

Ward: Prestwich - St Mary's

Item 01

Applicant: Entire Project Solutions Prestwich Limited

Location: Land to the south of 188 St Anns Road, Prestwich, Manchester, M25 9QS

Proposal: Outline application for the erection of 1 no. four bed dwelling with associated landscaping, bins, bikes, and parking (access and landscaping matters reserved)

Application Ref: 72700/Outline Planning
Permission

Target Date: 10/03/2026

Recommendation: Approve with Conditions

Description

The application relates to a plot of land between No. 55 Shelley Road and No. 188 St Anns Road. The site is located on a bend in the road and is currently vacant. There are residential properties to the north and east of the site, with Prestwich Forest Park located to the rear of the site.

Outline planning permission is sought for the construction of a two storey, detached dwelling with accommodation also proposed within the roof space. 2no. parking spaces are located to the front of the site with areas of amenity space proposed to the sides of the proposed dwelling.

Access and landscaping matters are reserved.

Relevant Planning History

03030/E - Erection of 1 no. 3 bed dwelling and 1 no. 4 bed dwelling with associated landscaping - Enquiry complete 14/11/2025

Publicity

Letters sent to 22 neighbouring properties on the 15/01/2026.

3 objections received in relation to:

- Site forms an important buffer to the Green Belt
- Ecological/arboricultural reports are incomplete. Woodland W6 not inspected and measurements only estimated.
- Concerns about wildlife, nesting birds, and retained access to Prestwich Clough ("kissing gate").
- Inadequate bat/bird assessment. Report acknowledges roosts may be present but relies only on worker vigilance.
- Category U tree retained despite likely removal. No replacement planting identified.
- Mature surrounding trees will heavily shade the site. Plans inaccurately describe Green Belt vegetation as low growing.
- Recent unauthorised vegetation clearance has already caused noticeable wildlife loss.
- Proposal unlikely to meet 10% biodiversity net gain.
- Substation requires vehicle access for maintenance and emergencies.
- Long history of mining subsidence in the area. Coal Board records show widespread remedial work.
- Nearby developments required deep foundations and piling.
- Site formerly used as landfill (1953–1984).

- No ground-gas monitoring done despite acknowledged risk.
- Elevated contaminants (Lead, PAH, EPH) found with “moderate risk” to future residents.
- No Phase 3 remediation strategy provided despite the recommendation.
- Site sits on a tight 90-degree bend on a bus route. Buses already encroach onto the land and accidents have occurred.
- No formal pavement exists pedestrians rely on this land.
- Proposed compromises disabled access.
- Proposed dwelling effectively three storeys and 1.3m taller than neighbouring property.
- Loss of light. No daylight/sunlight assessment.
- Modern design out of keeping with 1930s character of the street.
- Overshadowing.
- Loss of Privacy.
- Missing measurements, no scaled drawings, distances to road and neighbouring properties unclear.
- Proposed drainage connection to an existing shallow manhole which already overflows during heavy rain.
- United Utilities has confirmed drainage issues and need for investigation.
- Construction hours should be restricted to avoid disturbance.

Following the receipt of amended plans further letters sent on the 09/03/2026.

2 objections, from one address received in relation to:

- Original objection remains.
- Building still dominant.
- CCTV footage survey required to connect to drains has not been provided.

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions to be reported in the supplementary.

Waste Management - No response

Drainage Section - Condition requested in relation to the submission of a surface water drainage proposal. Informatives in relation to foul and surface water drainage systems, flow from site, applications to connect to public sewer, and the construction of driveways also requested.

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

Greater Manchester Ecology Unit - No objections raised.

United Utilities (Water and waste) - SUDs condition requested.

Prestwich Village Neighbourhood Forum - No objection to the proposal. The application for a 4-bedroom house is consistent with the findings of the PVN Area Housing Needs Assessment (AECOM, 2024).

Environment Agency - No objection in principle to the proposed development. The current or previous uses of the development site relating to landfill suggest that the land may be affected by contamination. Condition requested in relation to unexpected contamination.

Electricity North West Ltd - Confirm that there is SP Electricity North West Ltd (SP ENWL) infrastructure located on land adjacent. The applicant should be advised that great care

should be taken at all times to protect electrical apparatus and any personnel working in its vicinity.

Pre-start Conditions - Agreed with agent

Development Plan and Policies

OL1/2	New Buildings in the Green Belt
OL1/3	Infilling in Existing Villages in the Green Belt
RT3/1	Protection of Existing Recreation Prov in the Countryside
EN1/2	Townscape and Built Design
EN6/2	Sites of Nature Conservation Interest LNR's
EN6/3	Features of Ecological Value
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
HT2/4	Car Parking and New Development
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-G1	Landscape Character
JP-G2	Green Infrastructure Network
JP-G3	River Valleys and Waterways
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G9	The Green Belt
JP-P1	Sustainable Places
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S1	Sustainable Development
JP-S5	Clean Air
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 (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.

Principle (Green Belt and Recreation)

Prestwich Forest Park is located directly to the south of the site. This area of land is an informal recreation area allocated under UDP Policy RT3/2/10 and is also located within the Green Belt. The applicant owns part of this area, and this is edged in blue on the site location plan however it is not proposed to develop this area as part of the application.

The red edge site is not located within the Green Belt and is not located in an area of protection recreation. Any development in association with the property, including amenity space will be limited to within the red edge.

Layout and Design

PfE Policy JP-H4 - Requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design. Policy JP-H4 sets out minimum densities that should be considered. The site falls in an area where a minimum density of 50 dwellings per hectare applies.

The total site area is circa 0.06 hectares and 1 dwelling would equate to 17 dwellings per hectare. However, this includes land within the Green Belt where no development is proposed.

The area outside the Green Belt equates to 0.025 hectares, and 1 dwelling would equate to 40 dwellings per hectare. Development at 50 dwellings per hectare would equate to 1.25 dwellings, which would be rounded to 1 dwelling.

The site therefore meets the PfE density requirements set out in policy JP-H4.

UDP Policies H2/1 and H2/2 provide the assessment criteria for detailed matters relating to height, appearance, density and character, aspects and finishing materials for new residential developments. PfE Policy JP-H3 - Seeks to provide an appropriate mix of dwelling types and sizes reflecting local plan policies and having regard to relevant local evidence. Development across the plan area should seek to incorporate a range of dwelling types and sizes, including for self-build. 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 Sustainable Places aims to promote a series of beautiful, healthy and varied places.

The proposal site is located on a bend in the road with Shelley Road and St Anns Road. Shelley Road has a natural incline away from the site. Due to the dwellings location, at the end of St Anns Road it is considered that any property that is sited here needs to be of sufficient scale to visually hold the bend. The adjacent dwelling at No. 55 Shelley Road is the main property that the dwelling would be viewed in connection with. This dwelling is slightly higher than the proposal site due to the incline in the road, as such any dwelling within this space also needs to have an appropriate ridge height so that it does not look out of scale. The proposed site sections show the dwellings scale, and ridge height in relation to the neighbouring properties and given the changes in levels it is considered that the height of the dwelling is appropriate.

The proposed dwelling would have a pitched, gable roof replicating the shape and style of the neighbouring properties. The projecting front gable is considered to be contemporary take on the projecting bay windows of the surrounding 1930s semi-detached, and detached properties. The proposed windows and doors are considered to be suitably aligned and the proposed rear dormer would not be overly dominant within the rear roof slope. The use of facing red brick, and panelling is considered to be appropriate and a condition for material samples to be submitted is proposed.

Amenity space is proposed to the side of the dwelling, with 55 square metres proposed to the east of the dwelling and a smaller 25 square metre courtyard/patio proposed to the west side of the dwelling which would also include bin and cycle storage. The proposed site plan shows the amenity garden to the front of the site is enclosed by a wall, with a hedge to the rear. Landscaping has not been included at outline stage and will be assessed at reserved matters and as such full details boundary/landscaping detail would be required at reserved matters stage.

Given the constraints of the site, and the site's proximity to the Green Belt and recreation area as set out above it is considered appropriate to remove permitted development rights for the property to prevent any potential encroachment into these areas. A condition will also be utilised to ensure that the area edged in blue is not utilised as private garden for the proposed dwelling.

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

1. Comply with the nationally described space standards;
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 proposed Gross Internal Area (GIA) would exceed the minimum NDSS requirements for a 4 bed, 6 person 3 storey house. The master bedroom and bedroom 1 would exceed the minimum standards for double occupancy rooms, and bedrooms 2 and 3 would exceed the minimum standards for single occupancy rooms. In built storage is indicated with the proposed within a utility cloak room at ground floor, for a washer/dryer at first floor and within the master bedroom which would exceed the minimum requirements. As such the proposal complies with NDSS.

Compliance with M4(2) can be conditioned.

Amenity

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

For clarity the following aspect standards would be applicable:

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

boundary with a neighbouring property.

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

The rear elevation of the proposed property, is sited directly adjacent to the red edge of the site however the applicant owns the area to the rear of the site which is edged in blue.

The proposed first floor rear habitable room windows would be located a minimum of approximately 7.1 metres from the blue edge of the site, which is under the ownership of the applicant and therefore complying with aspects set out above. The proposed second floor dormer window would be located approximately 7.8 metres from the rear boundary. This is below the 10 metres required by SPD 6 however given the existing dense vegetation (a woodland area made up of ash, sycamore, oak on a steep bank) to the rear of the site, it is considered that this deficit would not lead to detrimental loss of privacy to the land at the rear or to the future occupiers.

The proposed front windows would have a direct onward view of St Anns Road rather than habitable rooms.

The proposed ground floor side living room window, that faces towards the amenity space for the proposed dwelling would face towards the side boundary of No. 55 Shelley Road. This window would be separated from this property by the access to the electricity substation, and would face towards a side gable and garage wall associated with this property. As such no undue loss of privacy is foreseen. The proposed ground floor side playroom window is considered to be a secondary window, and the proposed side ground floor bathroom window would relate to a non-habitable room as such aspects not applied.

No side first floor, or loft windows are proposed.

No. 188 St Anns Road would retain their existing principal front and rear outlooks with no building proposed to the front of this property. The proposed dwelling would project beyond the front elevation of No. 55 Shelley Road but would not impact on a 45 degree line as taken from the nearest ground floor habitable room.

Ecology and Biodiversity Net Gain

PfE Policy JP-G8 states that through local planning and associated activities a net enhancement of biodiversity resources will be sought. This is supported by UDP Policy EN6/3 that seeks to retain, protect and enhance the natural environment and seeks to retain features of ecological or wildlife value. Paragraph 180 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment. UDP Policy EN8/2 supports and encourages new woodland and tree planting within the borough. This is further supported by PfE 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.

A Preliminary Ecological Appraisal (PEA) has been submitted with the application. As part of the ecological appraisal report, a desk-top and field-based study was conducted.

Designated Sites and Habitats

The PEA identifies that the site lies directly adjacent to lowland mixed deciduous woodland, which is a UK Biodiversity Action Plan (UKBAP) priority habitat. This woodland also offers

connectivity to Prestwich Clough Site of Biological Importance (SBI). Due to the proximity of the site to these areas and to avoid direct impacts on the priority habitat and SBI the PEA recommends a Construction Environmental Management Plan (CEMP) is produced for the scheme detailing measures to reduce impacts during and post development. This plan can be secured by condition.

Invasive Species

Himalayan balsam and monbretia listed under schedule 9 part 2 of the Wildlife & Countryside Act 1981 (as amended) are present within the site. A condition will be placed onto any permission that requires the submission of a management strategy prior to any earthworks.

Bats

The site was assessed for bats within the PEA. A daytime bat walkover (DBW) was undertaken to observe, assess and record any habitats or features suitable for usage by bats, either as commuting, foraging or roosting provision. Wider connectivity to other habitats was also considered during the DBW.

Based on the findings on the DBW and the Ground Level Tree Assessment (GLTA) all of the trees on site were categorised as having no bat roosting suitability. There are no buildings currently on site.

Nesting Birds and Other wildlife

The PEA concludes that there are no impacts applicable in relation to any Sch.1 (WCA) specially protected bird species. No further surveys or recommendations were identified as necessary in relation to specially protected birds, with no viability of nesting identified within the site boundary. As all wild birds are protected from destruction, damage and disturbance under the Wildlife and Country Act 1981 (as amended) a condition is proposed to restrict any works to outside of bird nesting season..

Based upon the desktop assessment, the presence of badger onsite is considered to be possible on an occasional basis, while the presence of hedgehog is likely. It is therefore recommended that a Reasonable Avoidance Measures condition is placed on any permission to avoid impacts to these species.

The results of the desk and field study suggest that the presence of Great Crested Newts within the works area onsite, or impacts from the development, are highly unlikely.

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

The application is subject to the general biodiversity gain condition.

The applicant has provided a Defra Statutory Metric and Biodiversity Net Gain Assessment that includes Baseline habitat maps within the appendices. The BNG assessment notes that habitat degradation had taken place within the red line boundary of the site since the relevant date of 30th January 2020, with the eastern half of the site largely cleared of vegetation during the PEA in October 2025. However, this area was vegetated during the initial site visit in May 2025, which allowed the habitats to be mapped and condition assessed to allow for a baseline value to be identified.

The site is not identified as hosting any irreplaceable habitats.

Based on the landscaping proposals, the scheme will result in a loss of -0.06 Habitat units. The applicant has indicated that the preferential option for the scheme would be to utilise an offsite habitat bank / provider to make up the unit shortfall, to ensure that the proposals achieve a 10% gain in habitat units and meet the trading rules.

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

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

Trees

The applicant has submitted an Arboricultural Impact Assessment and Arboricultural Method Statement with their application.

T4 and T5 are identified as being with the applicant's ownership. T1, T2, T3 and W6 are outside of the applicant's ownership. The Impact Assessment identifies that all trees can be retained following development, including T3 which is a category U tree. As this tree is not under the applicant's ownership the Council would not expect the applicant to remove it.

It is acknowledged that W6, the wooded area within Prestwich Forest Park has not been inspected. T4 and T5 are closer to the proposed development than this area of woodland and given the distance of this area of trees from the proposed development and the proposed protective fencing that would be located to protect T4 and T5 (see Arboricultural Method Statement) it is considered that this area of woodland would not be impacted by the proposed building works.

The tree protection measures can be secured by condition.

Access and Parking

Whilst access is listed as a Reserved Matter, it is considered that access needs to be considered to an extent as part of the Outline Application as the access would partially determine the layout of the site. As such the applicant has submitted additional information in relation to the proposed access and parking arrangements for the site.

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

Vehicular access would be gained from the front of the site, with parking proposed for 2no. vehicles to the front of the proposed dwelling. The applicant proposes a 1.7 metre footpath to the front of the site which is a continuation of the footpath the currently runs along Shelley Road and this is supported by the Traffic Section. A dropped kerb is proposed within this footpath to allow access to the parking. Details of the implementation of these highways works are proposed by condition.

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

The site is located within Zone 4 for parking standards. A 4no. bed property should provide 3no. parking spaces within this zone. Due to the constrained nature of the site, and the

siting on a bend the location of where parking can be safely located within the curtilage of the site is limited. 3no. spaces to the front of the property would have a detrimental impact on the street scene, introducing a sea of car parking and a dropped kerb that would be too wide and not be acceptable in highways design terms. Given that the majority of properties within the vicinity of the site either have 1 or 2 parking spaces, and on street parking is unrestricted it is considered that the provision of 2no. in curtilage spaces is acceptable in this instance.

Contaminated Land

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 is not located within a Coal Mining High Risk Development Area.

The site currently comprises recently cleared land, previously occupied by domestic garages and is adjacent to a landfill site. Site investigation works have been undertaken without the benefit of completing a Preliminary Risk Assessment and developing a conceptual site model. This is contrary to current guidance and best practice. Remedial options have been proposed, but given the issues raised here further information and assessment is recommended.

A site visit and discussions with the applicant have been undertaken by the Environment Section's Public Protection Officer in order to understand the site and the proposed development more fully.

The scale of the proposal has been taken into account when considering how to address the shortcomings in the submission in order to move towards a development that is suitable for use. It is noted that the Environment Agency (EA) have considered this application and have made a recommendation for unexpected contamination in relation to controlled waters. In order to address the potential risks to human health, further work is warranted, but this must be proportionate to the proposed development. It is recommended that a graphical conceptual site model be produced showing the geology, topography and proposed development to enable a clear demonstration of the location of the site in relation to the landfill. The existing data should then be reviewed to demonstrate a clear understanding of the potential risks in order for a detailed remediation strategy to be produced. This can all be compiled in one report and should include details of a documented watching brief during groundworks.

Standard conditions are recommended by the EA the Environment Section in order to address the outstanding pre-commencement requirements.

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.

A drainage scheme has not been provided at this time. Whilst acknowledged that United Utilities (UU) have highlighted that drainage can impact the layout of the scheme, they have also provided a condition that requires the submission of a sustainable surface water drainage scheme at first reserved matters stage. This replicates the approach and condition proposed within the Council's drainage consultation response.

Carbon and Energy

PfE Policy JP-S2 - Carbon and Energy sets out the steps required to achieve net zero carbon emissions. The applicant has confirmed that the proposed dwelling would be

designed to meet or exceed the requirements of Approved Document L (2022).

Digital Connectivity

PfE Policy 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 they propose to install at least one functioning gigabit-capable connection to the dwelling in compliance with the above Policy.

Response to Representations

The site is not located within the Green Belt. Historic maps show that the site was previously utilised as a garage colony.

Representations made in relation to trees, ecology and BNG have been assessed within the main body of the report.

Electricity North West have been notified of the proposal and have not objected. The proposal does not include the access to the substation.

As identified within the main body of the report the site is not located within a Coal Mining High Risk Development Area.

The Environment Agency and Council Environment Section have been consulted as part of the application process and set out conditions in relation to contamination and former uses of the site.

No objections have been raised to the proposal from the Traffic Section, subject to conditions. A pavement is proposed to the front of the site for pedestrians.

A daylight/sunlight assessment is not required as the building is not significantly taller than the surrounding properties. Overshadowing and loss of privacy have been addressed within the main body of the report.

The submitted plans do scale. There is no requirement to also attach dimensions in addition to this.

Drainage and United Utilities have proposed conditions in relation to drainage. Informatives will be included in relation to the connection to the sewer. This information is not required at planning application stage.

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. Applications for approval of reserved matters must be made not later than:
 - the expiration of three years beginning with the date of the grant of outline planning permission; and
 - that the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004

2. Before the development is commenced, the applicant shall submit detailed plans and particulars to the Local Planning Authority, and obtain their approval under the Town and Country Planning Acts, of the following reserved matters;
 - the access thereto
 - the landscaping of the site.

Reason. To ensure the satisfactory development of the site and because this application is in outline only.

3. This decision relates to drawings numbered 001 Rev D, 002 Rev D, 200 Rev D, 201 Rev D, 202 Rev D, 203 Rev D, 204 Rev D, 300 Rev D, 301 Rev D, 302 Rev D, 303 Rev D, 304 Rev D, 600 Rev D 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.

4. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.
- Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan and Places for Everyone Joint Development Framework listed.

5. The area edged in blue on drawings 200 Rev D and 600 Rev D to the rear of the site shall not be used as garden or residential amenity space in association with the dwelling hereby approved.
- Reason. To prevent inappropriate development in the Green Belt and protected recreation space pursuant to policies of the Unitary Development Plan and Places for Everyone Joint Development Plan listed.

6. Details/Samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority 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

7. As part of the Reserved Matters for landscaping a scheme shall be submitted that includes native tree and shrub planting, the provision bird boxes on the retained trees and integrated bat boxes and swift bricks. The approved scheme 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; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies EN8/2 – Woodland and Tree Planting, EN6/3 – Features of Ecological Value of the Development Plan and JP-G8 - A Net Enhancement of Biodiversity and Geodiversity of the Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

8. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a precautionary working method statement for nesting birds by a suitably experienced ecologist has been supplied to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be implemented in full accordance with the approved details and measures.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Bury Unitary Development Plan Policies EN6/2 - Sites of Nature Conservation Interest (LNR's and Grade B and C SBI's), EN6/3 - Features of Ecological Value, EN6/4 - Wildlife Links and Corridors, Places for Everyone Joint Development Plan Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity and Chapter 15 - Conserving and enhancing the natural environment of the National Planning Policy Framework.

9. Prior to any earthworks a management strategy for himalayan balsam and monbretia should be supplied to and agreed in writing to the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the Local Planning Authority.

Reason. To ensure the removal/check the spread of species that are listed as invasive non-native species under the Wildlife and Countryside Act 1981 and in order to safeguard the biodiversity of the site and its surroundings, pursuant to Policies JP-P1: Sustainable Places and JP-G8: A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.

10. Prior to commencement of development a programme of Reasonable Avoidance Measures (RAMs) for badgers and hedgehogs shall be implemented in accordance with details set out within paragraph 7.18 of the approved Preliminary Ecological Appraisal December 2025 (Reference PR-25-0328)

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

11. No development shall commence unless and until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved by the Local Planning Authority. The plan shall delineate the construction zone and set out measures to be taken to minimise the possibility of pollution to the adjacent to lowland mixed deciduous woodland, a UK and Greater Manchester BAP priority habitat and nearby Prestwich Clough SBI. The approved plan only shall be implemented prior to the commencement of any works and maintained for the duration of the build out of the development.

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

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

12. 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 Unitary Development Plan Policies EN7/3 - Water Pollution, EN7/5 - Waste Water Management and 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.
13. 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).
14. 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).

15. 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).

16. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.
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 from previously unidentified contamination sources at the development site in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

17. Prior to occupation the applicant shall provide:

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

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

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

Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life with respect to Local Air Quality, in accordance with paragraphs

112e, 117e, 187e and 199 of the National Planning Policy Framework (December 2024) and Places for Everyone Policy JP-S5 (Clean Air).

18. All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction" and the approved Arboricultural Method Statement reference 2689_AMS.01. The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

19. Notwithstanding the details indicated on the approved plans, as part of the Reserved Matters application relating to Access, full details, on a topographical based survey of the site and all adjacent highways, of the following shall be submitted to and agreed in writing with the Local Planning Authority:

1. A scheme of highway works to provide a widening carriageway and adoptable footway abutting the northerly boundary of the site to a scope and specification to be agreed, incorporating an alignment to be agreed in the vicinity of the bend in Shelley Road, connection to and regularisation of the footway crossing serving No. 55 Shelley Road, connection to the footway crossing serving No. 188 St Ann's Road, 50mm upstand at the back of the footway adjacent to the proposed 'amenity garden' and soft landscaped areas, demarcation of the limits of the adopted highway and all associated highway and highway drainage remedial/accommodation works.
2. Proposed boundary sections to reflect the perimeter highway works and to ensure appropriate levels between the back of the footway and the site.
3. All boundary treatment abutting the adjacent future adopted highway incorporating (if required) foundations that do not encroach under the adopted highway.
4. In the event that further remediation works to the footway/highways abutting the site are deemed to be required as a result of the dilapidation survey and any statutory undertakers connections to the site, details of such works shall be submitted to, and agreed by the Local Planning Authority.

The details subsequently approved shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being occupied.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, minimise the standing and turning movements of vehicles on the highway, maintain the integrity of the adopted highway and ensure the intervisibility of the users of the site and the adjacent highways, all in the interests of highway safety pursuant to Bury Unitary Development Plan and Places for Everyone Joint Development Framework Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

20. No development shall commence unless and until a 'Construction Traffic Management Plan', has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:

1. Photographic dilapidation survey of the footways and carriageways leading to and abutting the site to a scope to be agreed in the event that subsequent remedial works are required construction of the development and as a result of any statutory undertakers connections to the site.
2. Access route for all construction vehicles to the site from the Key Route Network.
3. Access point(s)/arrangements for construction traffic, taking into consideration the need to maintain safe pedestrian and/or vehicular access to adjacent residential properties, and all temporary works required to facilitate access for construction vehicles.
4. If proposed, details of site hoarding/gate positions, taking into consideration the need to maintain safe pedestrian and/or vehicular access to adjacent residential properties.
5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site.
6. Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated on the adjacent residential estate roads, number of vehicle movements and measures to control/manage deliveries and delivery vehicle manoeuvres.
7. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials.
8. Measures to ensure that all mud and other loose materials are not spread onto the adjacent highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period.

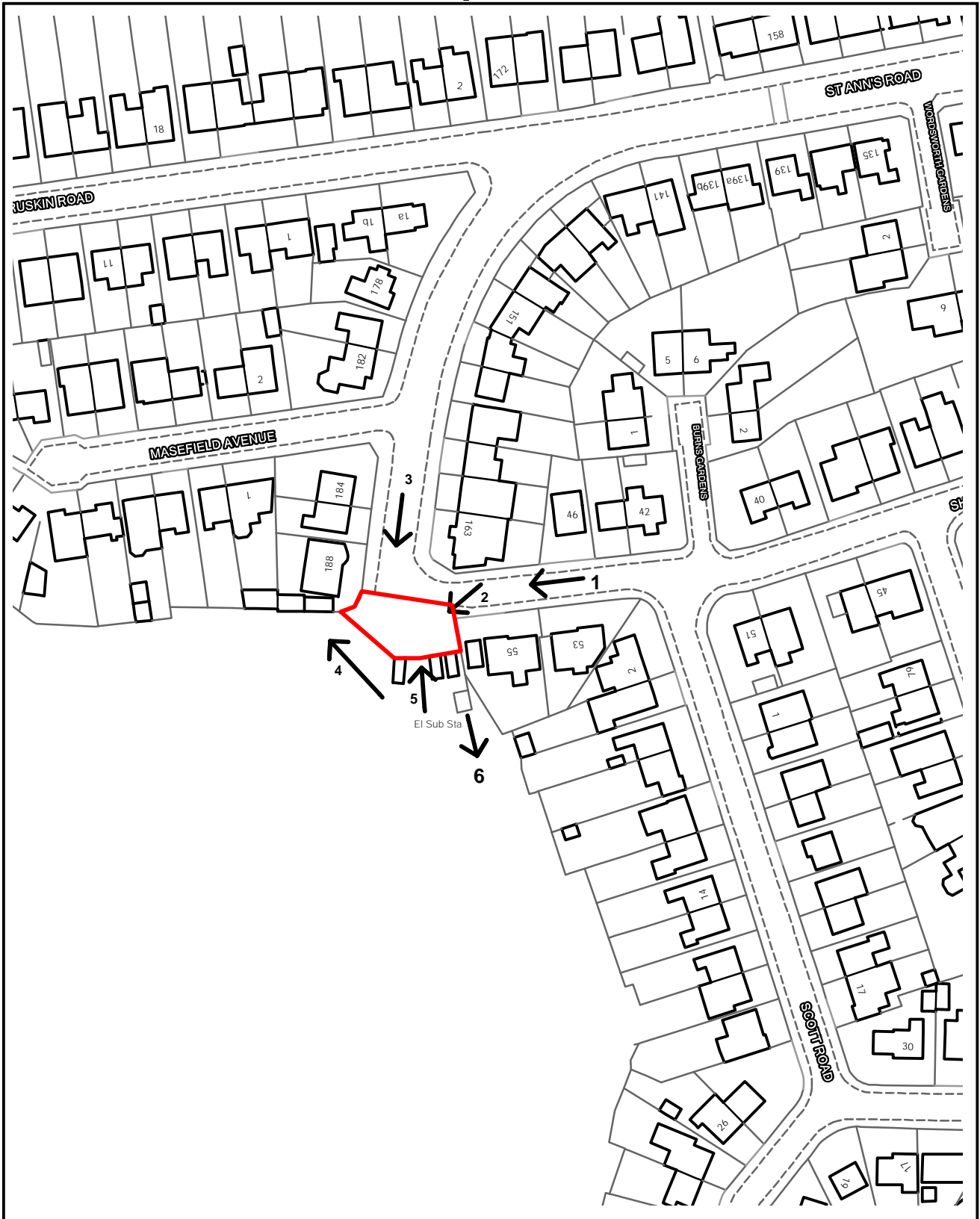
Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction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

21. The car parking within the curtilage of the site indicated on the approved plans shall be a minimum of 5.0m in length measured from the back of the proposed footway, surfaced in a porous/permeable material and made available for use prior to the development 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 pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan and Supplementary Planning Document 11 - Parking Standards in Bury.
22. The bin storage arrangements within the curtilage of the site indicated on the approved plans shall be made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.
Reason. To ensure that adequate refuse collection and bin storage arrangements are provided within the curtilage of the site pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All and JP-C6 - Walking

and Cycling.

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

Viewpoints



72700

**ADDRESS: Land to the south of 188 St Anns Road
Prestwich**

Planning, Environmental and Regulatory Services

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Bury
Council

72700

Photo 1



Photo 2



72700

Photo 3



Photo 4



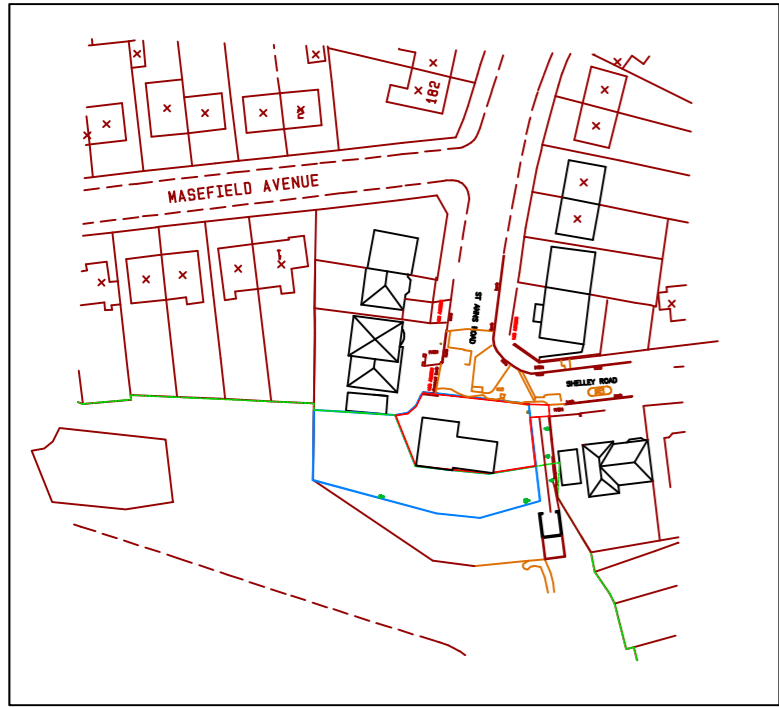
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Photo 5

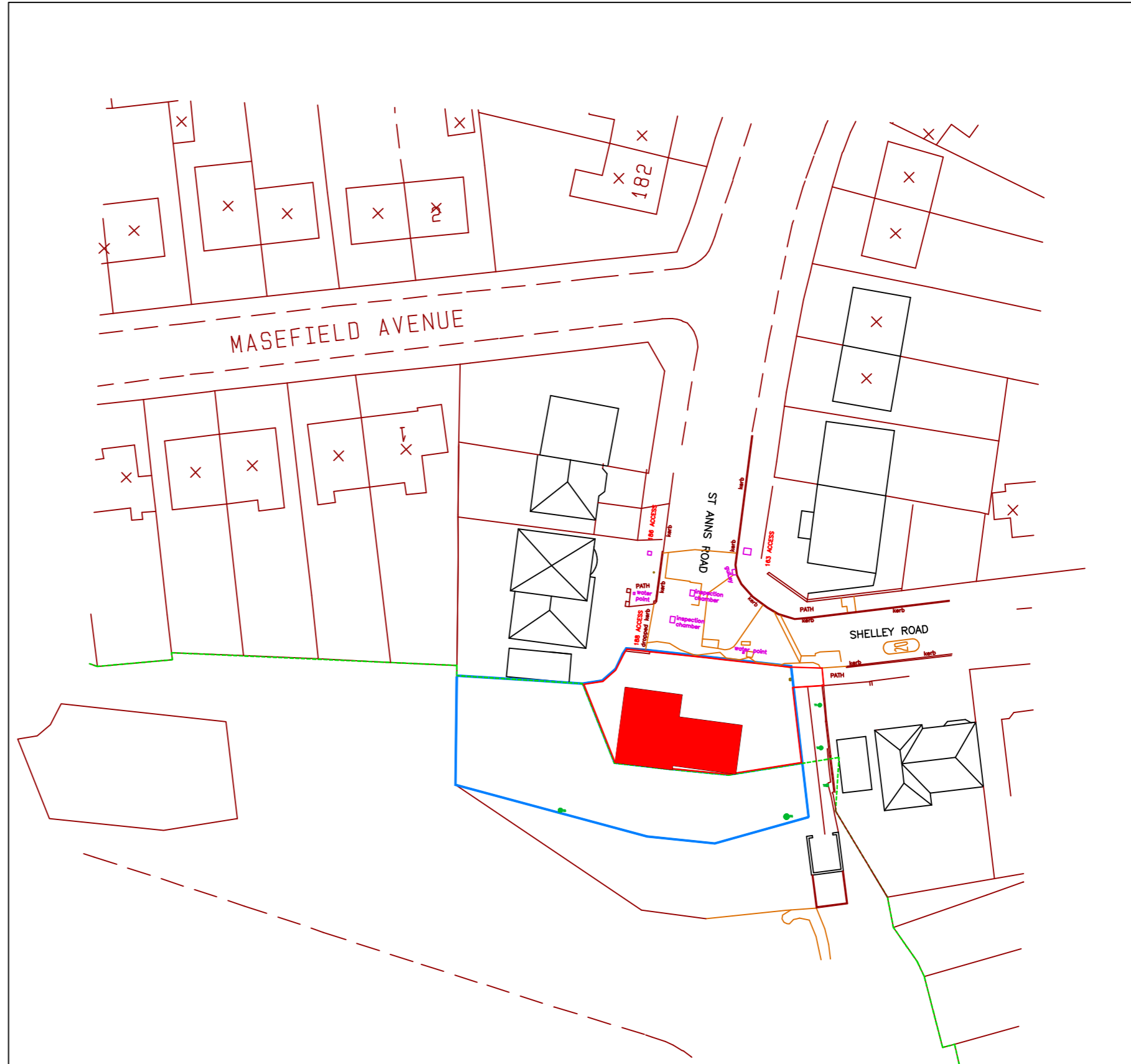
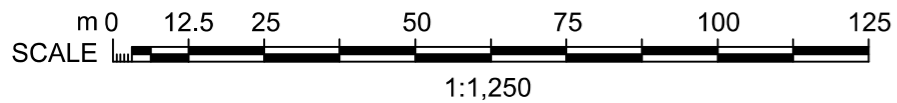


Photo 6





LOCATION PLAN



BLOCK PLAN



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BOUNDARIES, LEGAL CONSTRAINTS (E.G. PARTY WALL MATTERS), AND SERVICE CONNECTIONS ARE THE CLIENT'S RESPONSIBILITY TO CONFIRM.

CONTRACTOR DUTIES
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GENERAL
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ADDRESS:

Woodmere,
Land to the south of
188 St Anns Road,
Prestwich,
Manchester
M25 9QS

PROJECT:

Erection of 1no.
4-bedroom detached
dwelling, inclusive of
parking and landscaping

Drawing Title:

Location & Block Plan

ISSUE FOR:

PLANNING _ REV D

REV	DATE	DESCRIPTION
R6		
R5	02/3/26	Planning_D
R4	19/2/26	Planning_C
R3	9/2/26	Planning_B
R2	23/11/25	Planning_A
R1	15/11/24	Pre App

PROJECT: HB_71

Drawing No: 600

Date: 22/7/25

Scale: 1:1250/500@A3

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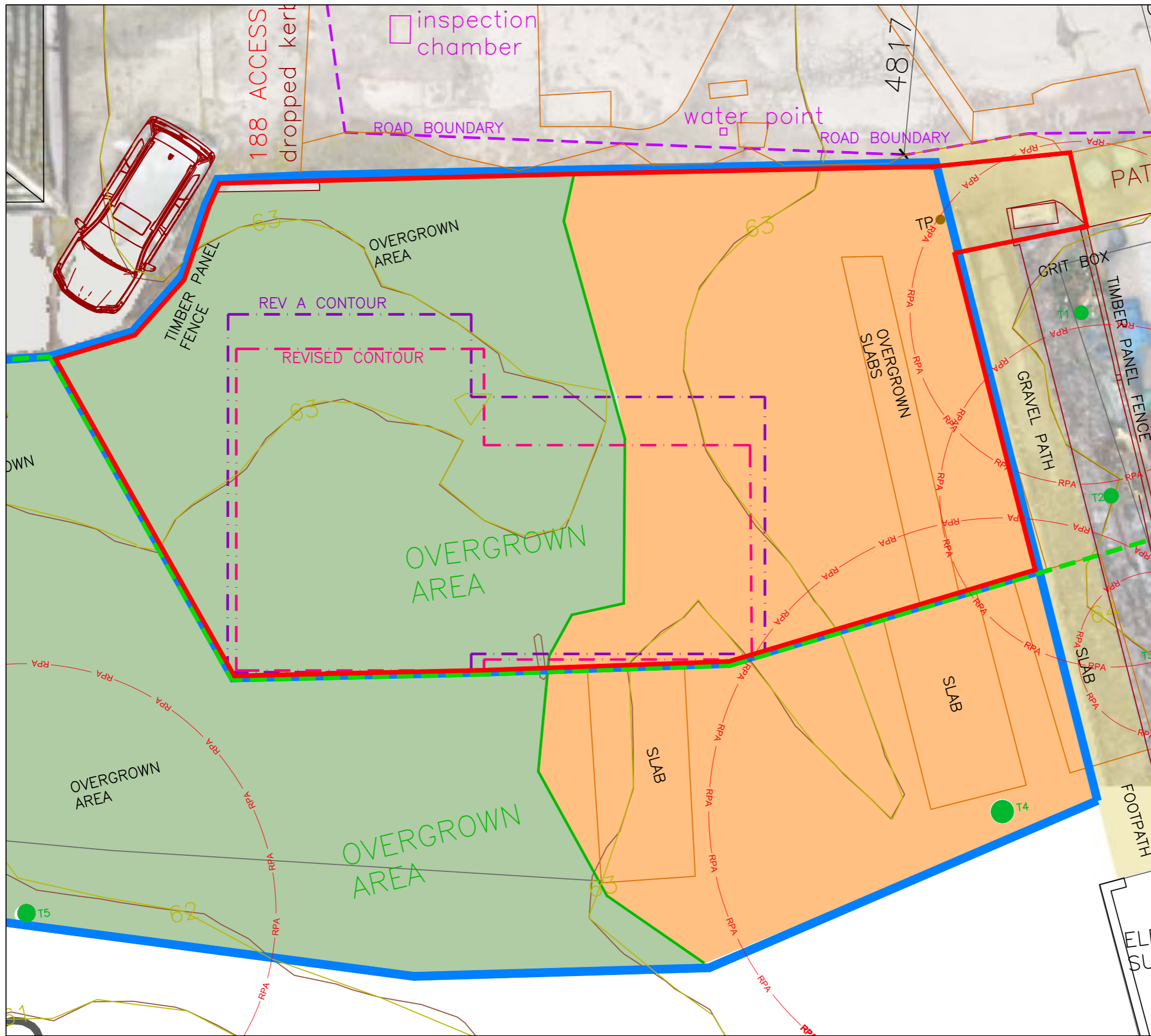
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ADDRESS:
Woodmere,
Land to the south of
188 St Anns Road,
Prestwich,
Manchester
M25 9QS

PROJECT:
Erection of 1no.
4-bedroom detached
dwelling, inclusive of
parking and landscaping

Drawing Title:
Existing site & topo plan

ISSUE FOR:
PLANNING _ REV D

REV	DATE	DESCRIPTION
R6		
R5	02/3/26	Planning_D
R4	19/2/26	Planning_C
R3	9/2/26	Planning_B
R2	23/11/25	Planning_A
R1	15/11/24	Pre App

PROJECT: HB_71

Drawing No: 002

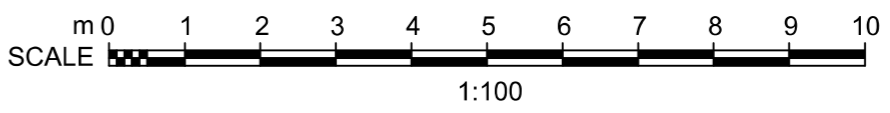
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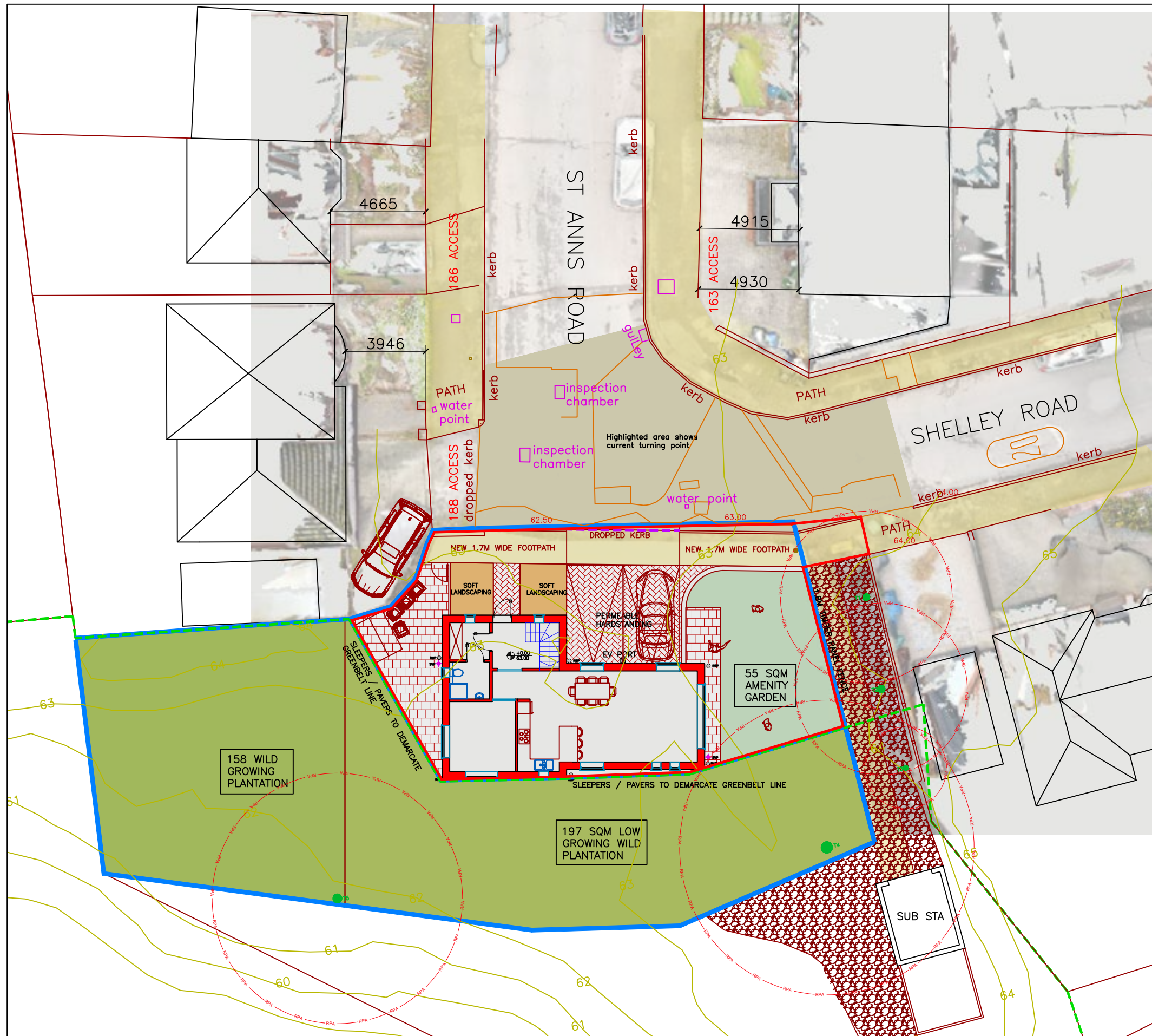
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Existing site & topo plan





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ADDRESS:

Woodmere,
Land to the south of
188 St Anns Road,
Prestwich,
Manchester
M25 9QS

PROJECT:

Erection of 1no.
4-bedroom detached
dwelling, inclusive of
parking and landscaping

Drawing Title:

Proposed site plan

ISSUE FOR:

PLANNING _ REV D

REV	DATE	DESCRIPTION
R6		
R5	02/3/26	Planning_D
R4	19/2/26	Planning_C
R3	9/2/26	Planning_B
R2	23/11/25	Planning_A
R1	15/11/24	Pre App

PROJECT: HB_71

Drawing No: **200**

Date: **02/3/26**

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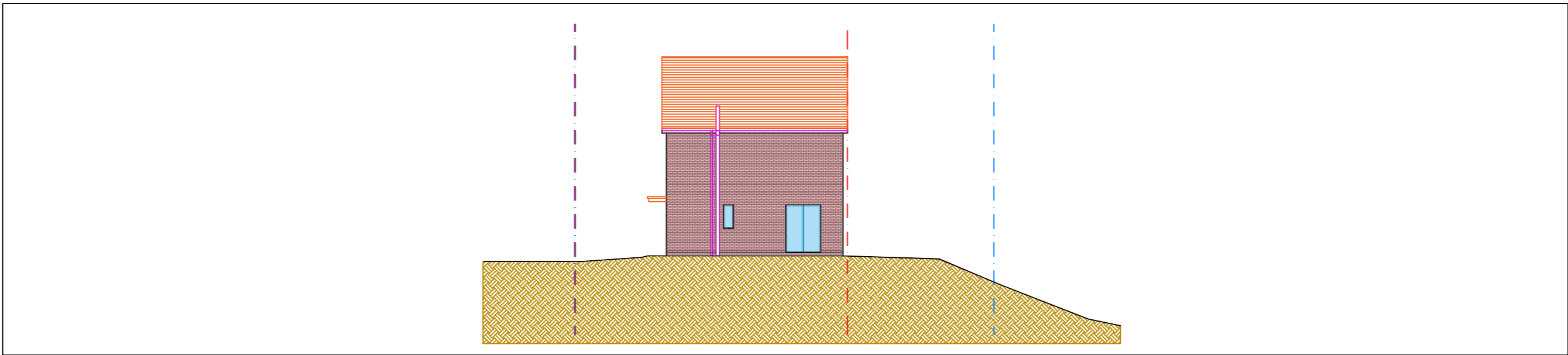
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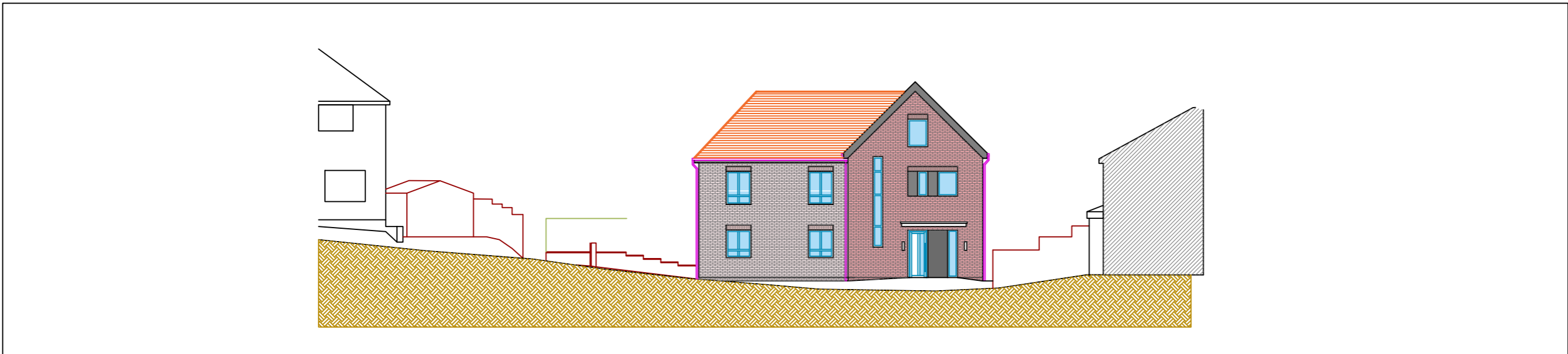
homebrew
Architectural
Studios
Prestwich

Proposed site plan

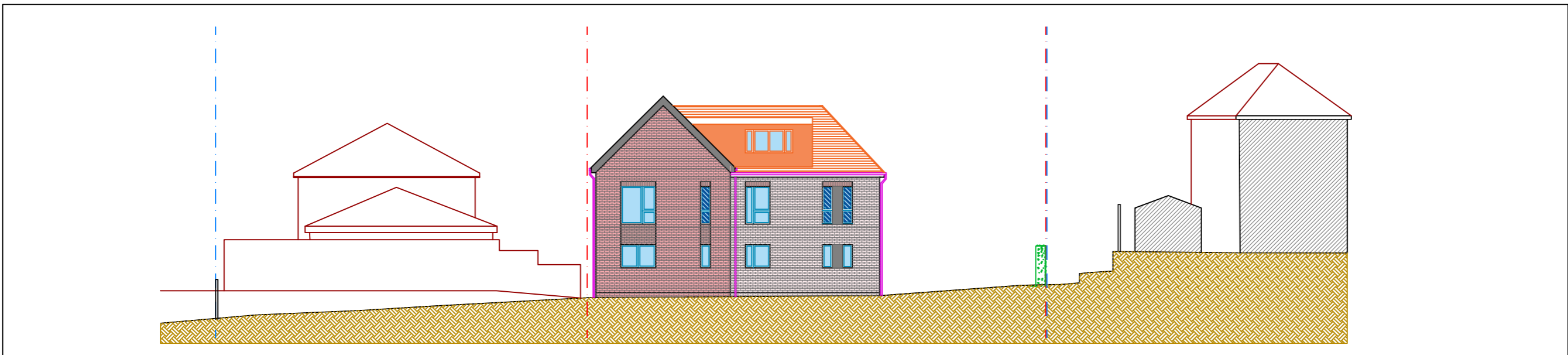




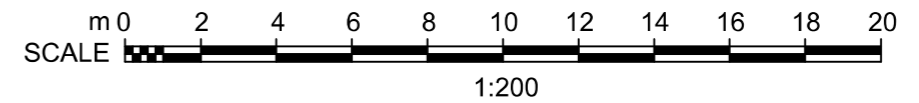
Proposed Side (A) Site Section



Proposed Front Site Section



Proposed Rear Site Section



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ADDRESS:

Woodmere,
Land to the south of
188 St Anns Road,
Prestwich,
Manchester
M25 9QS

PROJECT:

Erection of 1no.
4-bedroom detached
dwelling, inclusive of
parking and landscaping

Drawing Title:

Proposed Site Sections

ISSUE FOR:

PLANNING _ REV D

REV	DATE	DESCRIPTION
R6		
R5	02/3/26	Planning_D
R4	19/2/26	Planning_C
R3	9/2/26	Planning_B
R2	23/11/25	Planning_A
R1	15/11/24	Pre App

PROJECT: HB_71

Drawing No: 304

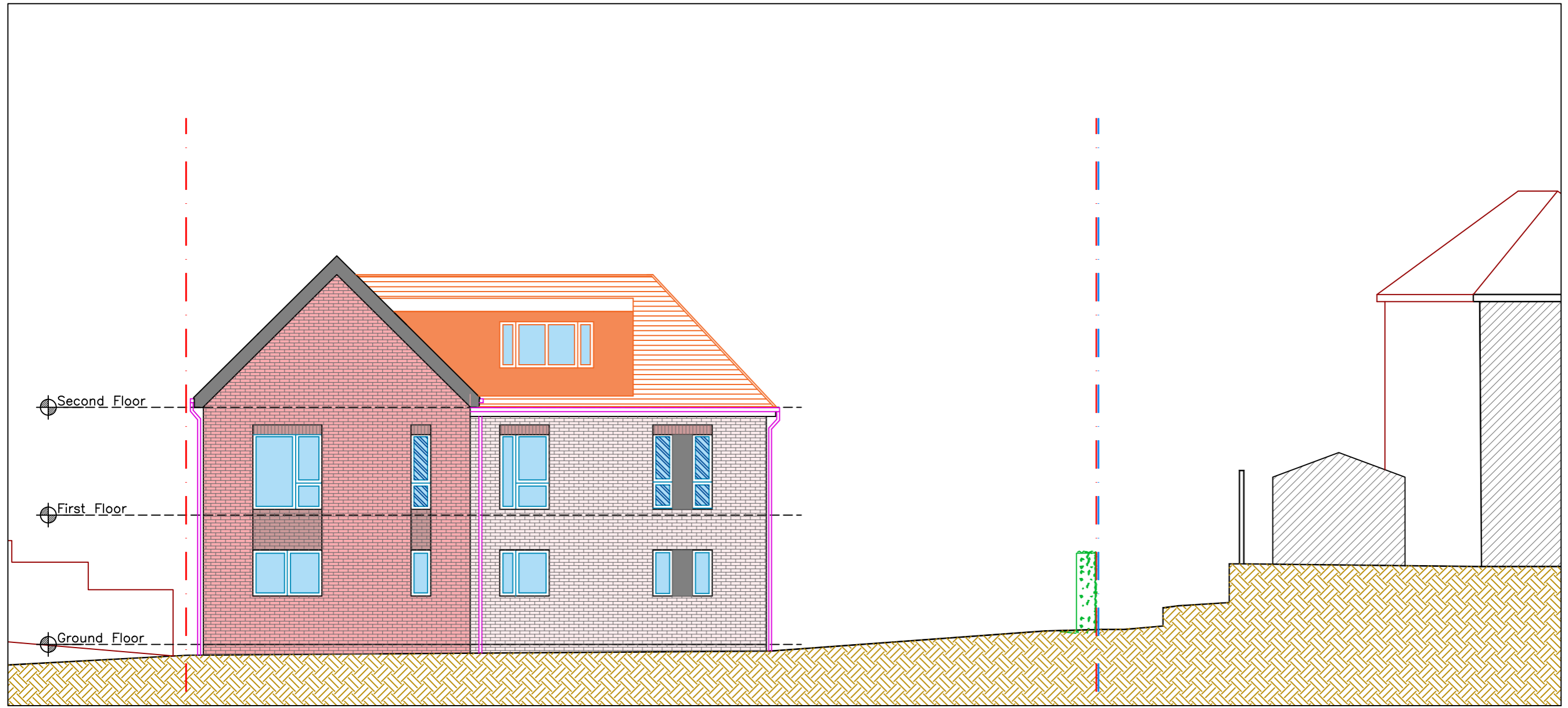
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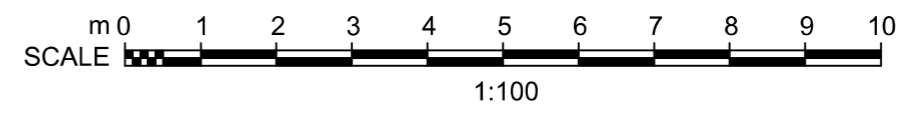
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Proposed Rear Elevation



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ADDRESS:
Woodmere,
Land to the south of
188 St Anns Road,
Prestwich,
Manchester
M25 9QS

PROJECT:
Erection of 1no.
4-bedroom detached
dwelling, inclusive of
parking and landscaping

Drawing Title:
Proposed Rear Elevation

ISSUE FOR:
PLANNING _ REV D

REV	DATE	DESCRIPTION
R6		
R5	02/3/26	Planning_D
R4	19/2/26	Planning_C
R3	9/2/26	Planning_B
R2	23/11/25	Planning_A
R1	15/11/24	Pre App

PROJECT: HB_71

Drawing No: 303

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RESPONSIBILITIES
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GENERAL
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STATUS & USE
THESE DRAWINGS ARE PREPARED FOR PLANNING AND/OR BUILDING REGULATION APPROVAL PURPOSES ONLY. THEY ARE NOT CONSTRUCTION DRAWINGS, DO NOT SCALE FOR CONSTRUCTION.

ADDRESS:

Woodmere,
Land to the south of
188 St Anns Road,
Prestwich,
Manchester
M25 9QS

PROJECT:

Erection of 1no.
4-bedroom detached
dwelling, inclusive of
parking and landscaping

Drawing Title:
Proposed Side Elevation B

ISSUE FOR:

PLANNING _ REV D

REV	DATE	DESCRIPTION
R6		
R5	02/3/26	Planning_D
R4	19/2/26	Planning_C
R3	9/2/26	Planning_B
R2	23/11/25	Planning_A
R1	15/11/24	Pre App

PROJECT: HB_71

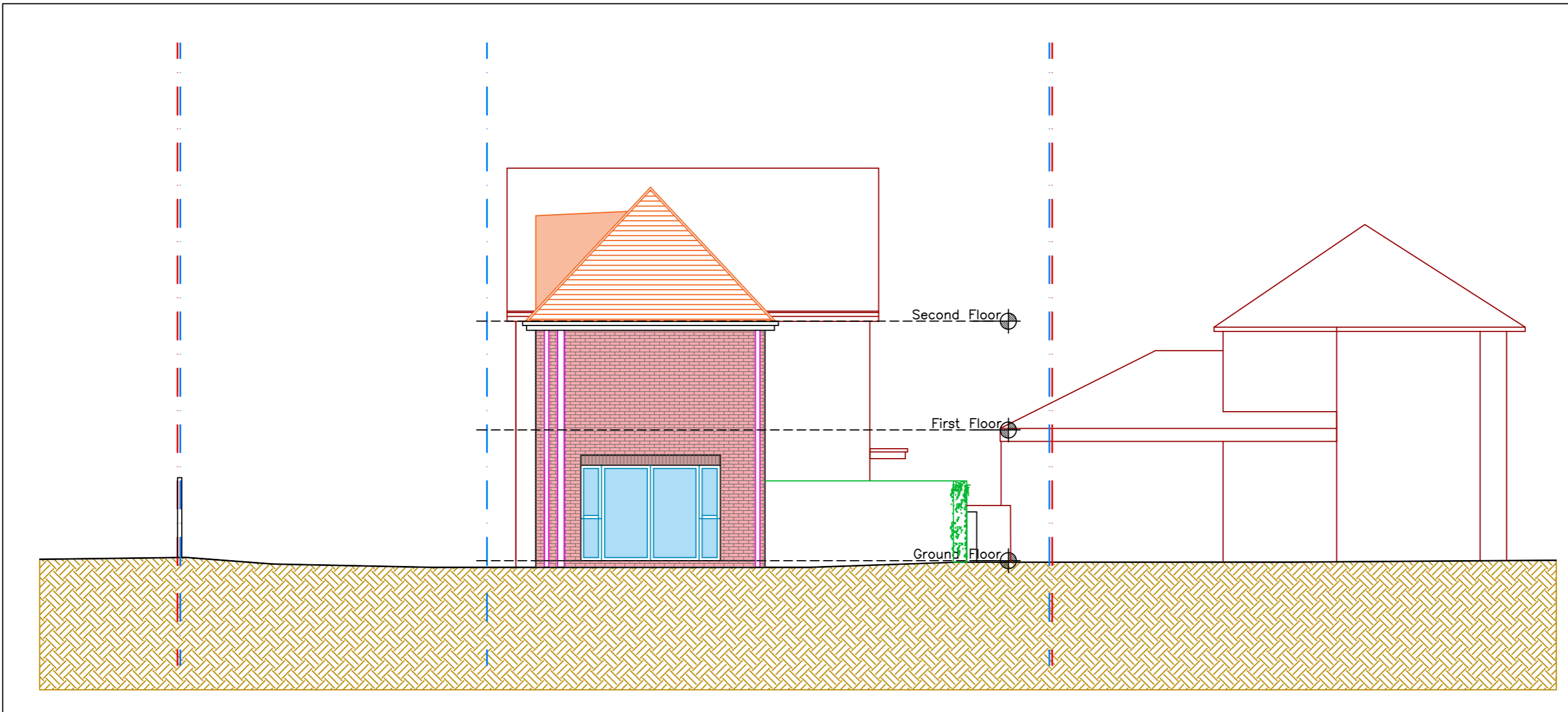
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Date: **22/7/25**

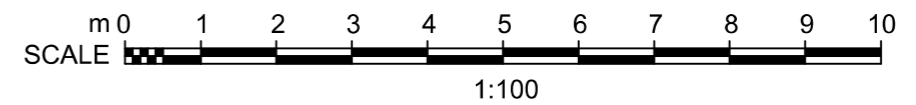
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DRAWN: NP

CHECKED: NP



Proposed Side Elevation B





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ADDRESS:
Woodmere,
Land to the south of
188 St Anns Road,
Prestwich,
Manchester
M25 9QS

PROJECT:
Erection of 1no.
4-bedroom detached
dwelling, inclusive of
parking and landscaping

Drawing Title:
Proposed Side Elevation A

ISSUE FOR:
PLANNING _ REV D

REV	DATE	DESCRIPTION
R6		
R5	02/3/26	Planning_D
R4	19/2/26	Planning_C
R3	9/2/26	Planning_B
R2	23/11/25	Planning_A
R1	15/11/24	Pre App

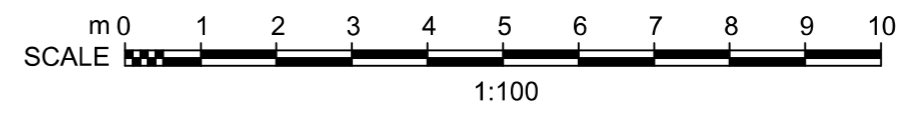
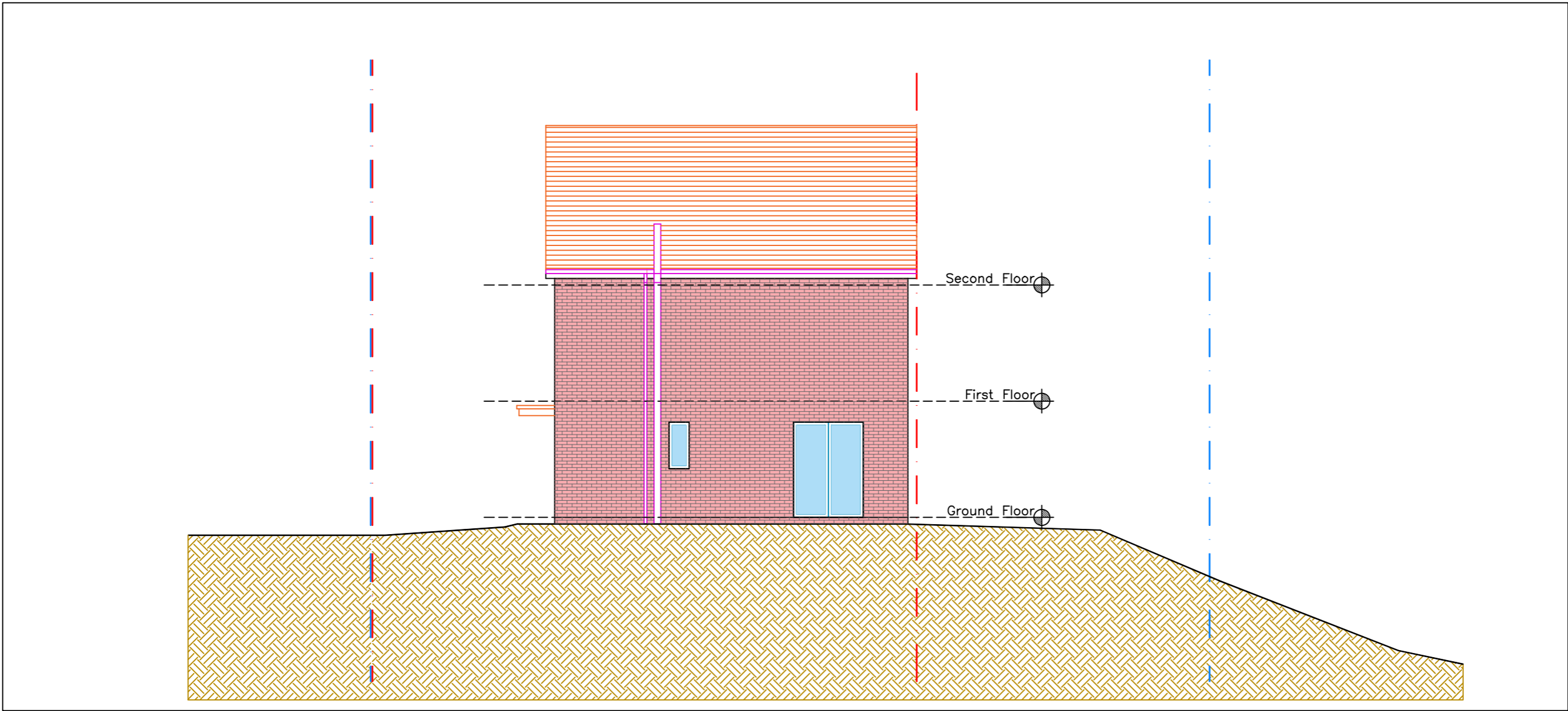
PROJECT: HB_71

Drawing No: 301

Date: 22/7/25

Scale: 1:100@A3

DRAWN: NP
CHECKED: NP



Proposed Side Elevation A





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ADDRESS:
Woodmere,
Land to the south of
188 St Anns Road,
Prestwich,
Manchester
M25 9QS

PROJECT:
Erection of 1no.
4-bedroom detached
dwelling, inclusive of
parking and landscaping

Drawing Title:
Proposed Front Elevation

ISSUE FOR:
PLANNING _ REV D

REV	DATE	DESCRIPTION
R6		
R5	02/3/26	Planning_D
R4	19/2/26	Planning_C
R3	9/2/26	Planning_B
R2	23/11/25	Planning_A
R1	15/11/24	Pre App

PROJECT: HB_71

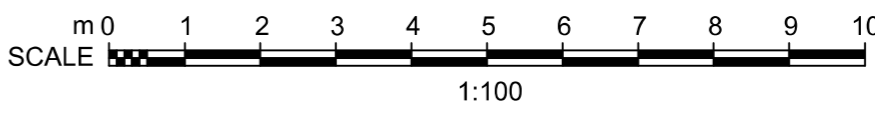
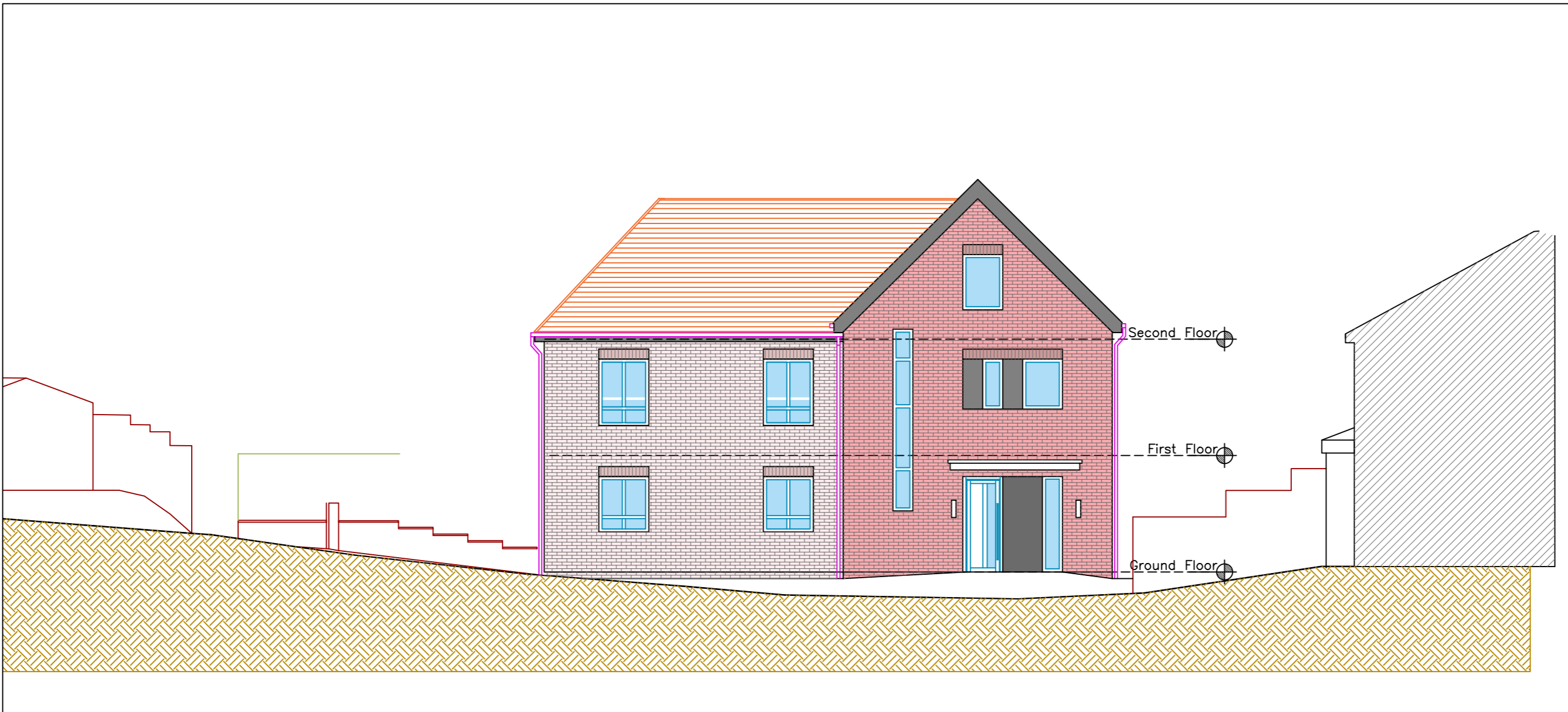
Drawing No: 300

Date: 22/7/25

Scale: 1:100@A3

DRAWN: NP

CHECKED: NP



Proposed Front Elevation



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ADDRESS:
Woodmere,
Land to the south of
188 St Anns Road,
Prestwich,
Manchester
M25 9QS

PROJECT:
Erection of 1no.
4-bedroom detached
dwelling, inclusive of
parking and landscaping

Drawing Title:
Proposed Loft Plan

ISSUE FOR:
PLANNING _ REV D

REV	DATE	DESCRIPTION
R6		
R5	02/3/26	Planning_D
R4	19/2/26	Planning_C
R3	9/2/26	Planning_B
R2	23/11/25	Planning_A
R1	15/11/24	Pre App

PROJECT: HB_71

Drawing No: 204

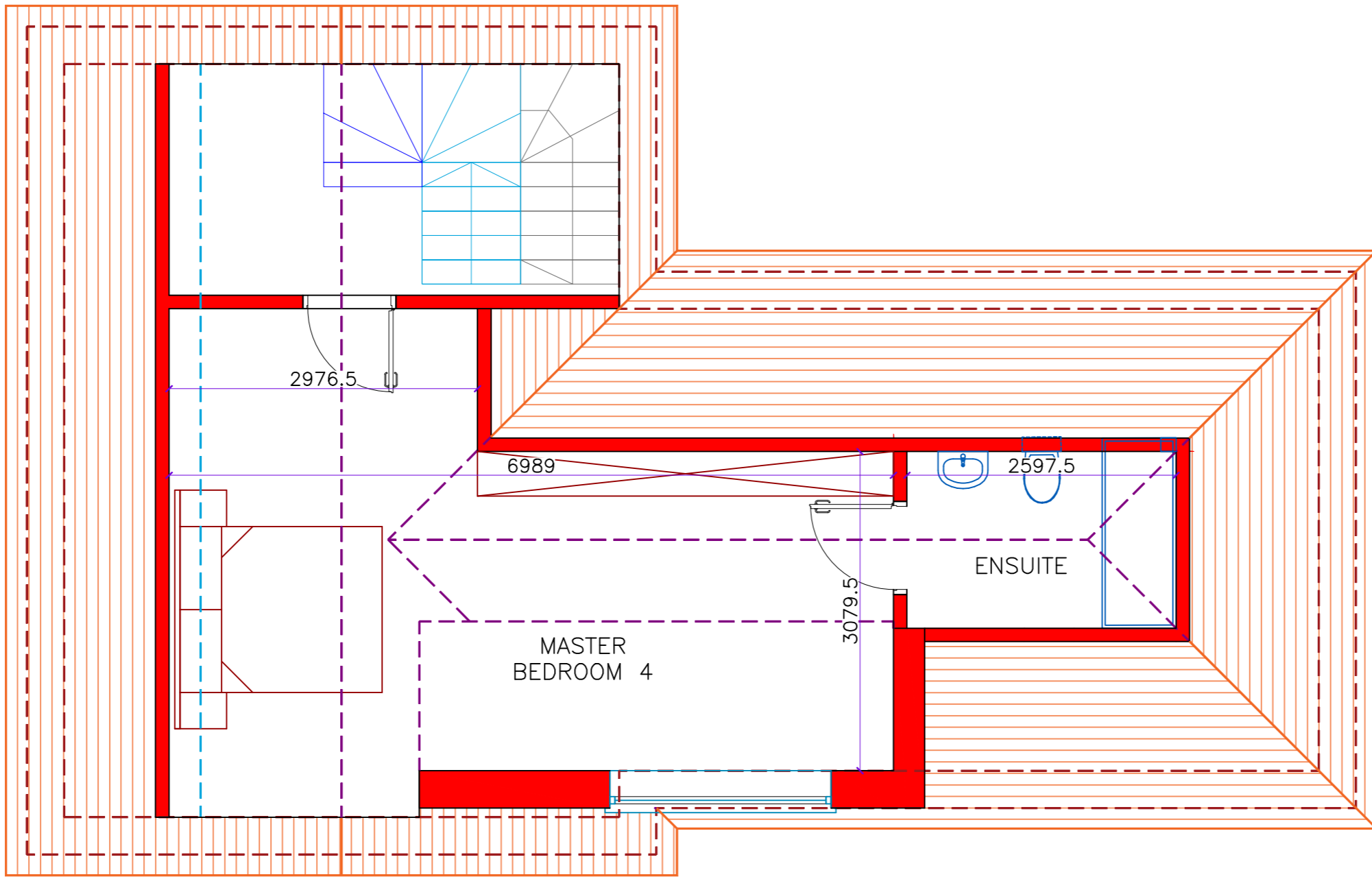
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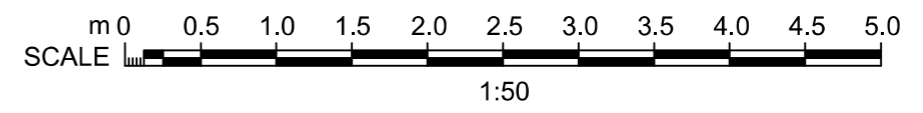
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CHECKED: NP



brewdesigns.uk@gmail.com 07305 507 384



Proposed Loft plan



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ADDRESS:
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188 St Anns Road,
Prestwich,
Manchester
M25 9QS

PROJECT:
Erection of 1no.
4-bedroom detached
dwelling, inclusive of
parking and landscaping

Drawing Title:
Proposed First Floor plan

ISSUE FOR:
PLANNING _ REV D

REV	DATE	DESCRIPTION
R6		
R5	02/3/26	Planning_D
R4	19/2/26	Planning_C
R3	9/2/26	Planning_B
R2	23/11/25	Planning_A
R1	15/11/24	Pre App

PROJECT: HB_71

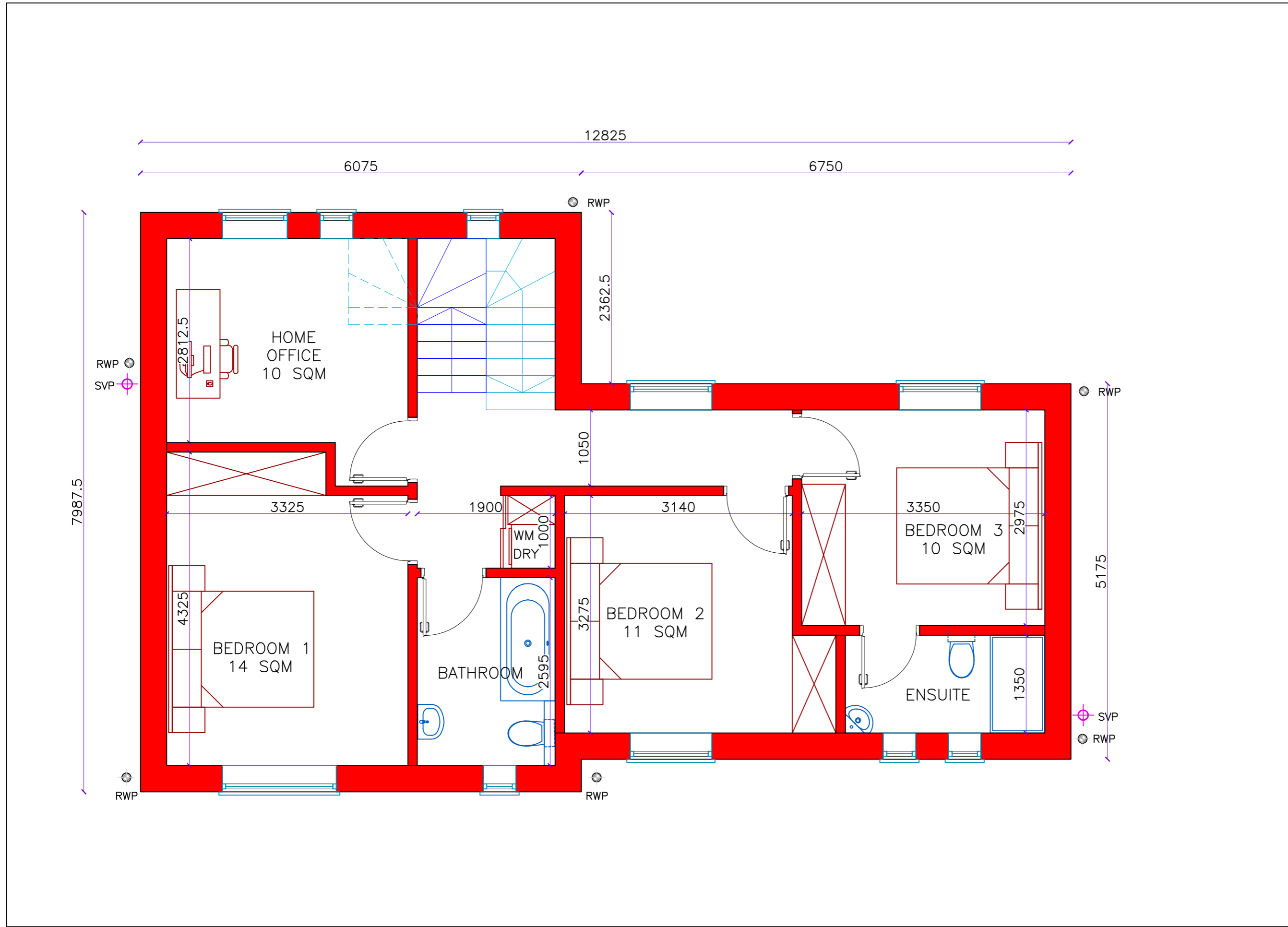
Drawing No: 203

Date: 22/7/25

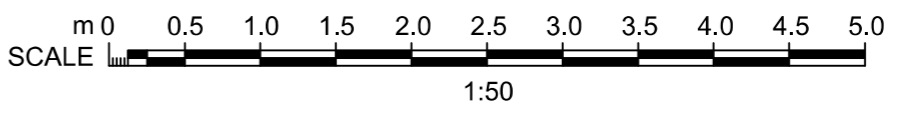
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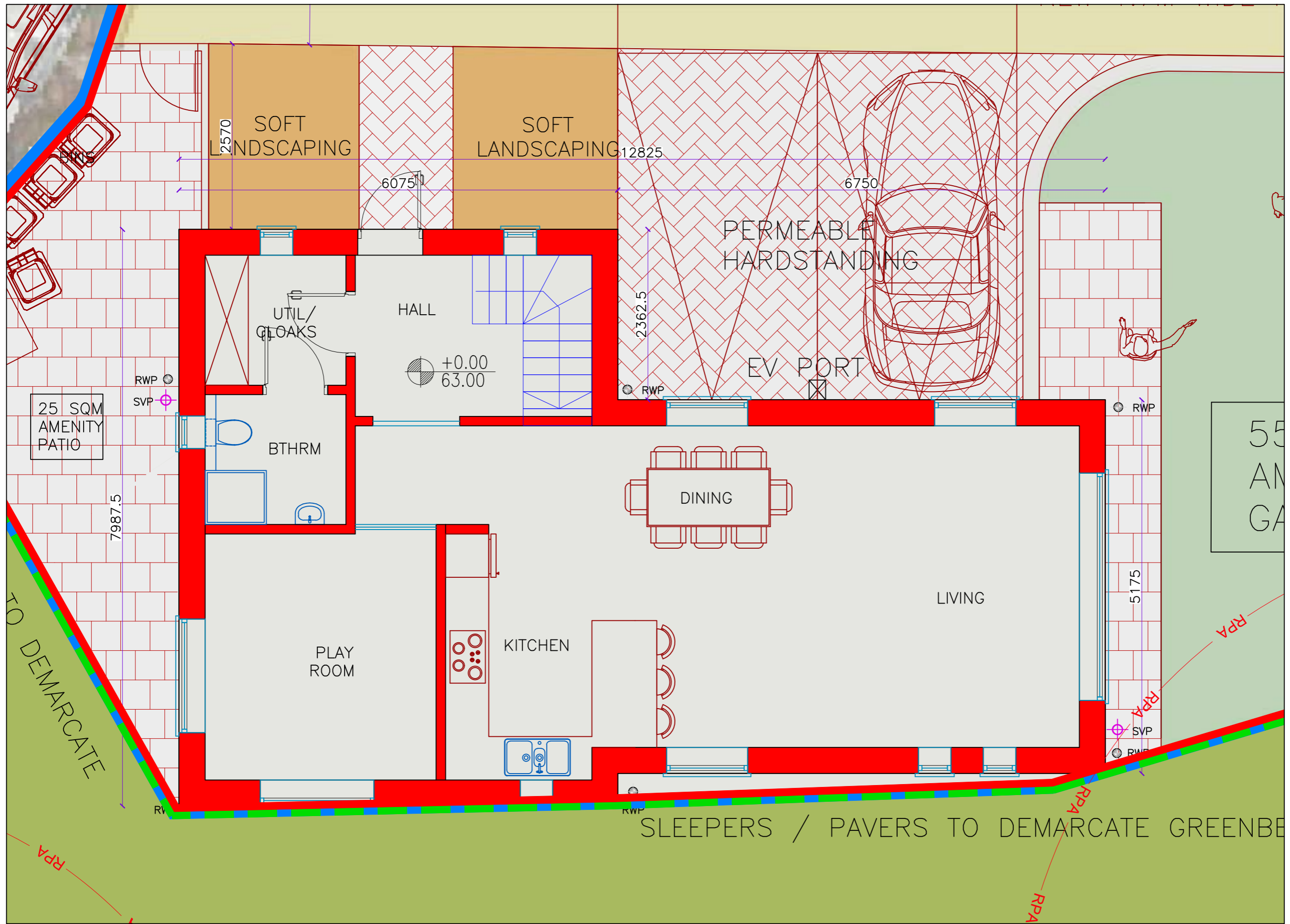
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Proposed First Floor plan





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Land to the south of
188 St Anns Road,
Prestwich,
Manchester
M25 9QS

PROJECT:
Erection of 1no.
4-bedroom detached
dwelling, inclusive of
parking and landscaping

Drawing Title:
Proposed Ground Floor

ISSUE FOR:
PLANNING _ REV D

REV	DATE	DESCRIPTION
R6		
R5	02/3/26	Planning_D
R4	19/2/26	Planning_C
R3	9/2/26	Planning_B
R2	23/11/25	Planning_A
R1	15/11/24	Pre App

PROJECT: HB_71

Drawing No: 202

Date: 22/7/25

Scale: 1:50@A3

DRAWN: NP
CHECKED: NP



Proposed Ground Floor plan

