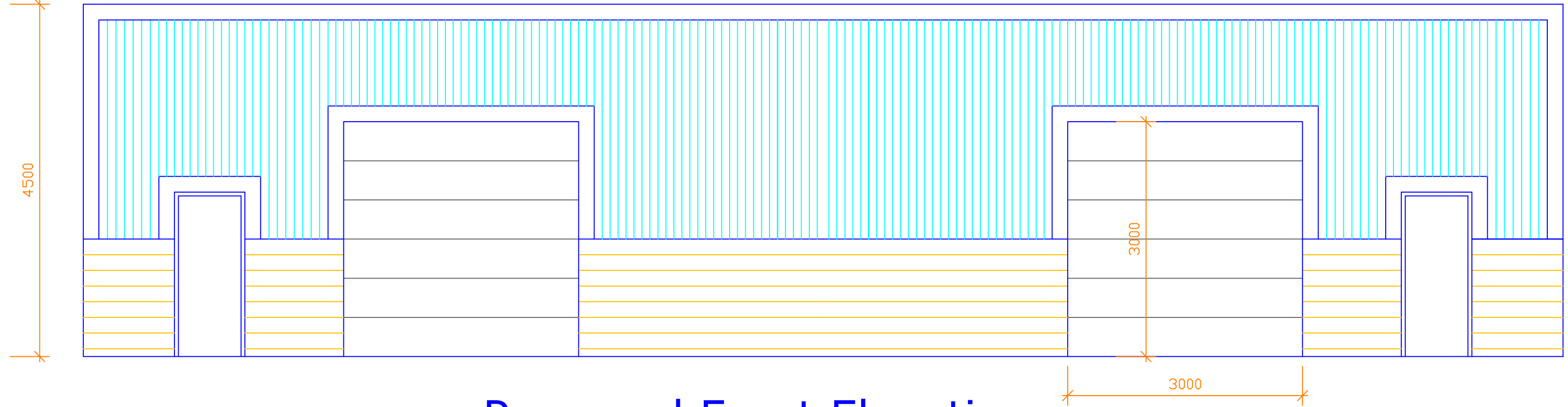
A Length increased 1500mm 18.12.2025



Proposed Plan



Proposed Side Elevation



Proposed Front Elevation