

Ward: Ramsbottom

Item 02

Applicant: Mr Andrew Warburton

Location: Smithie Garage, Spring Street, Ramsbottom, Bury, BL0 9JQ

Proposal: Conversion and extension of former garage into 1 No. two storey dwelling

Application Ref: 72383/Full

Target Date: 09/02/2026

Recommendation: Approve with Conditions

Description

The application relates to an end terraced, single storey property that fronts directly onto Spring Street. The premises is currently utilised as a car garage, which would be considered to be a B2 Use. The existing premises has a stone frontage facing towards Spring Street, with red brick elevations to the side and rear.

Planning permission is sought for the conversion of the existing garage to a residential property. This would include the removal of part of the rear of the existing building and part of the side. The proposed dwelling would be two storey in height, with 2no. bedrooms proposed. An enclosed yard areas is proposed to the rear of the dwelling.

Relevant Planning History

Smithie Garage

03073/E - Change of use from commercial garage to 1no. new two bed, two storey dwelling
- Enquiry complete

Saw Mills - Land to the rear of the site

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 dwellings with details of access (all other matters reserved - Withdrawn by Applicant 16/05/2019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 - Withdrawn - Invalid 07/11/2023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

72368 - Construction of 2 no. industrial units (Use Class E(g)(iii) - Industrial processes) - Approve with Conditions 28th January 2026.

Publicity

Letters sent to 29 neighbouring properties on the 23rd December 2025.

Press notice published in the Bury Times 8th January 2026.

Site notice posted 7th January 2026.

3 objections received in relation to:

- Applicant does not own the site.
- Inadequate parking provision.
- No Transport Statement or assessment of the highways implications of widening Caltha Street have been provided.
- The ecological surveys have confirmed the presence of a bat roost on site. The application cannot be determined until the licensing requirements are addressed and appropriate mitigation secured.
- A Preliminary Risk Assessment is required to assess vapour risks from fuel/vehicle oils.
- The Engineering Consultancy has identified insufficient information regarding the proposed drainage scheme.
- Increase in height would not respect the historic grain of the Conservation Area.
- Overlooking and loss of privacy.
- Noise and disturbance during construction.
- Confirmation of bat roost suggests that Biodiversity Net Gain is required.
- No intention whatsoever of allowing any work to adjoin, alter or modify my property in any shape or form.
- Due to the ongoing complications of the other applications and ongoing disagreements this application should be denied to avoid any further local disputes and police involvement.
- Application site 72368 to the rear is untidy. Would prefer to see progress made rather than more unfinished projects.

Statutory/Non-Statutory Consultations

Traffic Section - To be updated in supplementary

Environmental Health - Contaminated Land - Conditions requested in relation to the submission of a site characterisation and risk assessment, remediation strategy and verification and unexpected contamination.

Drainage Section - Condition requested in relation to the submission of a surface water drainage proposal.

Waste Management - No response

United Utilities (Water and waste) - No response

Environmental Health - Pollution Control - No response

Conservation Officer - No objection in principle. Conditions requested in relation to materials samples.

Greater Manchester Ecological Unit - GMEU are satisfied that this application can be

forwarded for determination and that any permission if granted is supported by the conditions for the requirement for mitigation and lighting scheme for bats. A bat mitigation licence required to facilitate the works given the bat roost confirmed within the garage. A condition in relation to works to buildings during nesting season is also requested.

The application is exempt from Biodiversity Net Gain (BNG)

Pre-start Conditions - Agreed by agent. Agreement to Traffic/Highways conditions to be reported in Supplementary.

Development Plan and Policies

| | |
|-------|---|
| H1/2 | Further Housing Development |
| H2/1 | The Form of New Residential Development |
| H2/2 | The Layout of New Residential Development |
| 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 |
| EN7/5 | Waste Water Management |
| EN8/2 | Woodland and Tree Planting |
| HT2/4 | Car Parking and New Development |
| EC2/2 | Employment Land and Premises |
| JP-P1 | Sustainable Places |
| JP-P2 | Heritage |
| JP-S4 | Flood Risk and the Water Environment |
| JP-G8 | A Net Enhancement of Biodiversity and Geodiversity |
| JP-G7 | Trees and Woodland |
| JP-H3 | Type, Size and Design of New Housing |
| JP-H4 | Density of New Housing |
| JP-C5 | Streets For All |
| JP-C6 | Walking and Cycling |
| JP-C8 | Transport Requirements of New Development |
| SPD6 | Supplementary Planning Document 6: Alterations & Extensions |
| SPD11 | Parking Standards in Bury |
| NPPF | National Planning Policy Framework |

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)

Policy EC2/2 states that the Council will seek retention of existing employment land and purposes outside Employment Generating Areas except where it can be clearly demonstrated that an existing employment site or premises is no longer suited in land use

terms to continued employment use.

The existing B2 unit is in a primarily residential area, with no curtilage and no associated off street car parking or servicing. The submitted Design and Access Statement confirms that the premises is no longer viable and has been closed for a number of months. Two extant permissions are approved for the land to the rear of the site for uses suitable for a residential area and would not be considered to be employment uses. Application 71343 relates to a residential development and 72368 relates to an Eg(iii) development which 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.

Given the surrounding land uses, and the constrained nature of the site the release of the site for alternative uses would be acceptable in principle.

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.

Design, layout and impact upon Conservation Area

As the site is located within the Ramsbottom Conservation Area, it is necessary to consider the proposal in terms of the Town and Country Planning Listed Building and Conservation Act. In this regard proposals should either preserve or enhance the Conservation Area and in terms of policy consideration National Planning Policy Framework paragraphs 189-202 and Policies EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control of the Unitary Development Plan.

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 70 dwellings per hectare at this site. The application form confirms that the site is 75.25 square metres or 0.0075 hectares, which based on a total of 1 dwellings would result in a density of 133 dwellings per hectare. The proposal would therefore make efficient use of land.

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. 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. 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. 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 proposed dwelling would be of a suitable scale and replicates the rhythm of the terraces along the row. The proposed windows and doors are considered to be suitably

aligned and would replicate the vertical emphasis of the windows within the existing terrace. An area of amenity space is proposed to the rear of the property that replicates the amenity space of the other dwellings within the terraced row. The application seeks to use coursed stone to match the existing building, and natural grey slate for the roof. Given the context of the site it is considered that a samples of the stone and slate to be used, including the natural stone window headers, cills and jambs should be submitted for approval prior to the commencement of works. The facing stone sample should take the form of a panel on site. This can be provided by a pre-commencement condition.

It is considered that the design of the proposed dwelling would be in keeping with the character of the terraced row in which it would be located and as such would preserve the character of the Conservation Area.

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

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

The dwelling would be a two storey, 2 bed, 3 person property. The proposed dwelling would have an overall floor area of 71.47 square metres, which would exceed the minimum 70 square metres required by NDSS. Bedroom 1 complies with the standards for a double bedroom, and bedroom 2 complies with the standards for a single bedroom. Suitable in built storage is proposed at ground floor. The proposal would therefore comply with NDSS standards.

M4(2) compliance can be secured by condition.

Amenity

There are no adopted aspect standards for new residential properties however, SPD 6 provides guidance on aspect standards between residential properties in relation to householder extensions and as such, would be a reasonable guide in this case. SPD 6 also provides guidance on overbearing relationships for single storey and two storey extensions that can be applied.

- 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

The proposed first floor rear window of bedroom 1 would be located approximately 5.5 metres from the rear boundary. This is below the 7 metres requires by SPD 6 however there is a ginnel that runs along the rear of the properties on Spring Street that would separate the proposal from the approved development at the former Saw Mills. The separation distance in terms of overlooking would replicate the distances provided by the neighbouring residential properties.

The proposed rear ground floor windows would be screened by any rear boundary treatments.

The proposed front windows would have an oblique view of No. 3 Spring Street however

they would be separated from this property by a highway. The main onward view for these windows would be of the junction of Spring Street/Kerenhappuch Street.

Access

Policy EN1/2 requires the consideration of the design and appearance of access, parking and service provision. 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 proposal would front directly onto Spring Street, with main entrance to the dwelling also fronting this highway which would replicate the access to the other properties within the row. A secondary pedestrian access to the proposed rear yard is proposed from Caltha Street which is a unadopted, unmade track to the side of the property. The proposal seeks to incorporate a ramp within Caltha Street to the side of the dwelling to allow pedestrian access to the rear yard.

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.

No parking is proposed as part of the application however it is acknowledged that there is also no parking for the existing garage use. The site is located within Zone 3 as set out within SPD11.

For the existing B2 use SPD11 would require 1 space per 60 square metres which would equate to 2 spaces. SPD 11 would also require 2 spaces for a 2no. bed property. There would therefore be no increase in the parking requirements for the scheme, compared to the existing use. It should also be noted that the site is located within a highly sustainable area with on street parking available, which would be utilised for the existing use. Given that the parking requirements for both the existing and proposed uses would be the same, the utilisation of on street parking would be acceptable.

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.

Bats

The application is accompanied by an Inspection & Assessment in relation to Bats and Breeding Birds report and Dusk Survey Results report (Tyrer Ecological Consultants, August 2025).

The Preliminary Roost Assessment (PRA) found the existing garage to have 'moderate' potential for roosting bats based on the Potential Roosting Features (PRFs) found, triggering the requirement for two bat emergence surveys. No trees were present onsite.

Two emergence surveys were subsequently undertaken in July and August 2025 on the garage and it was ascertained to be host to a day roost for a single common pipistrelle bat. The surveys appear to have been carried out in line with best practice guidelines by suitably experienced ecologists.

Given the day roost is one common pipistrelle bat only, Greater Manchester Ecology Unit

(GMEU) have confirmed that they can be confident that mitigation will be feasible to maintain the favourable conservation status of this species. As per the report, a European Protected Species Mitigation Licence (EPSML) for bats needs to be obtained from Natural England for works to proceed. As per the report, the application would be eligible for the streamlined "Earned Recognition" bat mitigation licence. The bat mitigation licence must be sought and approved, prior to any works taking place and after planning permission has been granted.

A compensatory bat box should also be provided prior to demolition and has been proposed on a retained sycamore tree to the northeast of the site (as shown in Figure 6.1). An integrated bat box has also been proposed on the new building on the south-east elevation (as shown in Figure 6.2). These boxes should be implemented as part of the mitigation strategy.

A sensitive lighting strategy is also required given that bats were identified in the locality during the surveys, as per the report.

Overall, GMEU are satisfied with the information provided for planning purposes however given the bat roost present and the works proposed, a European Protected Species Mitigation Licence (EPSML) must be obtained from Natural England after planning permission has been granted and prior to the commencement of works. A condition to this effect should be attached to any permission if granted.

Nesting Birds

The report states that viable nesting platforms are present within the garage building, which could be utilised by nesting birds. As all wild birds, their nest and eggs are protected under the Wildlife and Countryside Act 1981 (as amended), GMEU would recommend that a condition restricting works to the building to outside of nesting season is attached to any planning permission.

Biodiversity Net Gain

While every grant of planning permission in England is deemed to have been granted subject to the biodiversity gain condition, commencement and transitional arrangements, as well as exemptions, mean that certain permissions are not subject to biodiversity net gain.

In this instance, given the nature of the development which largely comprises of reconfiguration and alterations to an existing building the de-minimis exemption would apply.

Carbon And Energy

JP-S2 - Carbon & Energy sets out the steps required to achieve net zero carbon emissions. The applicant has confirmed the proposal would be fully compliant with Part L of the 2022 Building Regulations.

Digital Connectivity

JP-C2 - Digital Connectivity - this policy requires development to have full fibre to premises connections unless infeasible or unviable, with multiple-ducting.

The applicant has confirmed that full fibre would be provided.

Response to representations

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

The application is supported by a bat assessment, which recommends dusk emergence

surveys that have also been undertaken. The latter report sets out a scheme of mitigation that highlights the need to obtain a protected species licence. This does not need to be obtained prior to determination of the application, it needs to be obtained prior to commencement of works. Conditions 5 - 7 relate to recommendations for bats.

As set out within the Consultation Responses published on the Council's website from the Environment Section and the Drainage the Preliminary Risk Assessment and the Drainage information referenced by objectors can be secured by condition. Conditions 9, 10 11 and 12 (contaminated land) and 4 (drainage) refer.

A BNG habitat is any distinct area of land or water—including grassland, woodland, hedgerows, and watercourses, and does not relate to individual bat roosts.

Problems arising from the construction period of any works, e.g. noise, dust, construction vehicles, hours of working are covered by Control of Pollution Acts.

Certificate B has been signed, and the applicant has confirmed that notice has been served on the required landowners for the required period prior to determination.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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 AW4-00, AW4-02C, AW4-03B, AW4-04A, AW4-05D, AW4-06, AW4-07A 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. A sample panel of facing stone, demonstrating the colour, texture, face bond and pointing, not less than 1 sq.m in size, shall be erected on site for inspection, and approval in writing, by the Local Planning Authority prior to the commencement of the development. Samples of the roofing, natural stone headers, cills, jambs and all other external materials shall also be made available for inspection on site. Thereafter the development shall be constructed in the approved materials and manner of construction.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

4. 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.
5. The development shall be constructed in accordance with the programme of mitigation for bats as set out within the Dusk Survey Results PR-25-0196 undertaken by Tyrer Ecological Consultants Ltd. A European Protected Species Mitigation Licence (EPSML) for bats needs to be approved from Natural England for works to proceed. 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.
6. No development shall commence unless and until a lighting scheme for any new external lighting, designed in line with best practice guidelines, has been submitted to and approved in writing by the Local Planning Authority.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Development Plan Policies JP-G8 - A Net Enhancement of Biodiversity and Geodiversity and EN6/3 – Features of Ecological Value of the Development Plan and Section 15 of the National Planning Policy Framework.
7. Prior to any demolition works at the site a compensatory bat box should be provided on a retained sycamore as set out within Figure 6.1 of the Dusk Survey Results - Tyrer Ecological Consultants Ltd. An integrated bat box shall be installed on the new building on the south-east elevation (as shown in Figure 6.2) prior to occupation.
Reason. To secure the satisfactory development of the site and ensure enhancements and net gains for biodiversity pursuant to policies JP-G8: A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
8. No removal of or works to any buildings shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent

ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before clearance and ensured that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

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.

9. 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).

10. 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).

11. 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).

12. 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;

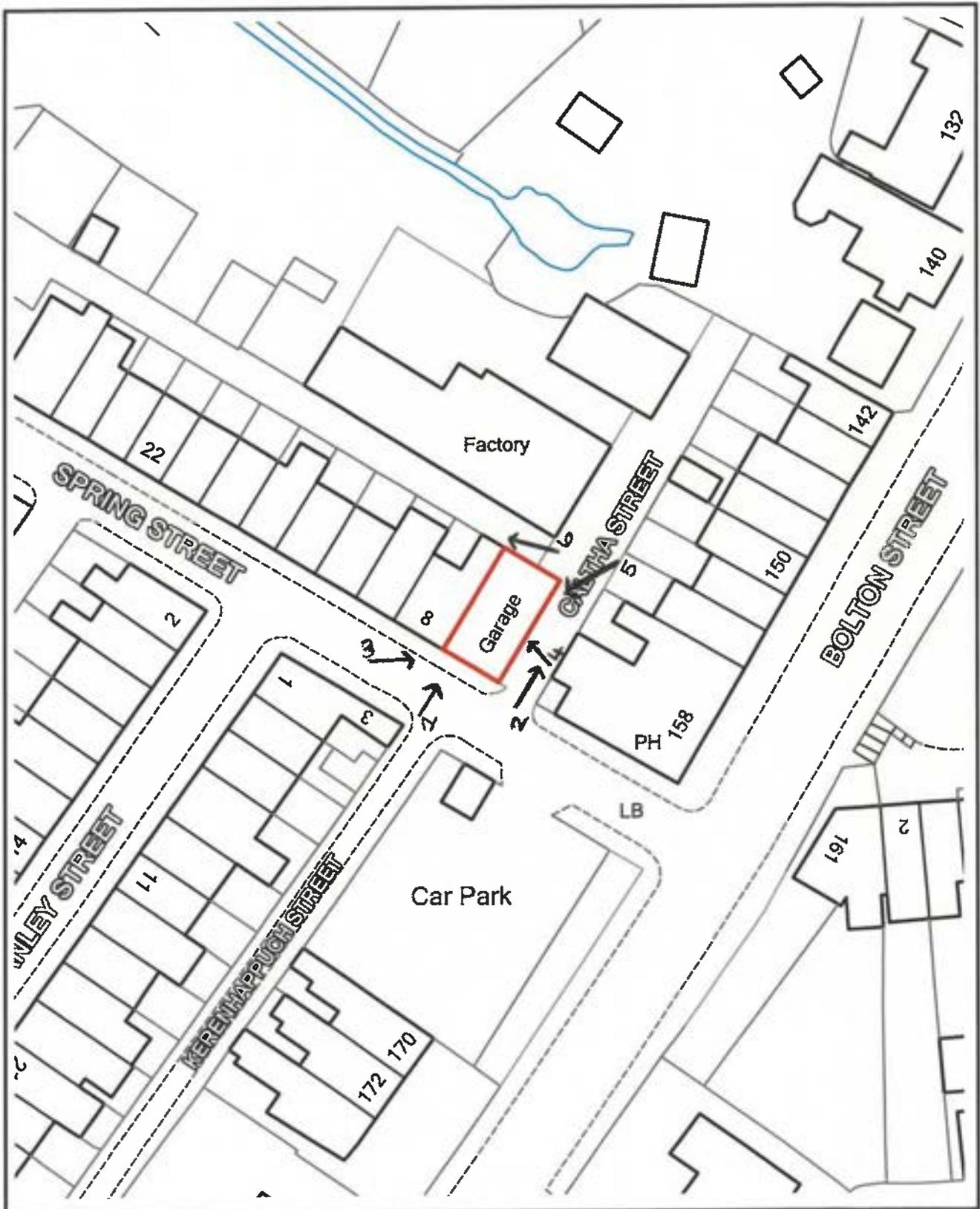
If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details 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).

13. The dwelling hereby approved shall be built in accordance with the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations.

Reason. To secure the satisfactory development of the site pursuant to Places for Everyone Joint Development Plan Policy JP-H3: Type, Size and Design of New Housing.

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



**ADDRESS: Smithie Garage, Spring Street,
Ramsbottom, Bury, BL0 9JQ**



Planning, Environmental and Regulatory Services

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Photo 1



Photo 2



72383

Photo 3



Photo 4



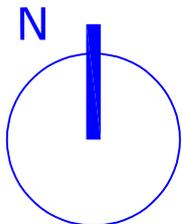
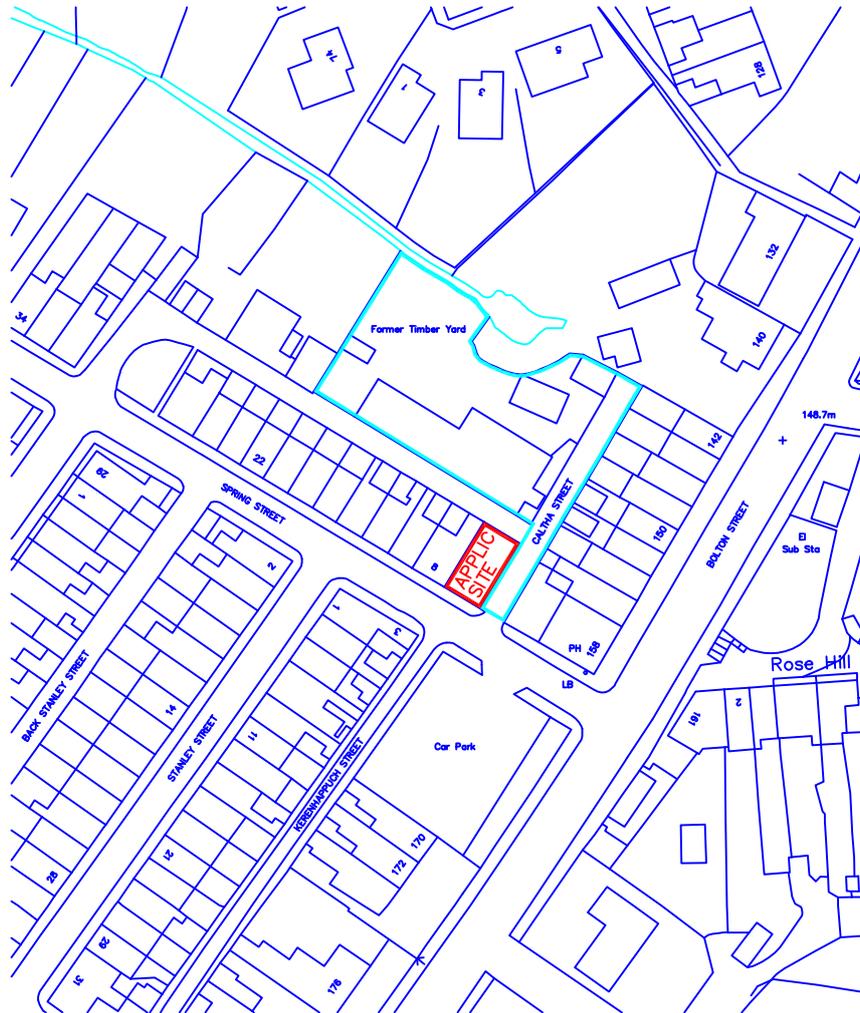
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Photo 5



Photo 6





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Smithie Garage
Spring Street
Ramsbottom
BL0 9JQ

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August 2025

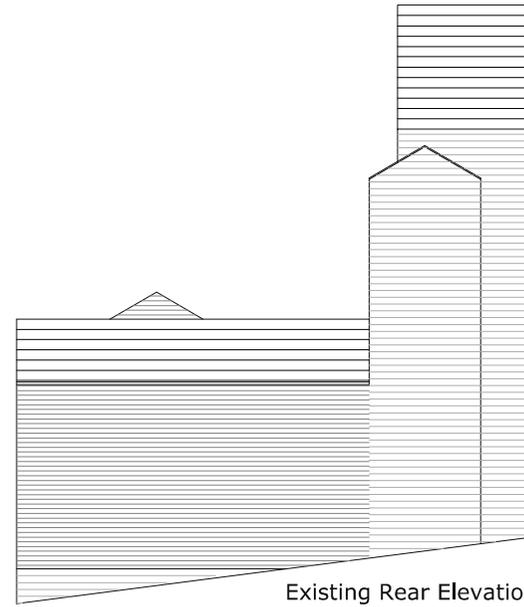
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Location Plan

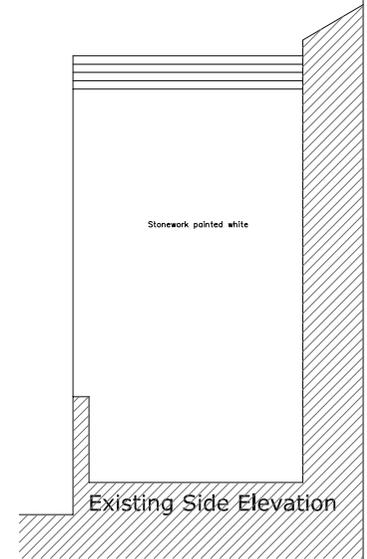
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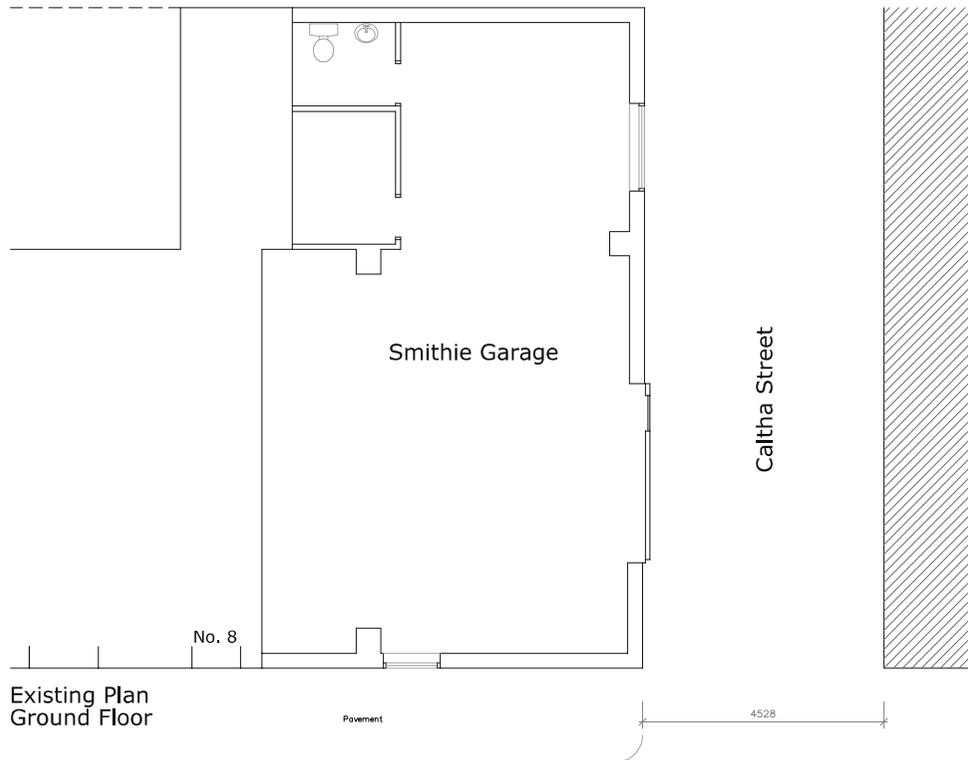
Existing Side Elevation



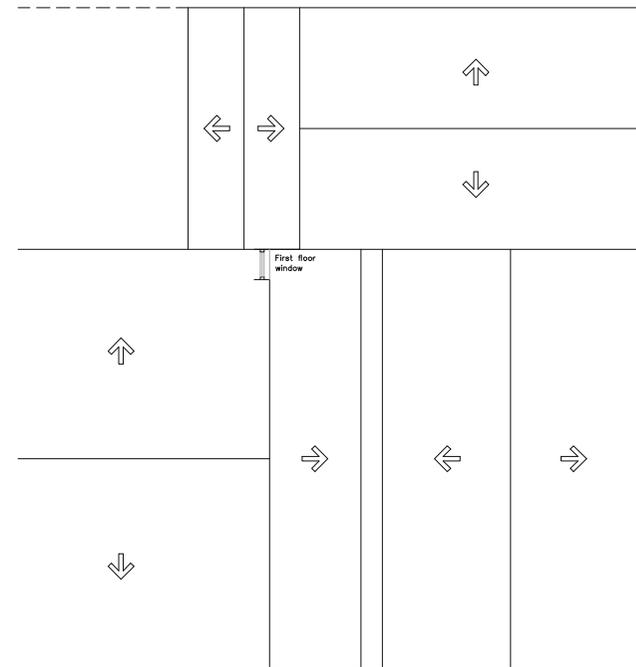
Existing Rear Elevation



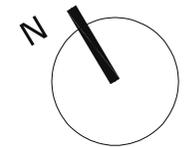
Existing Side Elevation



Existing Plan Ground Floor



Existing Plan Roof Pitches



A Additional off site elevation added 20.10.2025

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0 1 2 3 m

Former Smithie Garage
Spring Street
Ramsbottom
BL0 9JQ

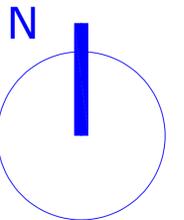
scale 1:50 at A1
July 2025

Existing Plans
Side and Rear Elevations
AW4-04A
PPY design Ltd

2 Helmshore Road, Holcombe Village
Ramsbottom, Lancashire BL3 4PA

Gary Dearden (BA, hons) DipArch RIBA
garyppdesign@gmail.com
1. 01706 822751 M. 07712 669482

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- C Railing added deleted and ffl raised 12.02.2026
- B Entry radius plus railing added 07.02.2026
- A Additional levels added 20.10.2025

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Smithie Garage
Spring Street
Ramsbottom BL0 9JQ

AW4-02C Proposed Site Plan on Topographic Survey

PPY design Ltd

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

Gary Dearden (BA(hons) DipArch RIBA)
gary@ppy-design.co.uk www.ppy-design.co.uk
tel/ fax 01706 822731 mobile 07112 669482



Existing Front Elevation along Spring Street

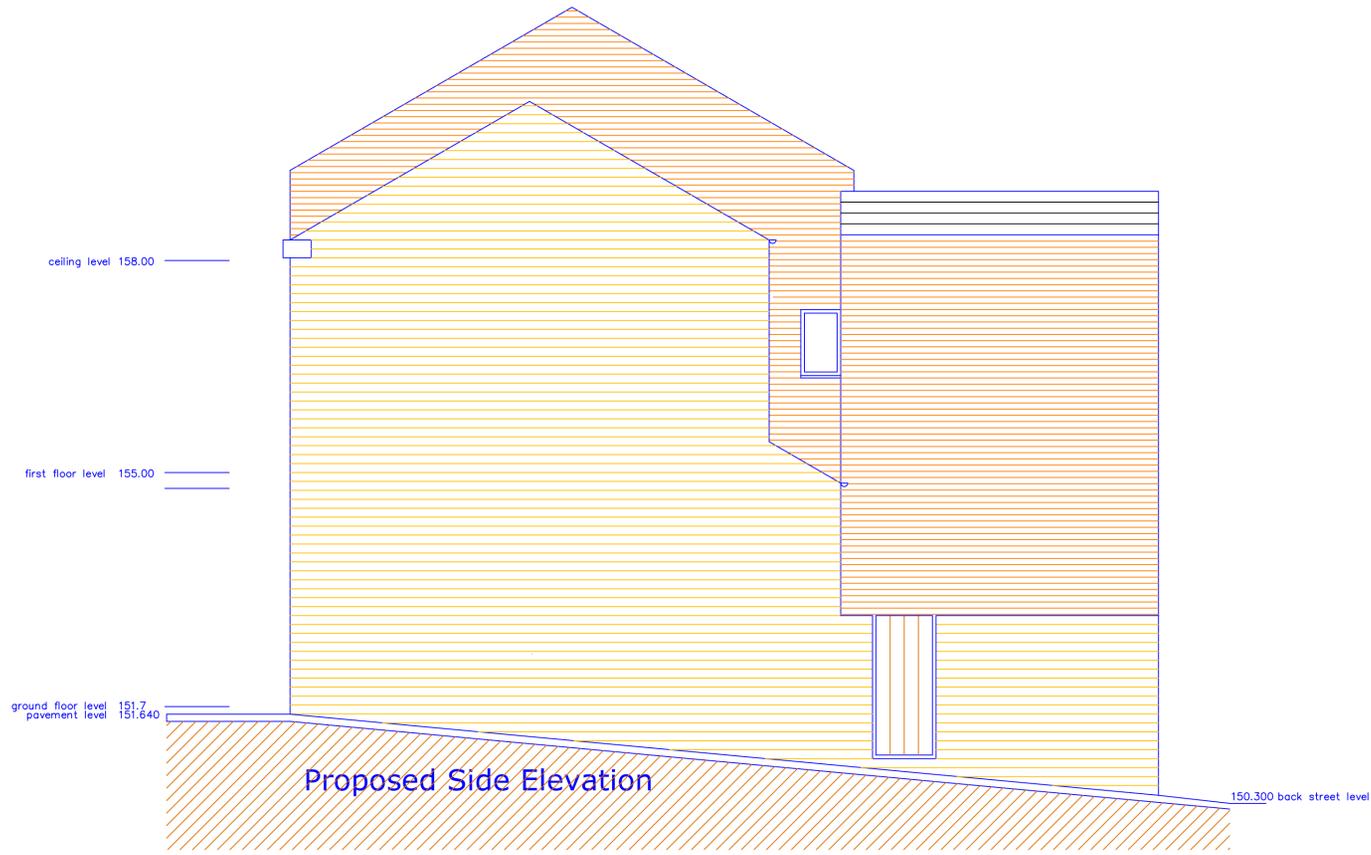


Proposed Front Elevation along Spring Street

B Front door made accessible 12.02.2026
 A Roof raised 760mm and The Major added 14.01.2026

0 1 2 3 m

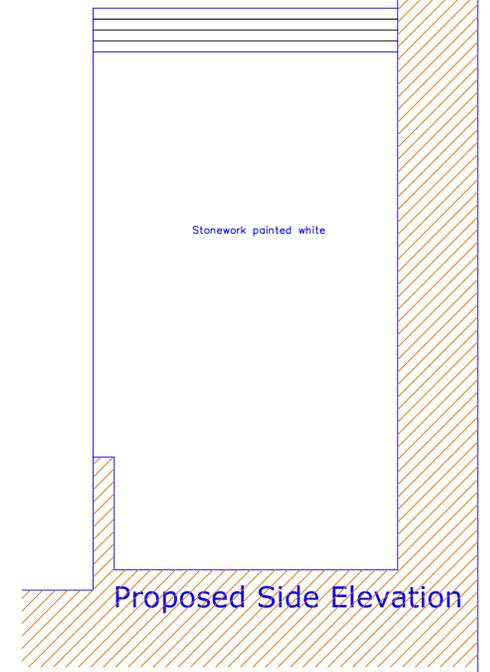
| | |
|-----------------------|------------------------------------|
| Former Smithie Garage | |
| Spring Street | scale 1:50 at A1 |
| Ramsbottom | July 2025 |
| BL0 9JQ | |
| AW4-03B | Existing and Proposed Street Scene |
| PPY design Ltd | |



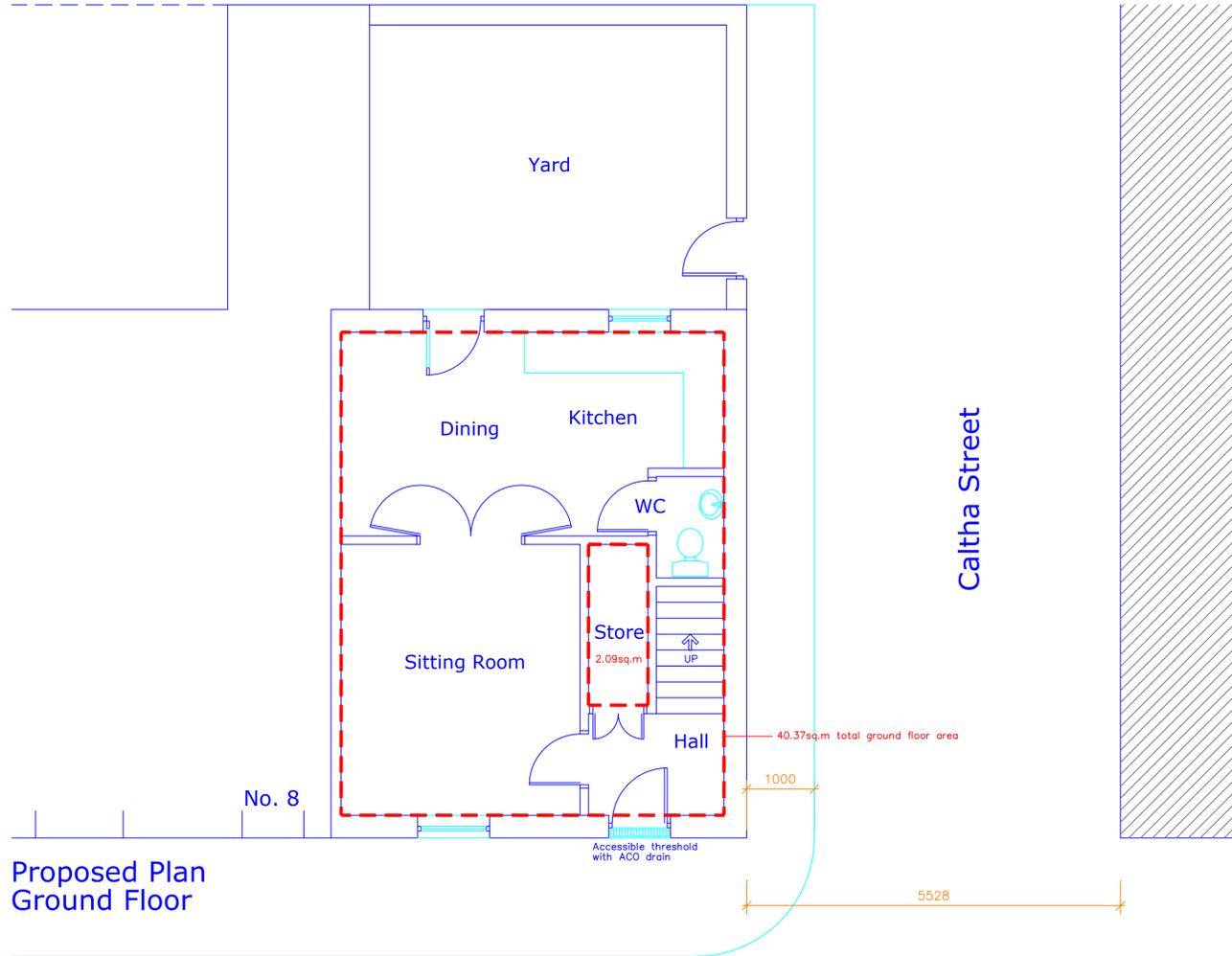
Proposed Side Elevation



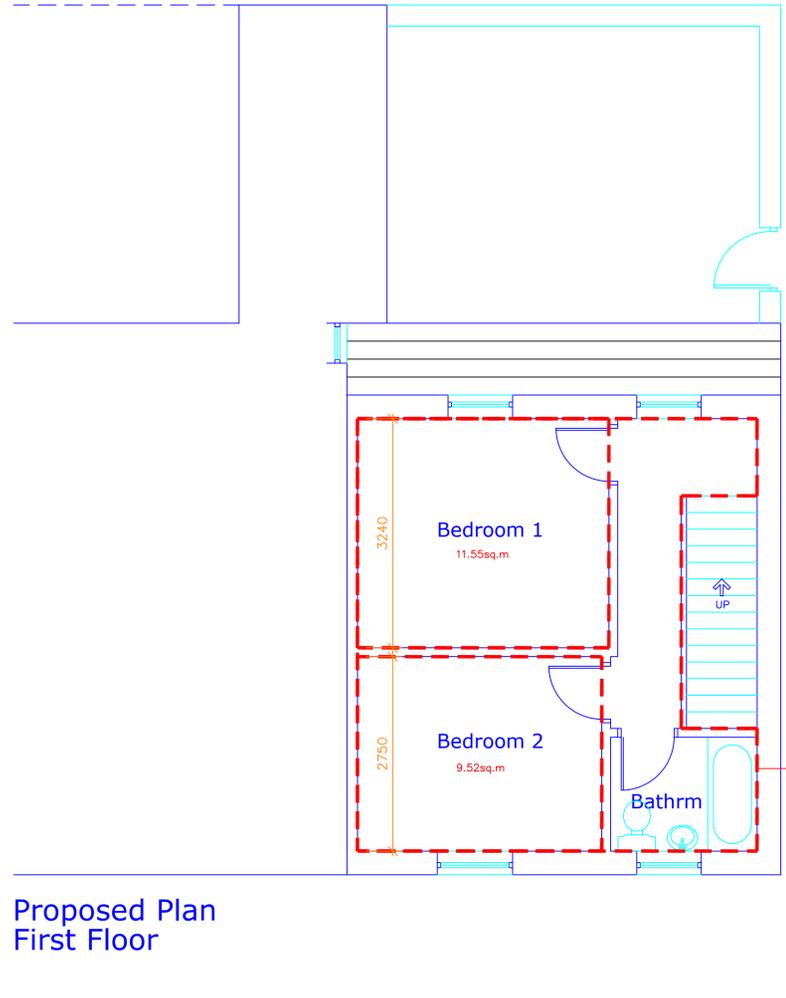
Proposed Rear Elevation



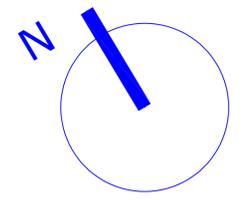
Proposed Side Elevation



Proposed Plan Ground Floor



Proposed Plan First Floor



- D Ramp to rear removed 12.02.2026
- C Steps removed and railing added 07.02.2026
- B Roof raised 760mm 14.01.2026
- A Additional off site elevation added 20.10.2025

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0 1 2 3 m

Former Smithie Garage
Spring Street
Ramsbottom
BL0 9JQ

scale 1:50 at A1
July 2025

Proposed Plans
Side and Rear Elevations
AW4-05D
PPY design Ltd

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

Gary Dearden BAC(hons) DipArch RIBA
garyppydesign@gmail.com
T. 01706 822751 M. 01712 669482

