

Ward: Ramsbottom

Item 01

Applicant: Mr Paul Brack

Location: Halter Inn Works, 11 Redisher Croft, Ramsbottom, Bury, BL0 9SA

Proposal: Variation of condition 2 (approved plans) on planning permission 69702 (Demolition of existing industrial buildings and erection of 3 no. detached dwellings): Revision to elevations and design

Application Ref: 72678/Full

Target Date: 16/03/2026

Recommendation: Approve with Conditions

Description

The site had previously accommodated an industrial building which operated as a metal components manufacturer. The site is accessed off Bolton Road West via Redisher Croft, (Bridleway 26RAM) and is within Holcombe Conservation Area.

The site itself is fairly level and sits within a dip in Redisher Croft. There are 4 large detached residential properties which are located to the north at a higher level. Directly adjacent to the southern boundary is No 7 Holcombe Road, a residential stone built property. To the east runs a culvert beyond which is the Hare and Hounds public house. The land rises behind the site to the west and a wooded area. There is a blanket Tree Preservation Order (No 65) surrounding the site.

The access to the site is a single lane unadopted road and bridleway which is shared by the site, No 7 and the 4 houses on Redisher Croft.

The site has been cleared of the industrial building and works have commenced in preparation for a development for 3 no x 4 bed dwellings which was granted planning permission under application ref 69702 in 2023.

The approved dwellings are 4 bed x 2 storey properties with a room in the roofspace served by rooflights. Elevations comprised natural stone and slate roof. Internally, accommodation comprises living areas at ground floor, 3 no bedrooms at first floor and a bedroom en-suite in the roofspace.

At the rear would be gardens and bin store facilities and two parking spaces would be provided at the front of each property with 1 visitor space next to plot 1.

In 2025, an application was submitted (ref 72081) for a variation of condition to the approved plans. The application proposed alterations to the design and size of the proposed dwellings which involves -

- an increase in the internal floor area by extending the footprint by 3m;
- balcony at first floor;
- roof amended and increased in height by 0.5m and gables increased
- changes to the design and appearance of the houses and its elevations and changes to the proportions and materials of the windows and doors (proposed as plain glazed upvc).

In summary, the application was refused for the following reasons:

- introduction of discordant, alien and urbanising features and design which would have

an unacceptable impact on the Holcombe Conservation Area of which the site forms part.

- insufficient, topographical survey-based and dimensioned information in order to properly assess the impact of the proposed development and its access and parking arrangements on the adjacent Public Right of Way.
- sub-standard driveway lengths and failure to provide adequate facilities for the parking of cars associated with the development.

This application similarly seeks a variation of condition (condition 2) of the approved plans. The design and layout have been amended from the scheme above which was previously refused.

The proposed changes comprise -

- Internal floor area - Extend the ground floor at the rear by 1.5m.
- Roof amended and gables increased - Roof to have a full width gable to the rear with a window at the 2nd floor level. Roof height to remain the same as previously approved scheme 69702.
- Balcony at first floor - This would be 1.5m in depth over the ground floor with a glazed balustrade and access via patio doors from a first floor bedroom.
- Changes to the rear elevation - Changes to the window design on the rear elevation.
- Parking - Three parking spaces per dwelling.

Window materials to remain as timber casement types and elevations would be natural stone with a natural slate roof (as previously approved scheme 69702).

The front elevation would be the same as the approved scheme and there would be no changes to the height of the height of the proposed dwellings.

Relevant Planning History

54975 - Proposed demolition of existing industrial buildings and erection of 3 no detached dwellings. - Approve with Conditions 03/07/2012

54976 - Conservation Area Consent for proposed demolition of existing industrial buildings and erection of 3 no detached dwellings. - Approve with Conditions 23/05/2012

63892 - Side extension with maximum height of 6.79m to existing workshops and laboratories - Approve with Conditions 11/06/2019

64777 - Siting of 2 no. storage containers - Approve with Conditions 20/12/2019

68618 - Siting of 2 no. storage containers - Approve with Conditions 28/10/2022

69702 - Demolition of existing industrial buildings and erection of 3 no. detached dwellings - Approve with Conditions 22/11/2023

72081 - Variation of condition no. 2 of planning permission 69702 (Demolition of existing industrial buildings and erection of 3 no. detached dwellings): alterations to the design and size of the proposed dwellings to increase internal floor area; balcony at first floor; roof amended and gables increased and changes to fenestration - refused 29/8/25

72227 - Application to discharge condition 11 (materials), condition 12 (dilapidation survey), condition 13 (construction traffic management plan) and condition 17 (construction environment management plan) on planning permission 69702 - Approve 15/10/2025

72480 - Application to discharge condition 3 (remediation strategy), condition 4 (verification report), condition 8 (coal mining report) and condition 15 (drainage strategy) on planning permission 69702 - Current

72679 - Application to discharge condition 16 (landscaping scheme) on planning permission 69702 - Approve 30/01/2026

Publicity

Letters sent to 24 properties on 19/1/26

Site notice posted 22/1/26
Press advert 22/1/26

4 objections received with the following comments -

Parking and access

- Parking Standards in Bury (SPD11) which took effect from 11 June 2025 seeks 3 spaces per four bed dwelling, making the current parking for this development below standard.
- Sub-standard parking spaces is compounded by the narrow access, stone walling and Brook which makes the second space difficult to access.
- The parking space next to Redisher Croft will not be visible when exiting.
- Redisher Croft is a private road owned by residents. There is no right of way over it. How will refuse and delivery vehicles access the site.
- No turning areas for vehicles to the new dwellings so how will they access and egress?
- Dangerous and unsafe for pedestrians.
- How do deliveries turn round?
- Parking opposite the houses may impact and cause damage to the culvert.

Scale, layout and design

- PP 69702 shows 3 bed houses with a family bath room and flexibility for additional bedroom use. The new application changes the internal layout to 4 double beds with en suites. Concern the dwellings would become HMO's.
- The previous variation of condition was refused as it was considered the alterations would significantly alter the character of the approved scheme. These proposals also amount to substantial changes and should be rejected. The proposals would increase the overall external footprint by 24.3sqm. The foundations and first courses have already been laid - is this in accordance with the approval or proposed?
- A communal bin store is now proposed. Guidance states bins should be stored within the curtilage of new dwellings and it would also reduce the provision of visitor spaces.
- The bin store would replace a landscaped area which was part of the previous application and which improved ecology.
- The new houses on Redisher Croft were constricted before 2017 and did not require Conservation area consent. It does not follow the proposed dwellings can disregard the characteristics of the Conservation Area. Is there an increase in height as the plans are not dimensioned.
- Disproportionate and top heavy design

Impact on amenity

- Potential noise pollution from the first floor balconies and ground floor bi-fold doors would impact neighbours and affect the peaceful setting of the site and woodlands.
- The dwellings would be in full view of properties at Redisher croft.
- Impact of the increased depth, area and side gable would significantly affect outlook and light from my property.
- Overlooking from the second floor dormer extensions as well as balconies.
- The height of the dwellings would impact outlook from houses on Redisher croft and affect the setting of the Conservation Area

Other

- The building works have already commenced but not yet approved and the dimensions which are now on site would be a breach of the current approval.
- Hope the application is judged on its own merits.
- The commenced works are also in breach of the CTMP with the road being congested

and blocked

- Trying to achieve maximum profit than what is suitable for the surroundings.

The Applicant has provided a response to the objections, summarised as follows -

- Whilst similar in design to the refused application 72801 the scale and front elevation of the buildings is as per the approved scheme on Application 69702.
- The driveways are adequate for 4 bed homes under current standards (3 spaces). The car parking sizes set out in SPD11 is 5m x 2.5 m per space, the driveways on all three properties are in excess of these requirements. The front driveways of the houses is no different in this application to those in the approved application no 69702.
- During construction vehicles are not now parking on the bridleway and causing any obstructions. We have had signage on the road during construction ensuring construction traffic does not go past the site boundary onto the private road and we will also be using "no parking" signage at the bottom of the bridleway moving forward.
- There has been no increase in height in the houses the ridge height of 165.05 is as per the approved Application 69702.
- The existing site incorporates adequate area to allow the proposed dwellings to be sited, achieving adequate amenity areas and good site access.
- The proposed dwellings in terms of their size and massing integrate well within the site and its surroundings. The developed footprint of the site (urban grain) is reduced within the proposal which provides a more open development site.
- The application does not have any dormers.
- As the officer stated previously, 'the balcony would be located on the rear of the property and set at a 90 degree angle to the houses on Redisher Croft and therefore at an oblique angle..... houses are also set at a higher level and would be more than 13m away from the nearest plot. It is therefore considered that the proposed development would not have a significant or detrimental impact on the privacy of the adjacent occupiers.'
- The application does not have bi-fold doors. Again, as previously, noise would be similar to that as from a garden and the houses would be far enough away and positioned such that noise would not be significant to the nearby residents.
- As the developer I have no intention of in the future using the properties as HMO's. This would necessitate a completely different planning application and also design of the properties to satisfy different regulations.
- Application has been amended to bring bins back into the curtilage of each dwelling
- The development would form an extension to the refuse vehicles existing rounds and use the private road to access Redisher Croft to complete the refuse collection round. Delivery vehicles are able to turn round to exit without accessing the private road.
- Construction is at a point that it is able to cover any changes in the dimensions under this application or the approved application No 69702.
- Construction vehicles do not access the private road and we have not blocked access to my knowledge.
- We will be proposing improvements in a new application to the bottom of the bridleway and the roadway in front of the development to prevent cars parking on the bridleway and improve the passing point and parking for vehicles.
- The development is screened to the right hand side by the large conifers which provide screening up the private road. These conifers wrap round to the rear of the development giving screening to the rear of the development for approximately 4m. To the rear of the site is open ground with various trees giving screening. I have approval from the landowners at the rear to plant a laurel hedge to provide further screening.

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

Statutory/Non-Statutory Consultations

Conservation Officer - No objection

Traffic Section - No objection subject to conditions

Waste management - No objection

Pre-start Conditions - Applicant has agreed with pre-start conditions

Development Plan and Policies

NPPF	National Planning Policy Framework
EC2/2	Employment Land and Premises
EN1/2	Townscape and Built Design
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN8/1	Tree Preservation Orders
EN6/3	Features of Ecological Value
EN6/4	Wildlife Links and Corridors
OL5/2	Development in River Valleys
HT2/4	Car Parking and New Development
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-P1	Sustainable Places
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development

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

The principle of a residential development for 3 no dwellings has previously been established following the grant of planning consent 69702.

The scope of what can be considered under a s73 application relate only to the condition/s being varied, in this case to design and the appearance of the dwellings. Issues relating to landscaping, ecology, highways, flood risk and drainage would be as the previously approved scheme and not for consideration under this application.

Design and appearance

Externally

The main changes to the approved scheme involve those to the rear elevation and roof form.

It is now proposed to extend the footprint of the dwellings by 1.5m at the rear and add a balcony at the first floor which would be accessed from the principal bedroom. (The width of the property would remain the same). Window openings on the rear elevations would have a more contemporary design.

The rear elevations would not be highly visible to public views and would be mostly screened by a retaining wall and mature tree planting to the land beyond. It is therefore considered these alterations would be acceptable.

In terms of the roof form, the height of the dwelling would remain as previously approved but would introduce a projected gable at the rear. The changes would not be noticeable from the front of the site and whilst they would be seen from Redisher Croft to the north, the site is at a lower level and there is significant tree screening along the northern boundary and as such views and impacts are considered to be relatively minor in comparison to the approved scheme.

The front elevation would retain the traditional and historic features of the approved application and materials used in the development would be the same as previously approved, to provide natural stone elevations, double glazed timber casement windows and natural slate roofs.

Internally

There would be some changes to the living arrangements at the ground floor and bedrooms would be reconfigured to provide 2 ensuite bedrooms at the first floor and 2 ensuite bedrooms in the roofspace, but essentially, both the approved and the proposed schemes would be 4 bed dwellings over 3 floors.

The changes would therefore not be significantly different to the approved scheme and would not impact on the visual amenity of the area.

Layout

In terms of the layout, the proposed development would continue to provide a row of 3 detached 4 bed dwellings with acceptable size gardens at the rear. At the front, it is now proposed to provide three parking spaces to serve each property which would be separated by a hedge to soften the frontage.

Bins and a secure cycle store would be located in the rear gardens of each property which is an acceptable solution.

The proposal would comply with SPD11 in terms of amount of parking and waste storage and length of driveways.

Summary

The majority of the proposed changes would be alterations to the rear of the property which would be largely unseen and the increase in footprint of 1.5m would not be significant to change the character of the development or cause detrimental impacts to neighbours to the surrounding areas.

The front elevations and materials for the dwellings would be as previously approved, to provide natural stone elevations, natural slate roof and timber windows. As such, the development would continue to provide traditional stone built cottages appropriate to the Conservation Area. There would be acceptable garden depths and sizes and each

property would now provide 3 parking spaces in compliance with SPD11.

It is therefore considered the proposed amendments would not have a detrimental impact on the character or layout of the approved scheme and would be acceptable and comply with policies EN1/2, EN2,1, EN2/3, H2/1 and the principles of the NPPF.

Heritage comments

The approved front and rear elevations under consent 69702 are plain in form representing a vernacular style and materials; slate roof, natural stone, simple uniform window openings and proportions.

This application for a variation of condition has proposed a more contemporising rear elevation with a rear facing gable, balcony and bi-fold doors at the ground floor, but with a traditional front elevation.

A previous application, 72081, proposing a more contemporary front and rear elevation was refused in part on heritage grounds for the following reason:

The proposed development by virtue of the increase in height, change to the roof form, alterations to the facades and design and placement of the windows would introduce discordant, alien and urbanising features and design which would have an unacceptable impact on the Holcombe Conservation Area of which the site forms part. The proposal would neither preserve or enhance the traditional character or appearance of the Conservation Area. The proposal therefore conflict with the following policies EN2/1 Character of Conservation Areas, EN2/2 Conservation Area Control, JP-P2 Heritage and the principles of the NPPF.

This proposed variation of condition would remove the overly contemporising features from the front elevation; non-uniform window openings, irregular fenestration patterns and proportions and the stone roof copings. The rear elevation is more contemporary in its features as previously described. The rear elevation has been reassessed with regard to its visual impact and visibility in the street scene. It would not have the same visual prominence as the front elevation in the street scene. The National Planning Policy Framework (NPPF) requires at paragraph 210 c) the desirability of new development making a positive contribution to local character and distinctiveness. The new development would be marked improvement to that part of the conservation area, replacing poor quality industrial buildings.

As such it is considered that with the improvement to the front elevation and the now reassessed lesser visibility of the rear elevation in the street scene, the amended house design as a whole would preserve the character and appearance of the conservation area and as such it acceptable with regard to heritage conservation.

Impact on residential amenity

SPD 6 advises on acceptable separation distances between properties, requiring 13.5m from a ground floor habitable room window and blank gable wall and 7m from a first floor habitable room window to a directly facing boundary. Difference in levels or additional storey may require a further 3m of separation.

The position of the houses and relationship to dwellings on Redisher Croft would be no different to the previously approved scheme.

There would be a distance of 5.2m between the blank side elevation of the southerly plot and the blank gable wall of No 7-9 Redisher Croft and as such there would be no issues of privacy or overlooking. The proposed dwellings would also be set back behind the front elevation of this property and at a lower height and ground level and as such would not be overbearing or dominant to this property. Aspect standards would be compliant with SPD6. To the north are Nos 2-8 Redisher Croft with No 2 facing the site. There would be a

distance of approximately 16m from the blank side elevation of the northerly plot to the front elevation of No 2 and as such there would be satisfactory separation distances in compliance with SPD6. To No 4, there would be a distance of over 19m from the corner edge of the northerly plot and there would be no direct interface to this property between habitable room windows at the 2nd floor level or the balconies of the proposed dwelling. There is also a row of conifer trees along the northern boundary of the site which would substantially screen the proposed dwellings when viewed from the houses on Redisher Croft. Aspect standards would be compliant with SPD6.

The proposed dwellings would be set at a 90 degree angle to the houses on Redisher Croft and therefore at an oblique angle. In terms of potential noise from the balcony given its position on the houses and distance and relationship to the adjacent houses, it is considered that impacts from noise would not be significantly harmful to residents and no more than noise which could be created from use of the garden spaces.

Given the distance away, oblique relation of the proposed dwellings to neighbours and intervening boundary treatment and landscaping it is therefore considered that the proposed development would not have a detrimental impact on the amenity of neighbouring properties in terms of the scale, mass and position of the new dwellings and would be policy compliant with H2/1, H2/2 and SPD6.

Highway issues

Access

The access to the site is from Bolton Road West. The access is a single width, short stretch of road which bends at the upper end. The lane is unadopted but tarmaced and well-maintained and carries a bridleway. The access currently serves the existing industrial unit, a cottage and 4 detached dwellings and has historically served these properties on Redisher Croft for over 30 years.

For the previously approved scheme, the access to the site for 3 dwellings was considered acceptable. Compared to the former industrial use, it was considered that a domestic development for 3 no dwellings would not significantly intensify the use or occupation of the site to any significant degree considering the industrial could generate numbers of trips and by heavy goods vehicles. The layout of the access lane also does not lend itself to be driven at fast or even moderate speed, users of the lane would automatically slow down and take care along the route.

The Highway Authority raised no objections subject to conditions.

There are no proposed changes to the access arrangements than previously approved and no changes to the scale of development or an intensification of the use of the site.

The previously approved scheme (ref 69702) required the submission of a dilapidation survey (condition 12) and a Construction Traffic Management Plan (condition 13). Condition 12 has been part discharged and one month after the completion of the development a further survey is required to be carried out and the agreed highway works undertaken.

Condition 13 has been discharged subject to implementation of the approved scheme and the measures, facilities and phasing/plot construction as stated are carried out and maintained throughout the construction of the development, together with the remaining requirements of the condition.

The proposed development would therefore comply with policies H2/2, JP-C5 and JP-C6.

Parking

Since the previous approval, SPD11 has been revised and would now require 3 spaces for a 4 bed dwelling.

Whilst a s73 application is strictly limited to considering only the conditions in question and their impact, and whilst the properties would provide 4 bedrooms as previously approved, the properties would be bigger, offering 4 double en-suite bedrooms as opposed to the approved 3 smaller rooms served by one family bathroom and a master ensuite.

It was therefore considered appropriate in this case to seek 3 parking spaces for each dwelling, which is now proposed. The parking would be located on driveways of an appropriate length to accommodate a car and in line with SPD11. A hedge between each of the properties would soften the frontages and improve the setting of the development.

There would be no changes to how the site and development would be accessed.

The Highway Authority and Public Right of Way Officer have raised no objections to the proposals subject to conditions.

As such the proposed development is considered acceptable and in compliance with policies H2/2, JP-C5 and JP-C6.

Ecology

GMEU were consulted on the approved scheme and did not identify any significant issues. Given the site is adjacent to Redisher Woods and Holcombe Brook Site of Biological Importance (SBI), a condition on planning reg 69702 (condition 17) was recommended for the submission of a Demolition and Construction Environmental Method Statement. The applicant applied to discharge the condition and GMEU raised no objection to it being discharged.

Details of a landscaping scheme including provision of bat and bird boxes has also been provided to discharge condition 16 on planning ref 69702. GMEU were satisfied with the proposals and the development would be implemented in accordance with these approved details.

As such, the proposed development would be acceptable and comply with H2/2, EN6/3 and JP-G8.

Flood Risk and Drainage

The Environment Agency (EA), United Utilities (UU) and the Local Lead Flood Authority(LLFA) were consulted on the previous scheme and raised no objections in principle.

At the time, the EA reviewed the submitted flood risk assessment and recommended the applicant adhere closely to the recommendations in the FRA and to meet the NPPF requirements in relation to flood risk. This was conditioned.

The LLFA also had no objections to the proposed development subject to a condition requiring details of surface water drainage proposals to be submitted and approved by the LPA (condition 15).

UU raised no objections to the proposed development and advise the applicant to contact them directly with regards to determining the location of public sewers/wastewater pipelines. This was included as an informative to the applicant.

The EA, UU and LLFA have not been consulted on this application which relates to design and appearance only. Conditions recommended by these consultees on the previous scheme would be carried over to the new permission as to date, they have not yet been

discharged.

Response to objections

- The previous scheme also proposed 4 bed properties and therefore the proposed development would be no different from previously approved in terms of parking requirements where 2 spaces have been previously accepted for a 4 bed property.
- The increase in footprint would be to extend the properties to the rear by 1.5m. The width and height would remain as previously approved.
- The bin stores have been relocated to the rear of each property.
- The development would provide landscaping and bat and bird boxes which satisfied the discharge of condition 16 of ref 69702 as recommended by GMEU.

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 the permission of the original consent ref 69702 (22/11/23).
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings -

Proposed site plan 3538-03 A, Proposed elevations and floor plans 3538-01

and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.
3. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:
 1. A site investigation scheme, based on the information already submitted to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
 2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 3. A verification plan providing details of the data that will be collected to

demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance, and arrangements for contingency action.

The scheme shall be implemented as approved within agreed timescales.

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 174 of the National Planning Policy Framework.

4. Prior to any part of the permitted development being occupied, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.
Reason. To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework.
5. The development shall be carried out in accordance with the submitted flood risk assessment (ref PGC 765) and the following mitigation measures:
 - Finished floor levels shall be set no lower than 156.36 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 chapter 14 - Meeting the challenge of climate change, flooding and coastal change
6. No drainage systems for the infiltration of surface water to the ground where adverse concentrations of contamination are known or suspected to be present are permitted 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 caused by mobilised contaminants. This is in line with paragraph 174 of the National Planning Policy Framework.
7. 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 174 of the National Planning Policy Framework and Position Statement J of the 'The Environment Agency's approach to groundwater protection'.
8. No development shall commence until;
 - a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow 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 183 and 184 of the National Planning Policy Framework.

9. 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. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 183 and 184 of the National Planning Policy Framework.

10. Prior to occupation the applicant shall provide one electric vehicle (EV) charging point (minimum 7kW*) per unit (dwelling with dedicated parking).

*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. In accordance with the NPPF and Policy JP-S5, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life.

11. The development hereby approved shall be carried out in accordance with the details of materials submitted and approved for condition 11 of planning permission 69702 (under the discharge of condition application reference 72227) for the development to comprise natural stone, natural slate roof and all other materials approved for condition 11.

Reason. In the interests of visual amenity, preserve the character of the Conservation Area and ensure a satisfactory development pursuant to Policies EN1/2, EN2/1, EN2/2 and H2/1.

12. The development hereby approved shall be carried out in accordance with the details submitted to discharge condition 12 of planning ref 69702 - Dilapidation Survey - Appendix B of the revised Construction Traffic Management Plan (CTMP Revision 030925). Following one month of the completion of the development a further survey will be required to be carried out and agreed works undertaken.

Reason. To maintain the integrity of the adjacent Public Right of Way and in the interests of highway safety pursuant to Policies H2/2 - the Layout of New Residential Development, EN1/2 - Townscape and Built Development and JP-C8.

13. The development hereby approved shall be carried out in accordance with the

Construction Traffic Management Plan (CTMP) submitted for the discharge of Condition 13 of planning permission reference 69702. The measures, facilities and phasing/plot construction as stated in the revised CTMP Revision 030925 received on 03/09/25 shall be carried out and maintained throughout the construction of the development, together with the remaining requirements of the condition.

Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Policies EN1/2 - Townscape and Built Design and JP-C8 - Transport Requirements of New Development.

14. The car parking indicated on the approved 'Proposed Site Plan' dwg 3538-03 A shall be surfaced with permeable/porous paving materials and made available for use prior to the dwellings hereby approved being occupied and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety and minimise the discharge of surface water onto the adjacent Public Right of Way pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

15. No development shall commence unless and until details of surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The scheme shall be in accordance with the principles set out in the submitted Flood Risk Assessment and must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided. The approved scheme only shall be implemented prior to first occupation and thereafter maintained.

Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

16. The development hereby approved shall be carried out in accordance with the details submitted for condition 16 on planning permission 69702 - Landscaping Scheme. The approved Landscaping Scheme dated 22/1/26 Rev 4 shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season. Any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted. The approved bird and bat boxes shall be provided prior to first occupation of the development hereby approved.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity and ecological enhancement pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, EC6/3 - Features of Ecological Value, EN8/2 - Woodland and Tree Planting of

the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

17. The development hereby approved shall be carried out in accordance with the details submitted for the discharge of condition 27 of planning permission 69702 - Construction Environment Management Plan. The approved measures of the CEMP date issued 30/5/25 rev 1 shall be implemented prior to the commencement of development and retained throughout the construction period.

Reason. To ensure the safe and secure development of the site in relation to the nature conservation of particular ecological significance of the Sites of Biological Interest pursuant to Bury Unitary Development Plan Policies EN6/1 - Sites of nature Conservation Interest (Sites of Special Scientific Interest, National Nature Reserves and Grade A Sites of Biological Importance), EC6/3 - Features of Ecological Value and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

For further information on the application please contact **Jennie Townsend** on **0161 253-5320**

72678

Photo 1



Photo 2



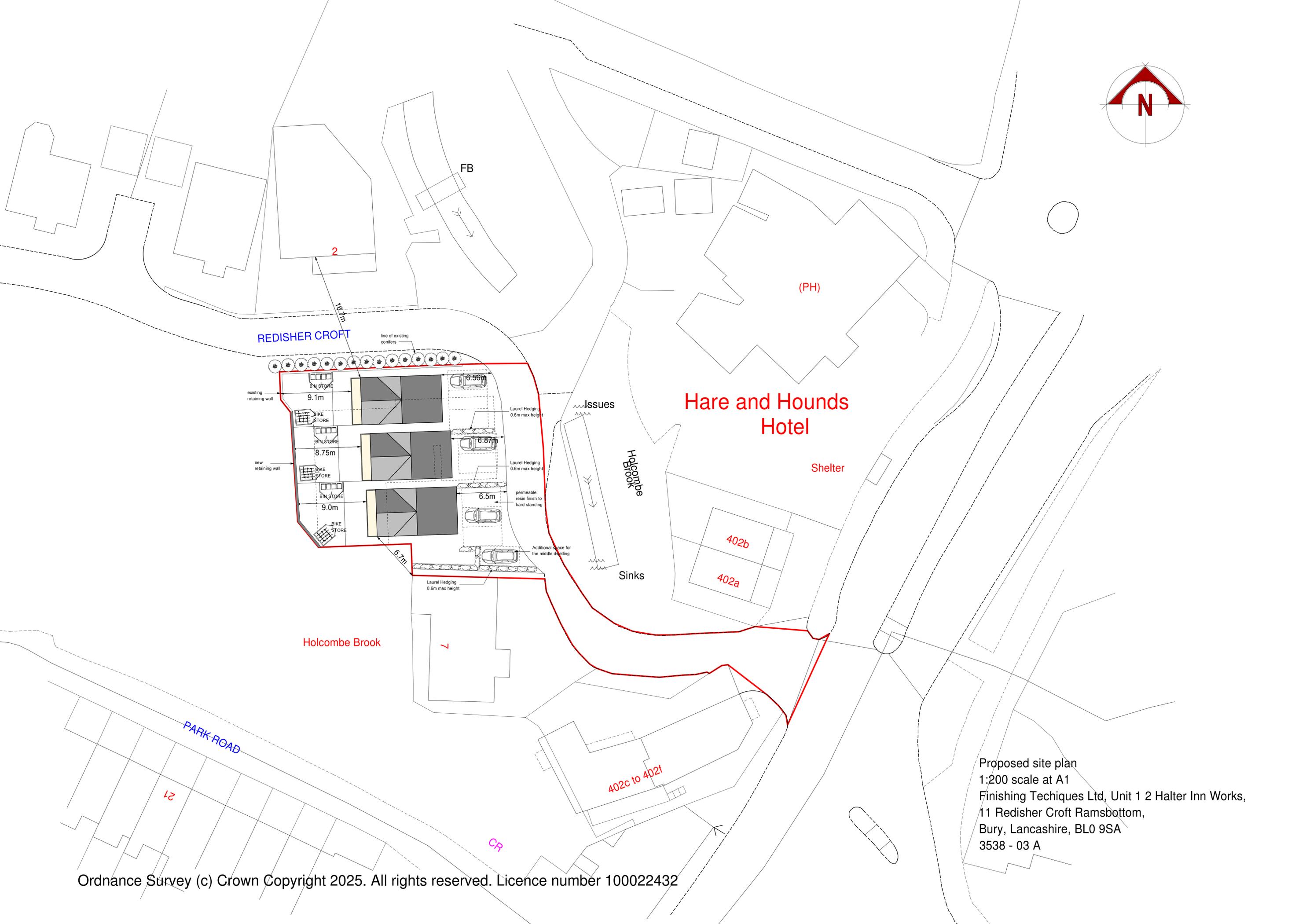
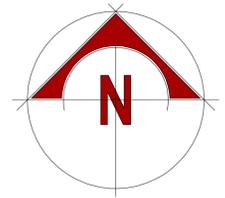
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Photo 3



Photo 4



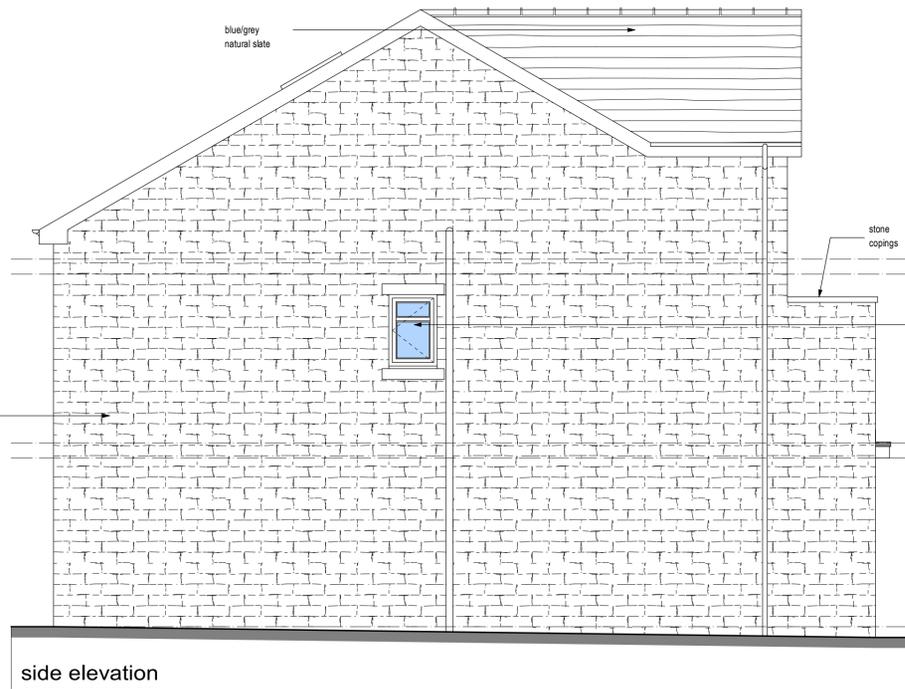


Hare and Hounds Hotel

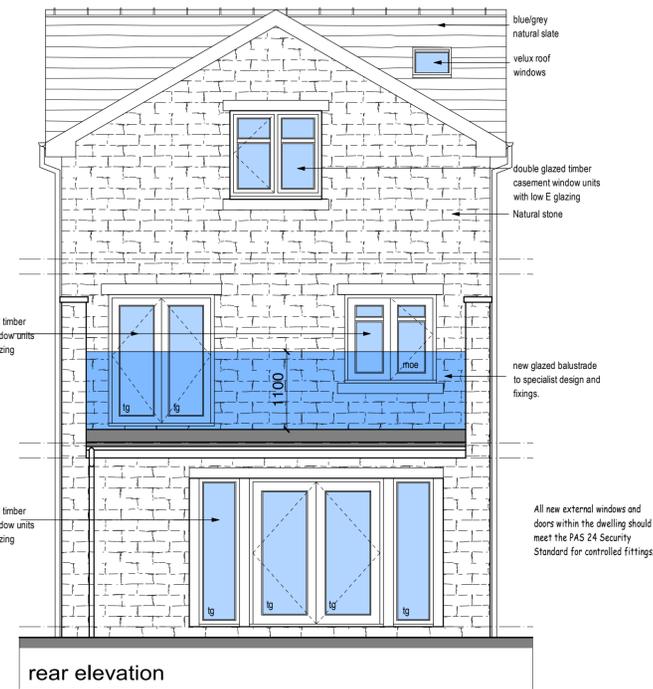
Proposed site plan
1:200 scale at A1
Finishing Techniques Ltd, Unit 1 2 Halter Inn Works,
11 Redisher Croft Ramsbottom,
Bury, Lancashire, BL0 9SA
3538 - 03 A



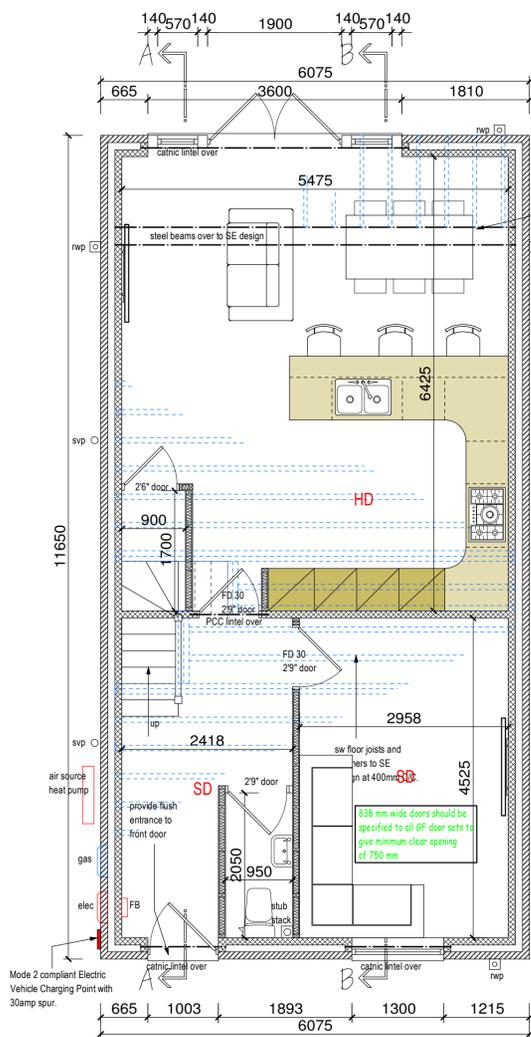
front elevation



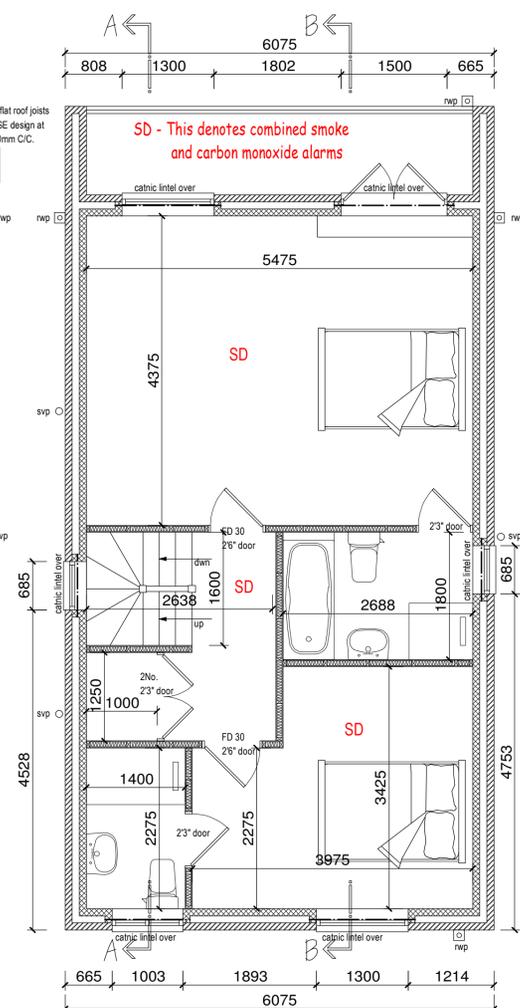
side elevation



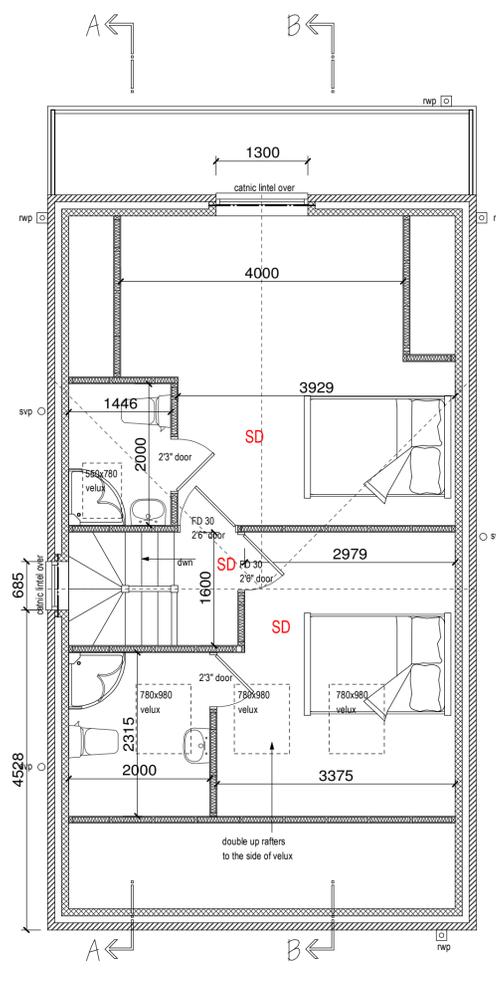
rear elevation



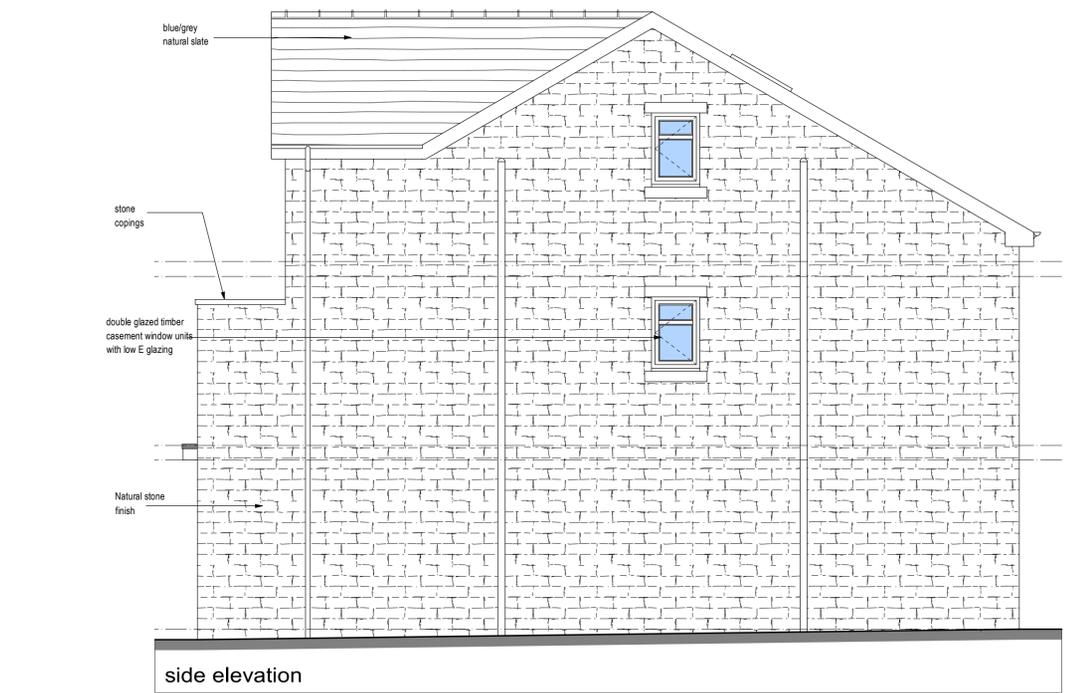
ground floor plan



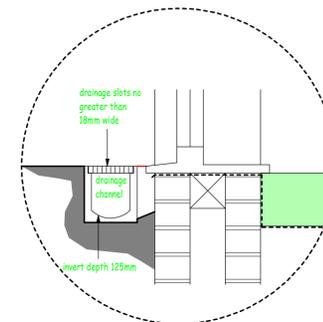
first floor plan



second floor plan



side elevation



Flush entrance detail

At the end of installation and testing the electrician (belonging to a competent persons scheme) will issue an appropriate BS 7671 Electrical Installation Certificate 18th edition, and that a copy will be provided to Quadrant Building Control.

This drawing has been prepared for the sole purpose of obtaining Planning Permission and Building Regulation Approval ONLY. All structural calculations are to be checked by structural engineer prior to construction.

All dimensions & details are to be checked on site prior to construction, any discrepancies reported to Extensions immediately prior to any work undertaken. Any work undertaken prior to full planning & building regulation approval is at the client's own risk. Extensions will not be held responsible for any problems arising.

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D	DATE	DATE	June 2025
C			
B			
A			
SCALE 1:50		DATE June 2025	
DRAWN JDJ		PP BR	
CUSTOMER Halter Inn Developments Limited			
PROJECT 3 No. Dwellings			
LOCATION Unit 1-2 Halter Inn Works, 11 Redsher Croft, Ramsbottom, Bury, BL0 9SA			
LOCAL AUTHORITY			

Extensions
11 Oldfield Street, Ramsbottom, Bury, BL0 9EZ
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JOB No. 3538 - 01 REV.