

**Ward:** Ramsbottom

**Item** 2

**Applicant:** HOME Park Avenue Ltd

**Location:** Former Ambulance Station, Cemetery Road, Ramsbottom, Bury, BL0 9PU

**Proposal:** Demolition of former Ramsbottom Ambulance Station and erection of 3 no. dwellings with associated parking, private gardens and landscaping

**Application Ref:** 73410/Full

**Target Date:** 02/09/2026

**Recommendation:** Approve with Conditions

### **Description**

The application relates to the former Ambulance Station on Cemetery Road. The existing site is occupied by a single storey, flat roof building. The site is accessed from Cemetery Road. Terraced properties are located to the north west of the site fronting Cemetery Road and Hazel Street. Semi-detached, and shorter rows of terraced residential properties are located to the front and the rear of the site. The Cemetery is located to the south east of the site and includes the former Cemetery Lodge which is now a detached residential property.

Planning permission is sought for the demolition of the former Ramsbottom Ambulance Station and the erection of 3 no. detached dwellings. The dwellings would be 2 storey dwellings, with accommodation also provided within the roof space. Parking is proposed to the fronts of the properties, with gardens located to the rear.

The application is partially retrospective in that the demolition works for the former ambulance station have been undertaken during the determination of the planning application.

The application is a resubmission following a refusal at the site for 3no. dwellings. The previous application was refused due to not meeting the required minimum density without justification, design of the dwellings, loss of a TPO tree, lack of information in relation to the proposed air source heat pumps and PV panels reduction in on street parking due to width of the access arrangements proposed.

### **Relevant Planning History**

72695 - Demolition of former Ramsbottom Ambulance Station and erection of 3 no. dwellings with associated parking, private gardens and landscaping - Refused 12/03/2026

### **Publicity**

Letter sent to neighbouring properties 17th July 2026

15 objections received in relation to:

- Lack of existing parking on Cemetery Road. Road is used by residents, cemetery users and funeral attendees.
- Road is in poor condition. Construction traffic would further damage this road.
- The pavement in front of the former ambulance station is needed for residents of the road and visitors.
- Proposed parking is unrealistic and will lead to additional vehicles parking on the street.
- Bolton Road West is a busy main road serving two nearby schools (Woodhey High School and Hazlehurst Primary School).

- Increased traffic and parking demand are considered would increase congestion, impede visibility at the junction with Bolton Road West and create highway safety risks.
- Concerns are expressed regarding access for emergency vehicles, refuse vehicles, gritting vehicles and funeral corteges.
- During demolition works construction and delivery vehicles have obstructed the road.
- Overdevelopment
- Three storey dwellings are out of character with the predominantly two storey properties.
- Detrimental to street scene.
- Concerns that demolition and construction would damage the TPO trees and their root systems.
- Tree protection measures not in place during demolition.
- TPO trees may cause damage to existing properties if not managed correctly.
- Impact on wildlife in adjacent cemetery due to light and noise pollution.
- Local drainage and sewer infrastructure is ageing and could be placed under additional pressure by the development.
- Previous planning application for the site has been refused and the same concerns remain applicable.
- Concerns regarding the timing of demolition works relative to the planning application process

### **Statutory/Non-Statutory Consultations**

**Traffic Section** - Comments awaited

**Waste Management** - No response

**Drainage Section** - SuDs condition requested.

**Greater Manchester Ecology Unit** - The main considerations for this application are bats, nesting bird and biodiversity net gain. All can be covered by either informative or condition text.

**Environmental Health - Contaminated Land** - The site currently comprises a ambulance station. Whilst a Desk Study and Preliminary Risk Assessment was submitted, it was found to be insufficient. As such conditions in relation to the submission of a site characterisation and risk assessment, remediation strategy and verification, unexpected contamination and imported soil are requested.

**United Utilities (Water and waste)** - Guidance given in relation to drainage, United Utilities property, assets and infrastructure and water efficiency in new development which have been published on the website and will be included as an informative.

**Pre-start Conditions** - Applicant/Agent has agreed with pre-start conditions

### **Development Plan and Policies**

|       |                                           |
|-------|-------------------------------------------|
| EN1/2 | Townscape and Built Design                |
| EN6/3 | Features of Ecological Value              |
| EN7/2 | Noise Pollution                           |
| EN7/5 | Waste Water Management                    |
| EN8/1 | Tree Preservation Orders                  |
| 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-G8 | A Net Enhancement of Biodiversity and Geodiversity          |
| JP-G7 | Trees and Woodland                                          |
| 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                   |
| 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) (August 2026) is a material planning consideration in planning decisions.

NPPF Policy S3 - Presumption in favour of Sustainable Development sets out the presumption in favour of development and distinguishes between development within settlements and development outside settlements.

This application is within a settlement, therefore NPPF Policy S4 - Principle of Development within Settlements applies. This states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework.

NPPF Policy HO7 gives substantial weight to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community.

NPPF Annex D paragraph 8 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 an appropriate buffer. The supply of housing must be assessed against the housing requirement set out in the development plan where this is 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.

The buffer applicable to the five year supply assessment is based on NPPF Annex D paragraph 9. In Bury's case, a 5% buffer is required in accordance with paragraph 9c.

A 20% buffer is no longer required because:

- the latest Housing Delivery Test result exceeds 85% (NPPF Annex D paragraph 9b: 2025 result = 114%); and
- the collective PfE requirement for all 9 PfE districts exceeds 80% of the LHN for those 9 districts (NPPF Annex D paragraph 9c: 10,305 PfE target against LHN of 12,470 = 83%).

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, a supply of 2,231 homes has been identified for the period from 2025-2030. This is set against a requirement for 2,270 homes (including a 5% buffer and having taken account of past over delivery). The Council can therefore demonstrate a 4.9 year supply of housing land including a 5% buffer (or 4.7 years if past over delivery is excluded). There is therefore currently a slight shortfall in the five year supply against the adopted housing requirement. Whilst the proposal is only for 3 dwellings, it would nevertheless make a small positive contribution to the housing land supply, which weighs in favour of the application.

The site is located within a settlement and outside of the Green Belt. As such the proposal is considered to be acceptable in principle unless the benefits of doing so would be substantially outweighed by any adverse effects. Therefore, the proposed development would be acceptable in principle and would be in accordance with Policies S3 and HO7 of the NPPF.

### **Design and Layout**

PfE Policy JP-H4 - Requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high quality design. Policy JP-H4 sets out minimum densities that should be considered. Therefore in accordance with Policy JP-H4 regard should be had to a minimum net residential density of 35 dwellings per hectare at this site. The application form states the site is 950 square metres or 0.095 hectares. The developable area of the site is 850 square metres or 0.085 hectares. Based on 3no. properties this would lead to a density of 35 dwellings per hectare which would comply with minimum density.

It is noted that the previous application was refused for failure to make efficient use of land in relation to the minimum density requirements at the site. The previous application sought to remove TPO tree T9, which increased the developable area that could be utilised. This proposal seeks to retain both TPO trees on site namely T8 and T9 and as such there is a site specific constraint, that reduces the space on the site that can be developed.

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

The immediate streetscene is depicted by a mix of single and two storey, terraced and semi-detached properties. Ramsbottom Cemetery Lodge is located to the south east of the site and is a detached property with stone detailing and a ground floor projecting bay window. Whilst mixed in design, there is an established local context, grain and vernacular. The previously refused dwellings had projecting bay windows, with larger footprints than the adjacent terraced properties, were considered to be top heavy and excessive levels of hardstanding to the front.

Whilst the dwellings proposed are still larger in terms of footprint when compared to the neighbouring terraces and bungalows, as set out above minimum density at the site can be met and as such the proposal would make efficient use of the land. The designs of the dwellings have been simplified, and the proposed projecting gable that extends to roof height helps to break up the top heavy roof to allow the roof space to be utilised as additional accommodation.

The proposal seeks to add elements of soft landscaping to the fronts of the dwellings with low level planting, and hedgerows depicting the front boundaries. The application also seeks to reduce the parking areas, compared to the previously refused scheme reducing the elements of hard standing visible from the public realm. 1.8 metre fencing would be utilised to depict the rear and side boundaries between the plots. The existing side boundary walls will be retained, and a wrought iron railing is proposed to the top of the wall with the cemetery which would be in keeping with the existing boundary treatment.

The Design and Access Statement confirms that the proposal seeks to utilise Ibstock Anstone - Black (old weathered) brickwork for the external walls and Sandtoft-Rivius Antique Slate for the roof tiles. The applicant considers that the brick proposed simulates stone, and would reasonably sit with the materials of the adjacent properties in tone. The applicant also considers that the proposed roofing material would replicate the look of slate.

The introduction of mullions, and surrounds to the front elevation, and headers and cills to the rear elevation are considered to be a modern interpretation of the adjacent window designs. Whilst no objection in principle is made to the proposed materials set out above, a condition that requires material samples to be submitted would be required for any consent at this site as the proposal does not provide full details of all materials proposed including the materials for the windows and window surrounds.

Given the changes proposed to simplify the proposed dwellings it is considered that the applicant has addressed the previous reason for refusal and the proposal would now comply with UDP Policies H2/1, H2/2, EN1/2 and PfE Policies JP-P1 and JP-H3.

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

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

The proposed dwellings would all be considered to be 3 storey, 5 bedroom, 8 person properties as both types of dwelling include rooms in the roofspace. Contrary to the

Nationally Described Space Standards Compliance Statement submitted by the applicant which states the properties need to have a Gross Internal Area (GIA) of 156 square metres, NDSS actually requires a minimum of Gross Internal Area of 134 square metres for this size of property. The statement provided by the applicant also fails to accurately assess plot 1 which has been reduced in size following the previous refusal at the site. The assessment in relation to NDSS has therefore been made off the floor plans, not the submitted statement which is inaccurate.

Based on the floor plans the GIA for Plot 1 would be 233 square metres and Plots 2 and 3 would be 242 square metres which would exceed the minimum requirements.

Across all plots the master bedroom, bedroom 2, 4 and 5 would exceed minimum areas and widths for double occupancy rooms. Bedrooms 3 exceed minimum areas and widths for single occupancy rooms.

Storage proposed would exceed the 3.5 square metres required by NDSS.

The proposed dwellings would therefore comply with NDSS standards as required by PfE Policy JP-H3. M4(2) compliance can be secured by condition.

### **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 (SPD 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 wall
- 7 metres between a proposed first floor habitable room window and a directly facing boundary with a neighbouring property. An additional 3 metres would be applied for each additional floor.

The sections submitted show that the levels within the site rise towards the rear boundary. As such the bungalows to the rear of the site would be approximately 1.8 metres higher than the ground floors of the proposed dwellings. As this is not a full storey in difference additional distances have not be applied to the aspects set out above.

The proposed first floor rear for windows for plots 2 and 3 would be located approximately 11.2 metres from the directly facing rear boundary. The proposed first floor rear windows for plot 1 would be located approximately 10.3 metres from the directly facing boundary. This would exceed the 7 metres required by SPD 6.

The proposed second floor windows for plots 2 and 3 would be located approximately 11.2 from the directly facing boundary . The proposed second floor windows for plot 1 would be located approximately 10.3 metres from the directly facing boundary. This would exceed the 10 metres required by SPD 6.

The proposed windows of plot 2, and parts of the windows relating to plot 1 would face towards the blank side gable of No. 49 Hazel Street. The proposed ground floor element would be located approximately 10.4 metres from this blank gable and as such the location of this bungalow would not have an overbearing relationship on the ground floor windows of the proposed dwellings.

A minimum distance of 29 metres can be provided between the proposed front windows of all plots and the directly facing dwellings on Cemetery Road. This would exceed the requirements of the aspect standards set out above for the proposed ground, first floor and second floor windows.

The proposed dwellings would not project beyond the principal front elevation of the terraced properties to the north west of the site.

No. 29 Cemetery Road has a single storey rear extension. This has not been shown on the proposed site layout submitted by the applicant. The rear elevation of the extension appears to be blank. It is therefore considered that the proposed dwelling at plot 1 would not have a detrimental impact on the ground floor windows of this property. Plot 1 would extend beyond the first floor of No. 29 by approximately 14 metres and would intercept a 45 degree line as taken from the midpoint of the nearest habitable room window. The applicant has submitted a daylight and shadow assessment in support of the application that looks at the impact of the proposal on the rear windows of this property that confirms that shadows from Plot 1 would be expected to fall primarily to the west in the morning, north at midday, and east in the afternoon. The period of greatest potential effect on No. 29 would therefore be during early morning hours. Given the location of the proposed dwelling, in relation to the path of the sun it is unlikely that this relationship would have a detrimental impact on this window to warrant refusal of the scheme on this point.

Given the above, the proposal would not have a detrimental impact on the amenity of the neighbouring properties complying with UDP Policy H1/2 and the intentions of SPD 6.

### **Highways and Access**

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. Policies JP-C5 and JP-C6 require streets to be well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport.

The proposal seeks to narrow the existing access currently used to service the site, reinstating the footpath and introducing a dropped kerb to access plot 3. A further 2no. dropped kerbs are also proposed to access plots 1 and 2. The Traffic Section have confirmed that the principle of the development would not present a problem in highway terms due to the previous, much more intensive use as an ambulance station. Further comments will be reported in the Supplementary Report.

### **Parking**

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

The site is located within Zone 4 for parking. SPD 11 requires 3no. spaces per four-bed dwelling, or greater. 3no. spaces are proposed for each property.

In terms of cycle parking standards SPD 11 requires 1 secured, covered cycle storage space per bedroom (If no garage or secure area is provided within curtilage of dwelling). Cycle storage is shown to the rear of each plot, for 5no.cycles complying with SPD 11. Sufficient space is provided to the side of each dwelling to allow this storage to be accessed.

#### On street parking

Concerns have been raised regarding the existing parking pressures on Cemetery Road, which serves local residents, visitors to the cemetery and funeral attendees. The previous proposal was partially refused due to the wide driveways proposed that reduced on street parking to the front of the site. The width of the accesses has been reduced through this proposal in order to retain as much on street parking as possible.

Whilst it is acknowledged that on-street parking currently occurs within the area, the development includes off-street parking provision in compliance with SPD 11. The proposed layout, and widths of the driveways would lead to a reduction of on street parking to the front of the site from 3no. spaces to 2no. spaces. It is considered that the reduction of 1no. space from the existing on street provision would not create severe highway impacts that would justify refusal of the application.

#### **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 Policy EN6/3 that seeks to retain, protect and enhance the natural environment and seeks to retain features of ecological or wildlife value. Policy N2 - Improving the Natural Environment from the NPPF states that development proposals should contribute positively to the natural and local environment. UDP Policy EN8/2 supports and encourages new woodland and tree planting within the borough.

#### Bats

A Preliminary Roost Assessment and ground level tree assessment (Gritstone Ecology - October 2025) has been submitted. A full internal and external inspection of the property and trees found negligible potential for the building and trees to support roosting bats. GMEU have no reason to question the finding of the report. The Local Records Centre holds few records of foraging or roosting bats in the area. Having assessed the work planned, GMEU consider that there is negligible potential for the works to disturb roosting bats and no further surveys are required.

#### Nesting Birds

All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. Should tree and shrub removal be delayed until after the 1st of March, GMEU would recommend a condition in relation to tree and shrub clearance during nesting season.

#### Biodiversity Net Gain

The information submitted with the application includes a basic Biodiversity Net Gain (BNG) report and statutory Biodiversity Metric from Natalie Morris (June 2026)

The appraisal found the site had some ecological value, consisting of individual trees, shrubs and modified grassland. GMEU have examined the Biodiversity Net Gain (BNG) metric spreadsheet and are satisfied with the information provided.

After construction of the development, on site biodiversity remediation and the 10% net gain requirement there is due to be a deficit of 0.22 Area Habitat units. GMEU consider that

given the availability of off site units, this appears to be a realistic achievement for the site and therefore the Local Planning Authority (LPA) can be reasonably confident that the statutory biodiversity requirements could be discharged.

GMEU would not consider the on site biodiversity mitigation/enhancement to be significant and a habitat management and monitoring plan is not required.

If approved, the Biodiversity Gain Plan (BGP) and updated metric should be completed to show how the on site/off site biodiversity gain will be achieved and approved by the LPA, before the automatically applied statutory biodiversity gain condition can be discharged.

#### Biodiversity Enhancement

GMEU would expect any such scheme to include measures to enhance biodiversity at the site in line with the requirements of the National Planning Policy Framework. GMEU would recommend that opportunities for biodiversity enhancement be incorporated into the new development. These should include:

1. Bat bricks and/or tubes within the new development
2. Bird box/swift nesting bricks
3. Hedgehog friendly fencing

#### **Trees**

UDP Policies EN8/1 and EN8/2 seek to support the retention of trees, woods, copses and hedgerows to encourage natural regeneration and new and replacement tree planting. PfE Policy JP-G7 seeks to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them.

One of the previous reasons for refusal was the loss of a TPO tree. This tree is now proposed to be retained and Plot 1 is a different design to plots 2 and 3 to accommodate this tree.

The submitted Arboricultural Impact Assessment identifies 12. trees/groups that may be impacted by the proposal. T7 is the only tree proposed to be removed. This is a category C (tree with significant structural and physiological flaws and/or extremely stressed) cherry tree located centrally within the site. No objections are raised to the removal of this tree and it would not warrant further protections by means of a TPO.

Root Protection Areas (RPA) for the trees to be retained are indicated within the Arboricultural Impact Statement.

The Arboricultural Method Statement outlines the required steps which must be implemented to successfully retain the trees identified within the Impact Assessment without adversely affecting their safe useful life expectancy.

Outside of the removal of T7, works to T4, T8 and T9 are also proposed to facilitate the development. This works comprise:

- T4 - Holly - Reduce crown on the northwestern side by 1m.
- T8 - Pedunculate Oak - Reduce crown on the eastern side by 1.7m. Crown lift to 4m.
- T9 - Maple - Reduce crown on the southeastern side by 1.2m

The Method Statement confirms that all tree works must be undertaken in line with BS3998:2010. Tree protective fencing, and ground protection measures are also proposed in relation to the retained trees on site. These protective measures will be included as a condition on any permission. Subject to this condition, that requires works to be undertaken

in accordance with British Standards no objections are raised to the tree works proposed.

In order to protect the RPA of T8 a cellular confinement system is proposed to create the driveway for plot 1. A cellular confinement system provides a load transfer mattress which prevents direct loads on tree roots and reduces the bearing pressure on subsoil's by stabilising aggregate surfaces against rutting under wheel loads.

#### Permitted Development Rights

Given the nature of the site, and the adjacent cemetery with a number of TPO trees that require protection it is proposed to remove particular permitted development rights from the dwellings in order to protect the vitality of the trees, namely extensions and outbuildings.

#### **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.

It is noted that the Drainage Strategy has not been updated and the additional information submitted does not address the drainage matters raised in the Council's Drainage consultation response reported in the original officer report for application 72695. Sufficient information is still required to enable the proposed surface water drainage arrangements to be adequately assessed.

However, given that the proposal involves the redevelopment of an existing ambulance station to three dwellings, with a reduction in impermeable area and reuse of the existing drainage connection, a proportionate approach is considered appropriate. It would therefore be acceptable for the detailed surface water drainage scheme to be secured by a pre-commencement condition.

#### **Carbon And Energy**

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

The submitted Carbon and Energy Statement confirms that each dwelling would be gas-free and heated via air source heat pumps (ASHP). Roof-mounted photovoltaic panels are proposed and are shown on the proposed elevation plans. Electric vehicle charging would be provided and can be secured by condition.

In terms of Air Source Heat Pumps the main consideration in relation to this installation will be in relation to the noise created. As such UDP Policy EN7/2 is required to be considered for this application. This policy states that the Council will not permit development which could lead to an unacceptable noise nuisance to nearby occupiers and or/amenity users or development close to a permanent source of noise.

On the 29th May 2025 Class G was altered to relax the rules around ASHP allowing for larger units however the heat pump must comply with the Microgeneration Certification Scheme (MCS). The proposed site plan shows that the ASHPs would be located to the rear of the proposed dwellings, a minimum of 5.6 metres away from the shared rear boundary. The specification of ASHP provided confirms that even the loudest potential model of heatpump would have a sound pressure level of 38 dB(A) at 5 metres which would be acceptable considering that the dwelling to the rear has a blank gable facing towards the site rather than habitable rooms.

A condition will therefore be attached to the permission to ensure that the proposed air pumps do not exceed the noise limits defined by permitted development rights to ensure that the proposal would not impact on the amenity of the neighbouring properties.

Given the measures set out within the submitted Carbon and Energy Statement it is considered that the proposal complies with PfE Policy JP-S2.

### **Digital Connectivity**

PfE Policy JP-C2 requires development to have full fibre to premises connections unless infeasible or unviable, with multiple-ducting.

The applicant has confirmed that each dwelling will be designed to enable connection to high-speed fixed broadband services. Ducting and internal cabling routes will be provided during construction to facilitate future connection to fibre-to-the-premises (FTTP) or equivalent high-speed broadband services, subject to availability. The proposal would therefore comply with this Policy.

### **Response to Representations**

The potential impact of construction traffic, any damage to the public highway arising from construction activities would be a matter for the developer to address through a Construction Traffic Management Plan which has been included as a condition. Construction related impacts are temporary in nature and do not constitute a reason to refuse planning permission where they can be appropriately managed.

The site is located in proximity to Bolton Road West, which serves as a main road and provides access to nearby schools. The scale of development, when considered against the previous ambulance station use is considered to be acceptable in principle. The proposal does not include any amendments to the existing junction with Bolton Road West. Concerns regarding access for emergency vehicles, refuse collection vehicles, gritting vehicles and funeral corteges have been taken into account and the completed development would not otherwise exacerbate beyond the existing situation.. The proposed layout has been reviewed by the relevant consultees, and there is no evidence to indicate that the development would prevent necessary access to or along Cemetery Road particularly when considering the previous use of the site as an ambulance station.

It is considered that the concerns raised in relation to design and drainage have been addressed within the main body of the report.

The impact of the proposal on the existing TPO trees has been assessed within the main body of the report. The LPA attended the site when it became apparent that demolition works were being undertaken and protective fencing has now been put in place around these trees. The applicant has confirmed that the foundations adjacent to T9 have been retained in situ in accordance with their submitted arboricultural reports.

### **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 pre-application discussions to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

**Recommendation:** Approve with Conditions

### **Conditions/ Reasons**

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

2. This decision relates to drawings numbered 001 Rev A, 059 Rev A, H.01 Rev A, H.02 Rev A, H.03 Rev A, H.04 Rev A, 201 Rev A, 202 Rev A, 203 Rev A, 204, 205, 206, 208, 302, 301 Rev A, 303 Rev A, S.01 Rev A, S.02 Rev A, P202 Rev 1 Plot 1, P202 Rev 1 Plots 2 and 3, 2524\_TCP.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. 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 above ground works are commenced. Only the approved materials/bricks shall be used for the construction of the development.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design

4. 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 of Policy P2 - Ground Conditions of Section 17 of the National Planning Policy Framework (August 2026).

5. 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).

6. 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 of Policy P2 - Ground Conditions of Section 17 of the National Planning Policy Framework (August 2026).

7. The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);
- II. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims of Policy P2 - Ground Conditions of Section 17 of the National Planning Policy Framework (August 2026).

8. Any soil or soil forming materials to be brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use.  
Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to the Local Planning Authority for approval prior to any soil or soil forming materials being brought onto site.  
The approved contamination testing shall then be carried out and validatory evidence (soil descriptions, laboratory certificates, photographs etc.) submitted to Local Planning Authority for approval prior to the development being brought into use.  
Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims of Policy P2 - Ground Conditions of Section 17 of the National Planning Policy Framework

(August 2026).

9. Prior to occupation the applicant shall provide:

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

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 Policy P3 - Living Conditions and Pollution of the National Planning Policy Framework (August 2026) and Places for Everyone Policy JP-S5 (Clean Air).

10. No tree or shrub clearance shall occur or further demolition works shall occur between the 1 st March and 31 st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to works and written confirmation provided that no active bird nests are present, which has been agreed in writing by the Local Planning Authority.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Places for Everyone Joint Development Framework Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity, Bury Unitary Development Plan Policy EN6/3 - Features of Ecological Value and Policy N2 - Improving the Natural Environment of Section 19 of the National Planning Policy Framework (August 2026).

11. An ecological enhancement scheme shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of construction of the dwellings hereby approved. The contents of the plan should include:

1. Bat bricks and/or tubes within the new development
2. Bird box/swift nesting bricks
3. Hedgehog friendly fencing

The approved scheme shall be implemented in full prior to occupation of the dwellings and thereafter maintained.

Reason. To secure the satisfactory development of the site and in order to ensure that no harm is caused to a Protected Species pursuant to policies JP-G8 - A Net Enhancement of Biodiversity and Geodiversity and EN6/3 – Features of Ecological Value of the Development Plan and Policy N2 - Improving the Natural Environment of Section 19 of the National Planning Policy Framework (August 2026).

12. Development shall not commence unless and 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 Development Plan Policies JP-S4 - Flood Risk and the Water Environment, EN7/3 - Water Pollution and EN7/5 - Waste Water Management and Policy F8 - Sustainable Drainage Systems and Watercourses of Section 18 of the National Planning Policy Framework (August 2026).

13. 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 in accordance with the approved Arboricultural Method Statement 2524\_AMS.03. The development shall not commence unless and until the measures required by the British Standard and the approved Arboricultural Method Statement are implemented and all measures required shall remain in situ until the development has been completed.

Reason. To avoid the loss of protected trees which are of amenity value to the area pursuant to Policies EN1/2 - Townscape and Built Design, EN8/1 - Tree Preservation Orders and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan and Policy JP-G7: Trees and Woodland of Places for Everyone Joint Development Framework.

14. No trees subject to a Tree Preservation Order, unless indicated otherwise within the approved Arboricultural Method Statement 2524\_AMS.03, shall be felled, lopped or topped before, during or after the construction period without the previous written consent of the Local Planning Authority.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policies EN1/2 - Townscape and Built Design, EN8/1 - Tree Preservation Orders and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan and Policy JP-G7: Trees and Woodland of Places for Everyone Joint Development Framework.

15. The Cellular Confinement System shall be implemented in accordance with section 3.7 of the approved Arboricultural Method Statement 2524\_AMS.03.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policies EN1/2 - Townscape and Built Design, EN8/1 - Tree Preservation Orders and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan and Policy JP-G7: Trees and Woodland of Places for Everyone Joint Development Framework.

16. 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 and Classes A to F of Part 2 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.

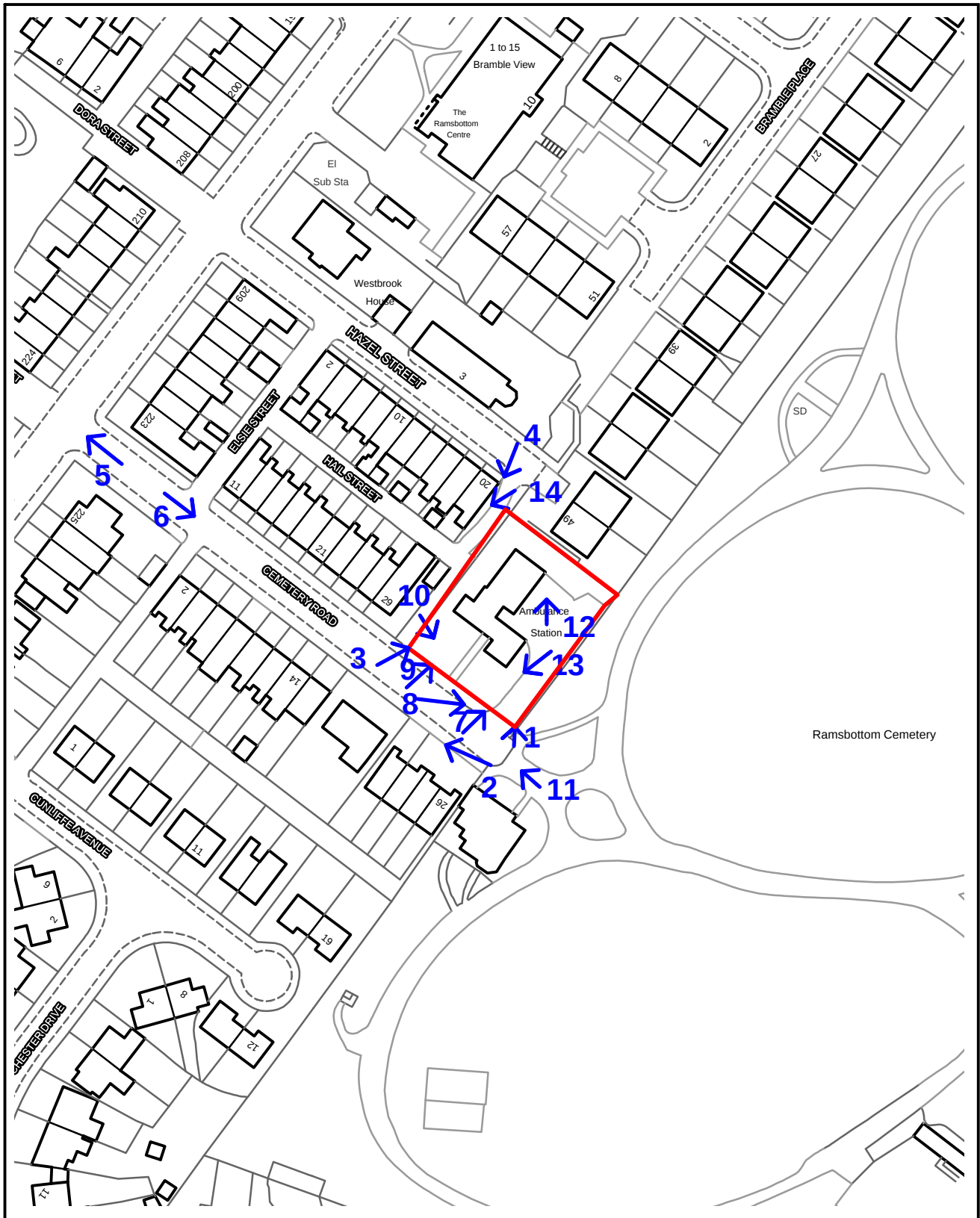
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policies EN1/2 - Townscape and Built Design, EN8/1 - Tree Preservation Orders and EN8/2 – Woodland and Tree Planting of the Bury Unitary

Development Plan and Policy JP-G7: Trees and Woodland of Places for Everyone Joint Development Framework.

17. The proposed air source heat pumps shall comply with Microgeneration Certification Scheme (MCS) Planning Standards, and the volume of the air source heat pump's outdoor compressor unit (including any housing) shall not exceed 1.5 cubic metres.  
Reason. No MCS details have been submitted with the proposed application and to protect the amenity of neighbouring occupiers pursuant to Development Plan Policy EN7/2 - Noise Pollution.
18. The dwelling hereby approved shall be built in accordance with the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations.  
Reason. To secure the satisfactory development of the site pursuant to Places for Everyone Joint Development Plan Policy JP-H3: Type, Size and Design of New Housing.
19. 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 and E 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 listed.

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

# Viewpoints



## Application 73410

ADDRESS: Former Ambulance Station, Cemetery Road



Planning, Environmental and Regulatory Services

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73410

**Photo 1**



**Photo 2**



73410

**Photo 3**



**Photo 4**



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**Photo 6**



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**Photo 7**



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**Photo 8**



**Photo 9**



73410

**Photo 10**



**Photo 11**



73410

**Photo 12**



**Photo 13**



73410

**Photo 14**



**Photo 15**



Notes

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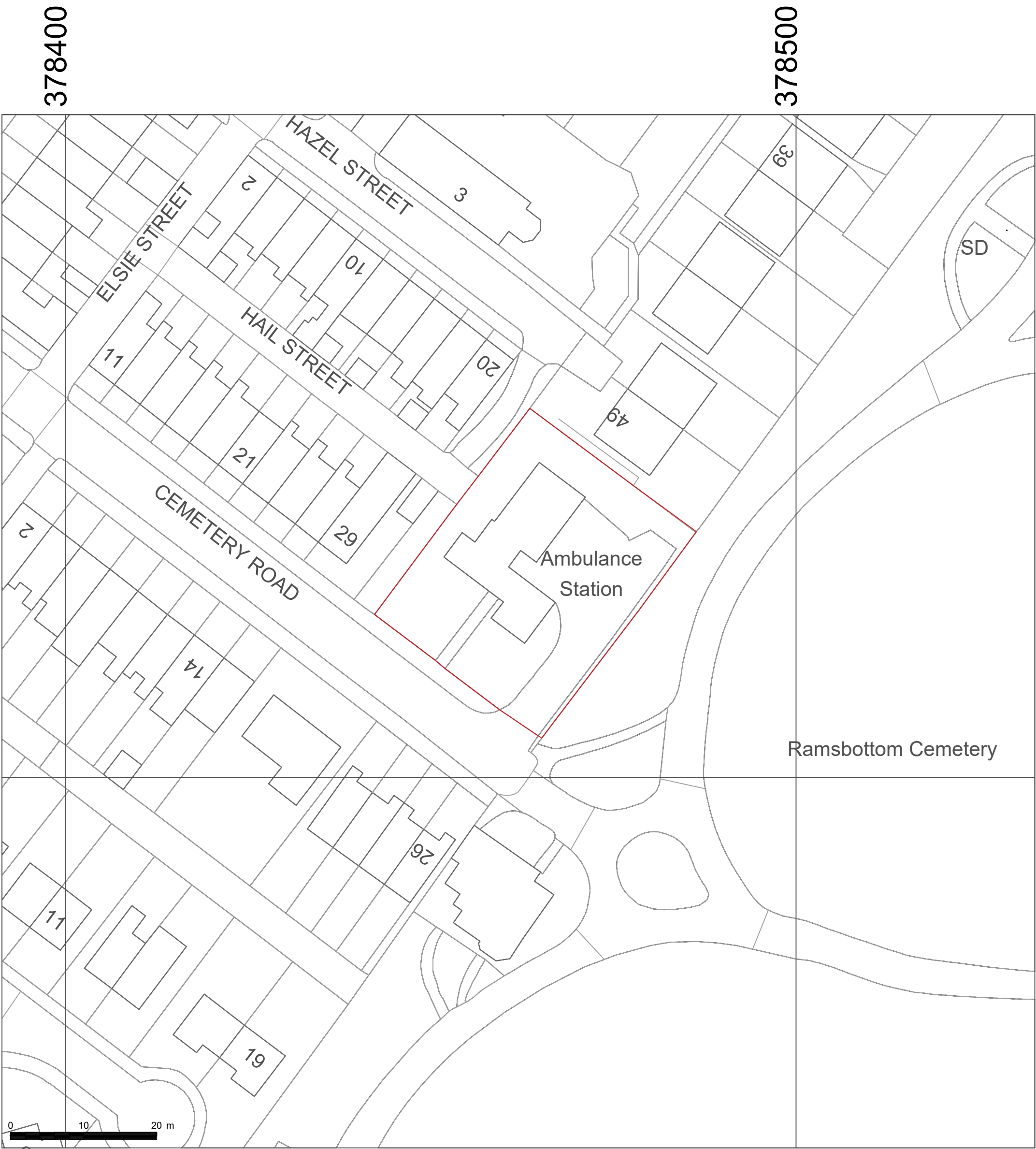
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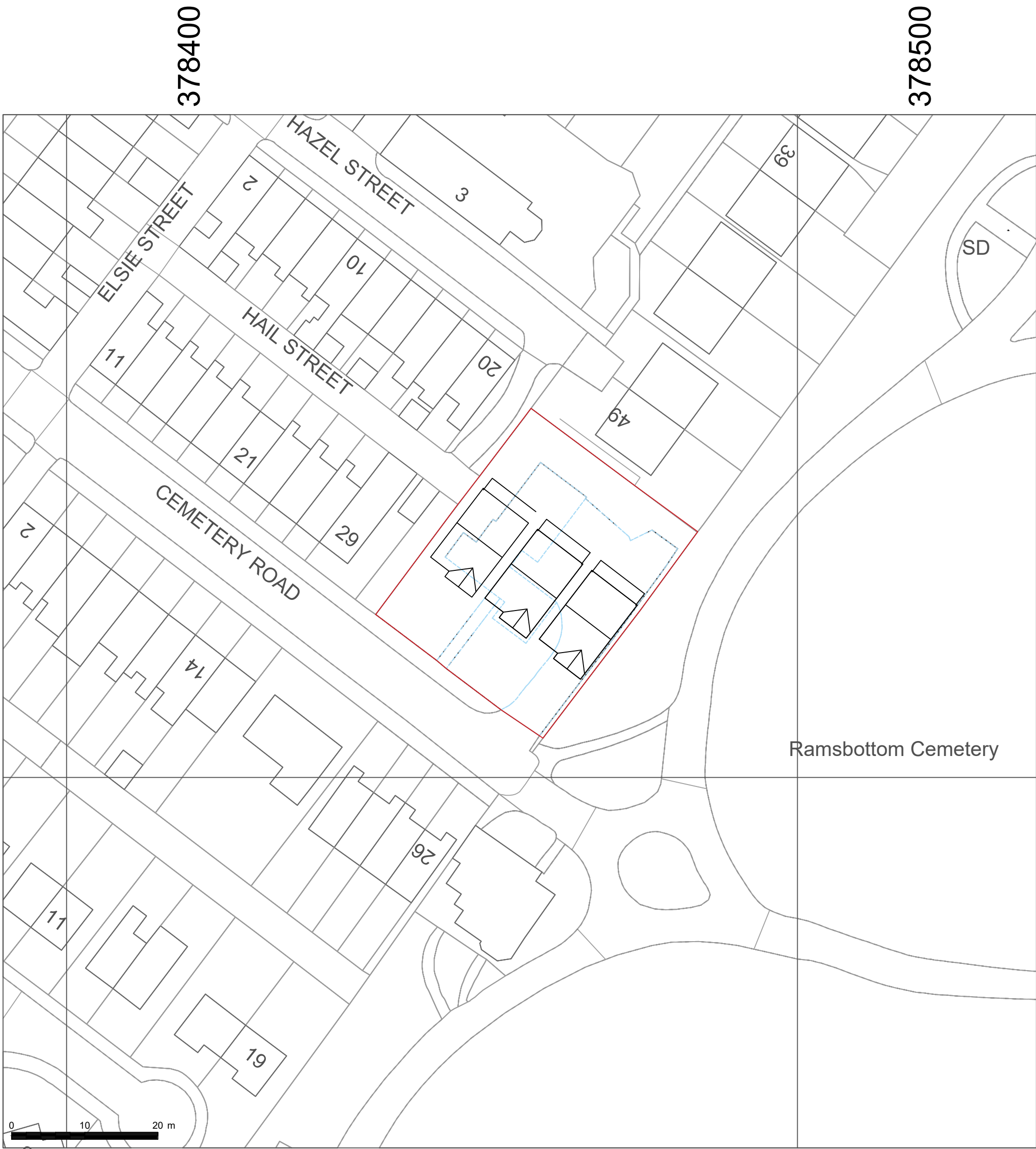
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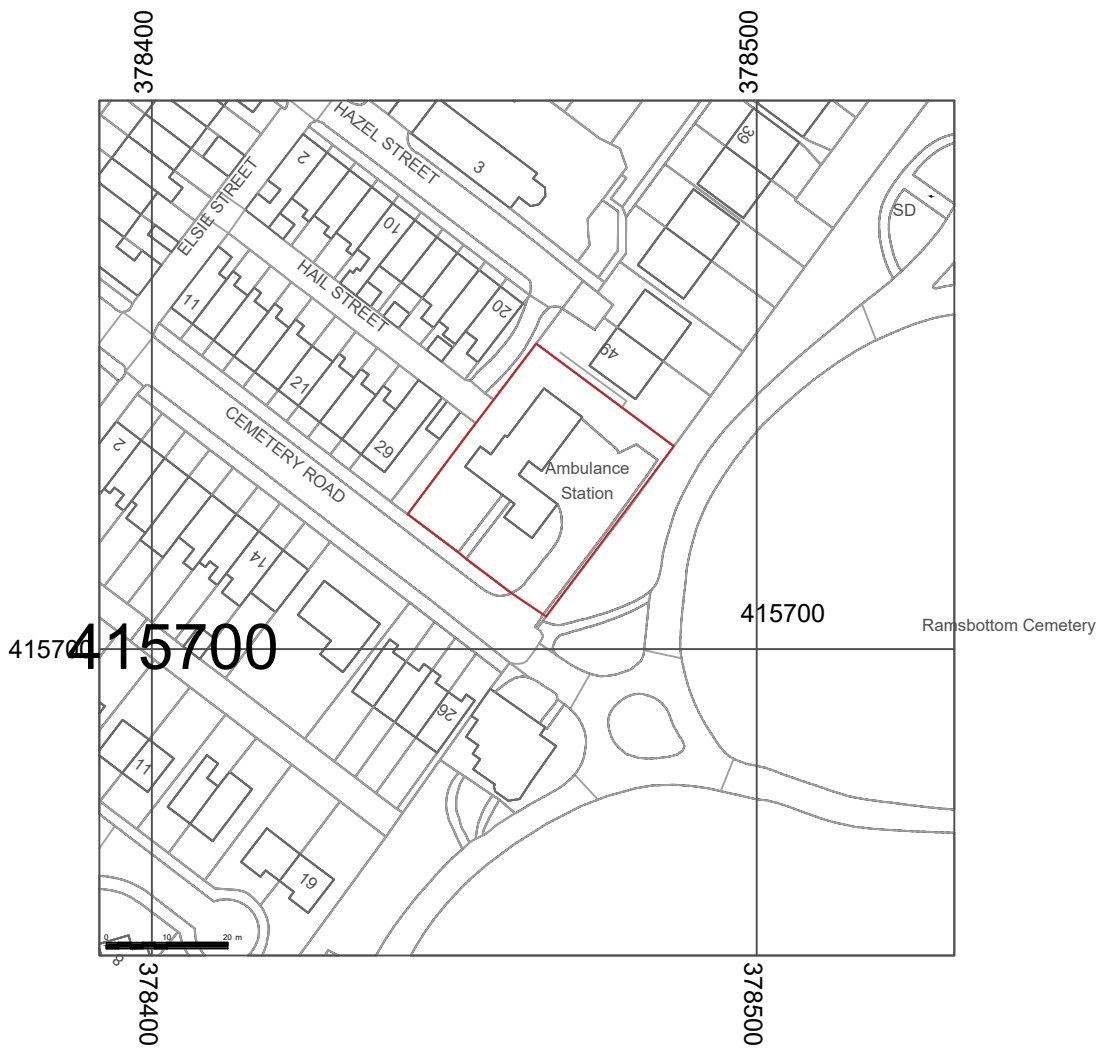
Existing Site Plan

1 : 500



Proposed Site Plan

1 : 500

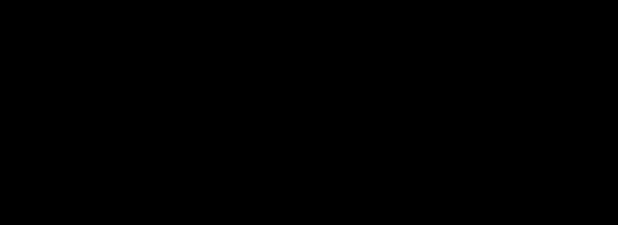


Location Plan

1 : 1250

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| N°       | DATE     | DESCRIPTION         |
| REVISION |          |                     |

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|-------------------------------------------------------|--------|----------|----------|------|---|
| CLIENT:<br>HOME PARK AVE LTD                          |        |          |          |      |   |
| CONTRACT:<br>FORMER AMBULANCE<br>STATION, CEMETARY RD |        |          |          |      |   |
| DRAWING TITLE:<br>LOCATION & SITE PLANS               |        |          |          |      |   |
| PROJECT N°:                                           | 25.372 | Dwg N°:  | 001      | Rev: | A |
| PLANNING:                                             | •      | SCALE:   | 1 / 500  |      |   |
| BUILDING REGS:                                        |        | DATE:    | 13.08.25 |      |   |
| TENDER:                                               |        | DRAWN:   | AG       |      |   |
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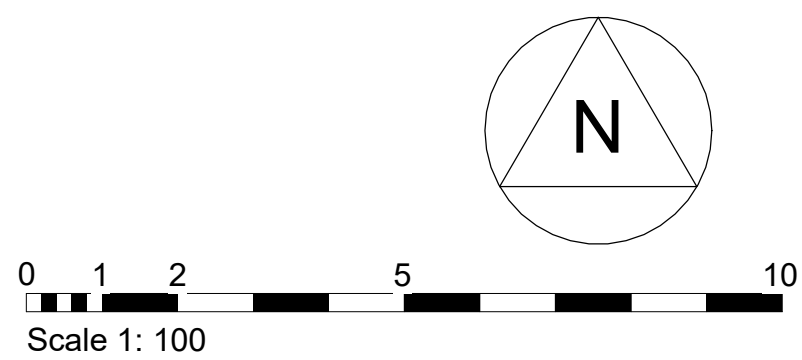


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PRIOR TO COMMENCEMENT.

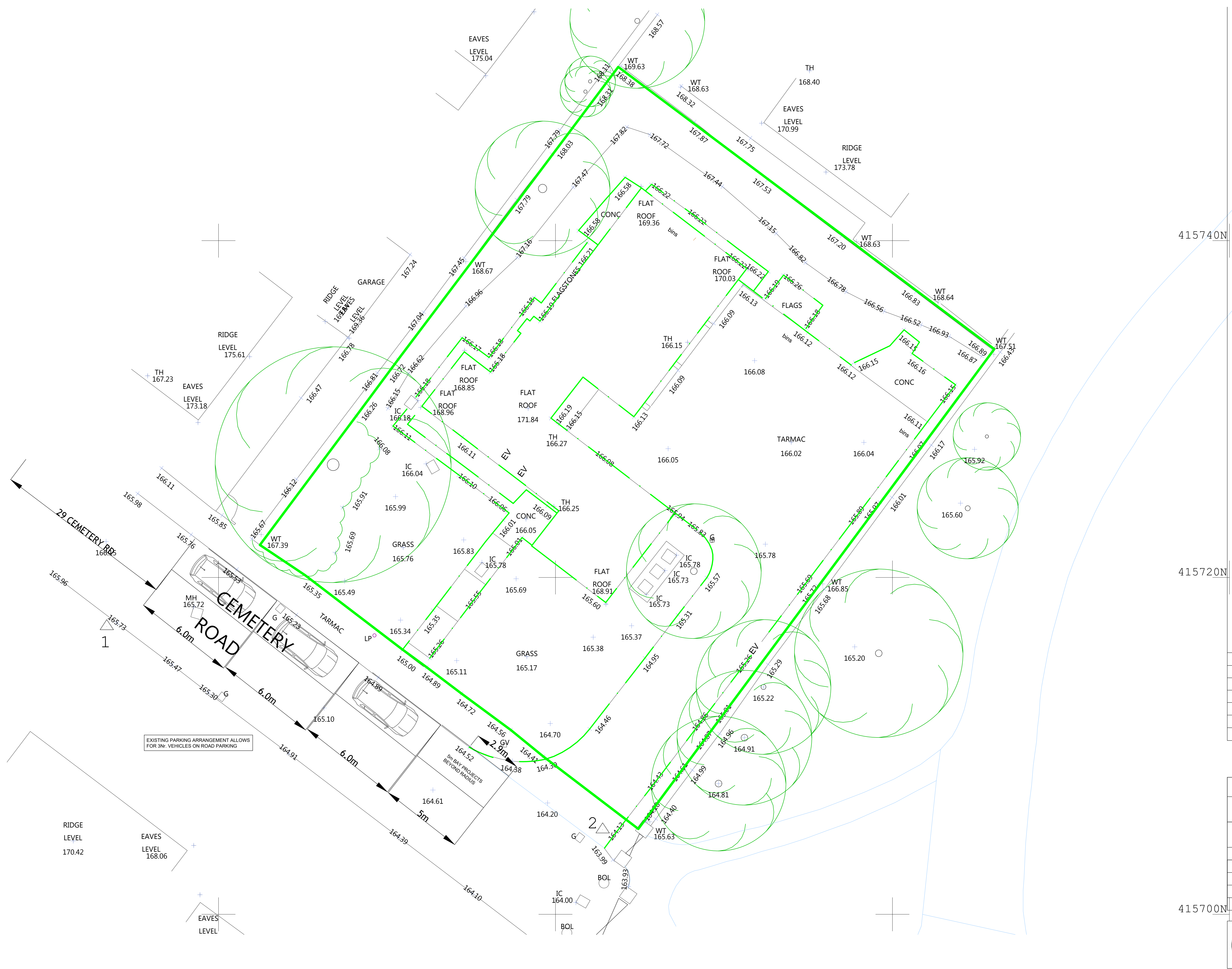
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| A        | 03.07.26 | RPA indicated to rear of plot 1 |
| N°       | DATE     | DESCRIPTION                     |
| REVISION |          |                                 |





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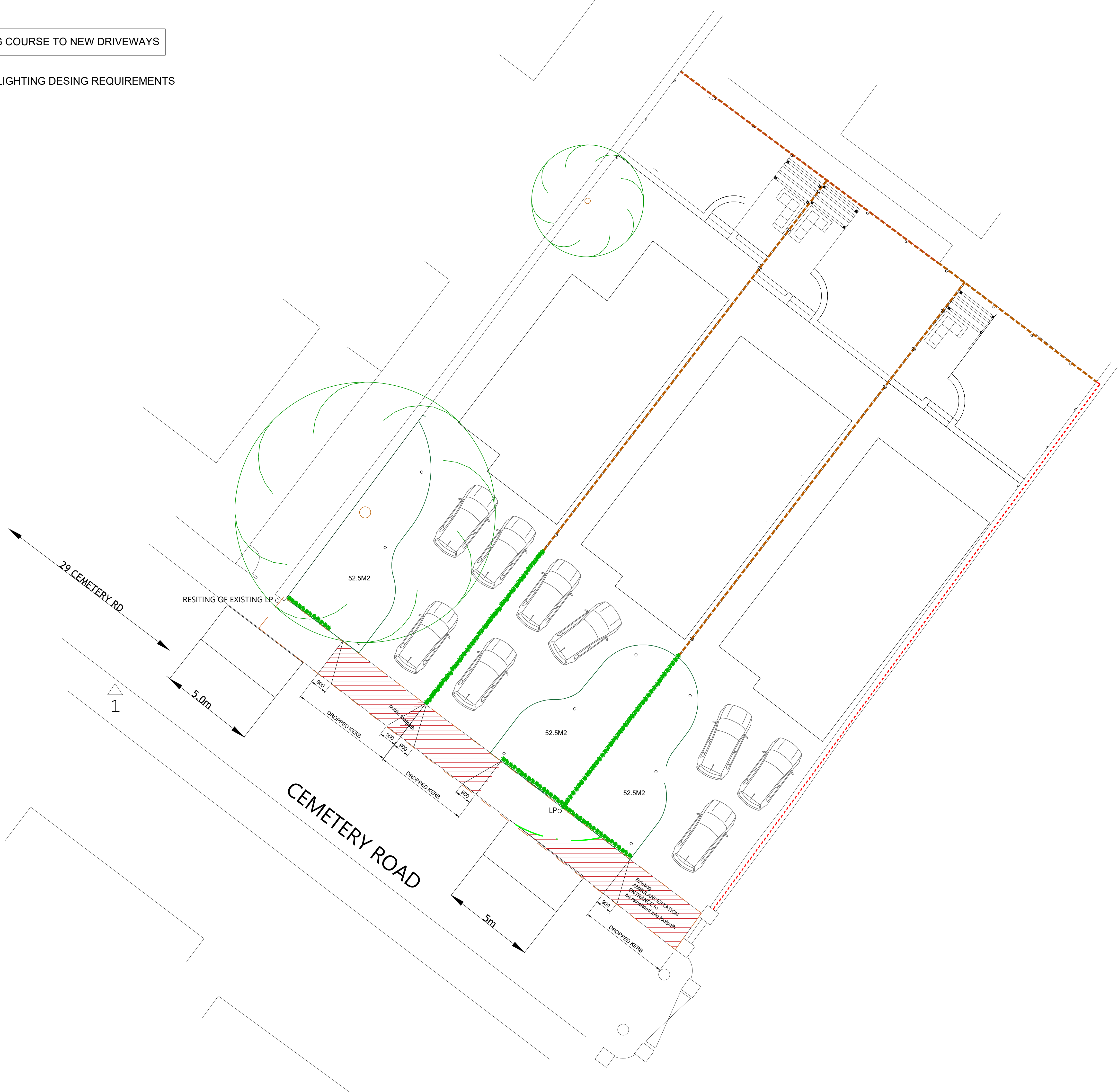
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| N°       | DATE     | DESCRIPTION         |
| REVISION |          |                     |

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| CLIENT:                                         |        |          |      |          |
| CONTRACT:                                       |        |          |      |          |
| DRAWING TITLE:<br>EXISTING PARKING ARRANGEMENTS |        |          |      |          |
| PROJECT N°:                                     | 25.372 | Drig N°: | H.01 | Rev: A   |
| PLANNING:                                       |        | SCALE:   |      | 1/100    |
| BUILDING REGS:                                  |        | DATE:    |      | 25.04.24 |
| TENDER:                                         |        | DRAWN:   |      | AG       |
| CONSTRUCTION:                                   |        | CHECKED: |      |          |



PERMEABLE WEARING COURSE TO NEW DRIVEWAYS

NEW LP SUBJECT TO LIGHTING DESING REQUIREMENTS



Notes

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NEW ADOPTABLE FOOTWAY  
CONSTRUCTION (SUBJECT  
TO SITE REVIEW)



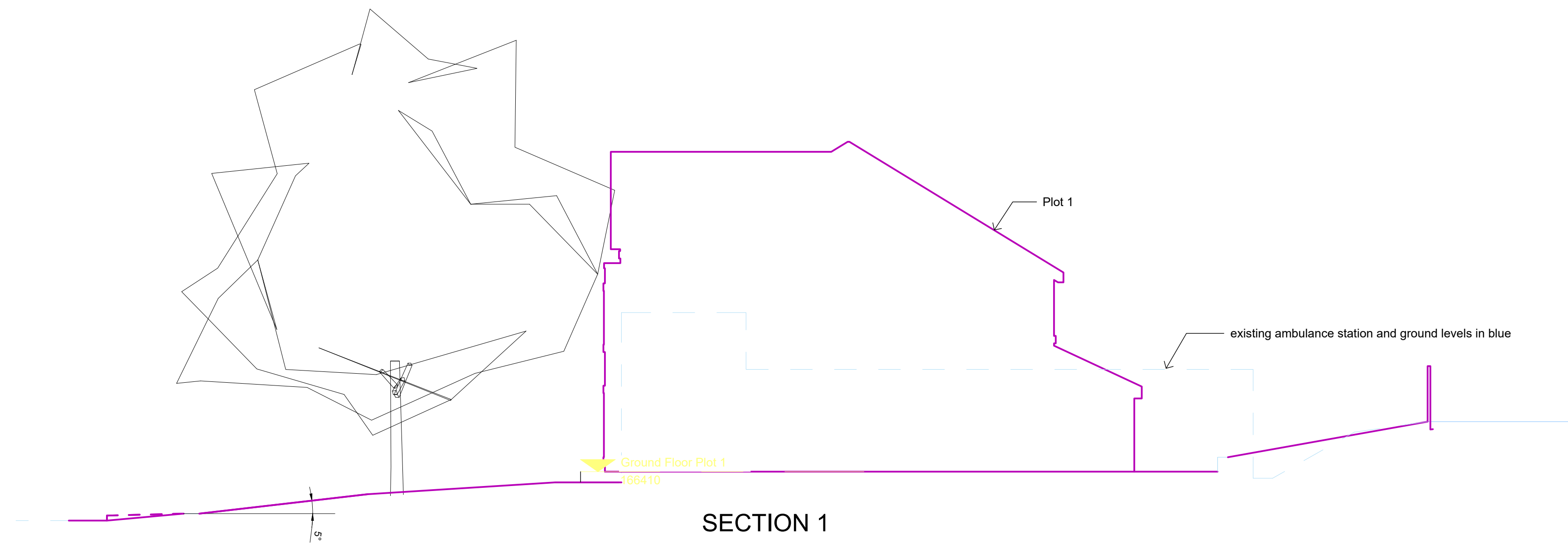
SECTION 278 HIGHWAY  
WORKS BOUNDARY

TOTAL - 936M2  
GRASS - 274M2  
DRIVE / PAVING / HOUSE  
FOOTPRINT - 662M2

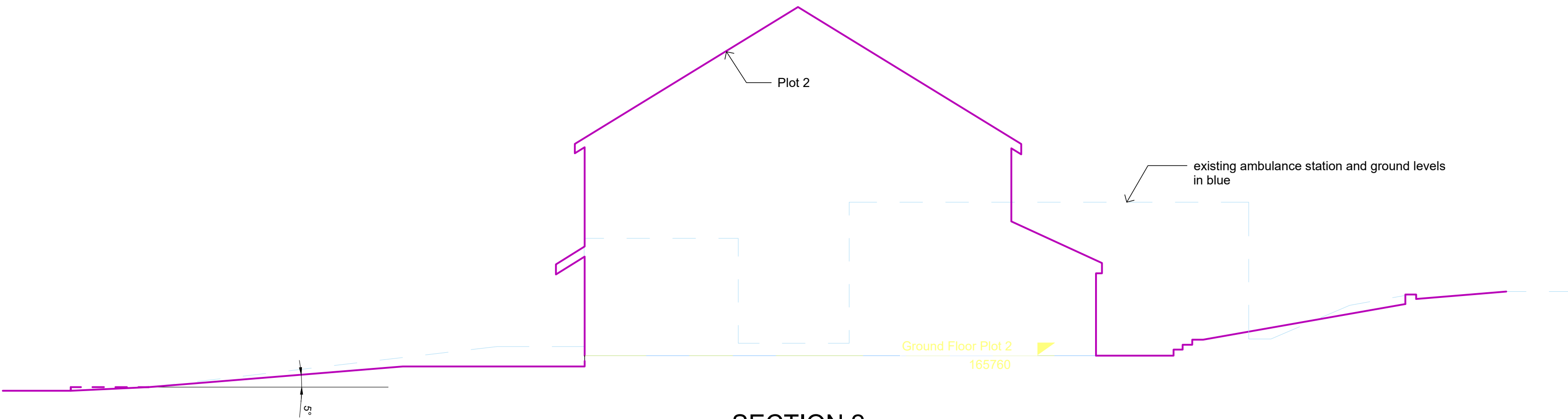
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| CLIENT:                                        |        |          |      |          |
| CONTRACT:                                      |        |          |      |          |
| DRAWING TITLE:<br>PROPOSED PARKIG ARRANGEMENTS |        |          |      |          |
| PROJECT N°:                                    | 25.372 | Drig N°: | H.02 | Rev: A   |
| PLANNING:                                      |        | SCALE:   |      | 1/100    |
| BUILDING REGS:                                 |        | DATE:    |      | 25.04.24 |
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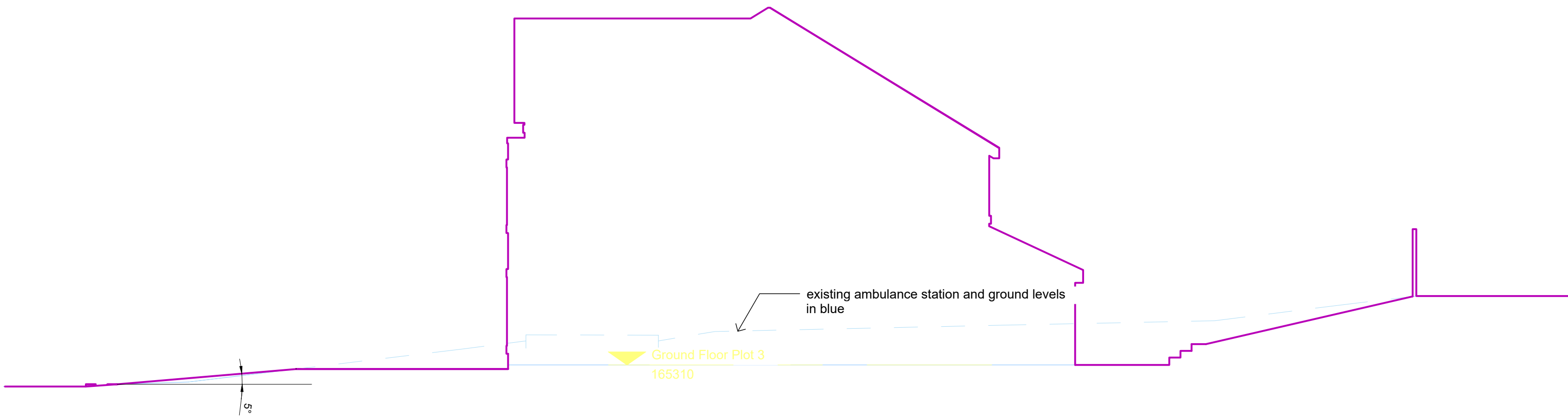




SECTION 1



SECTION 2

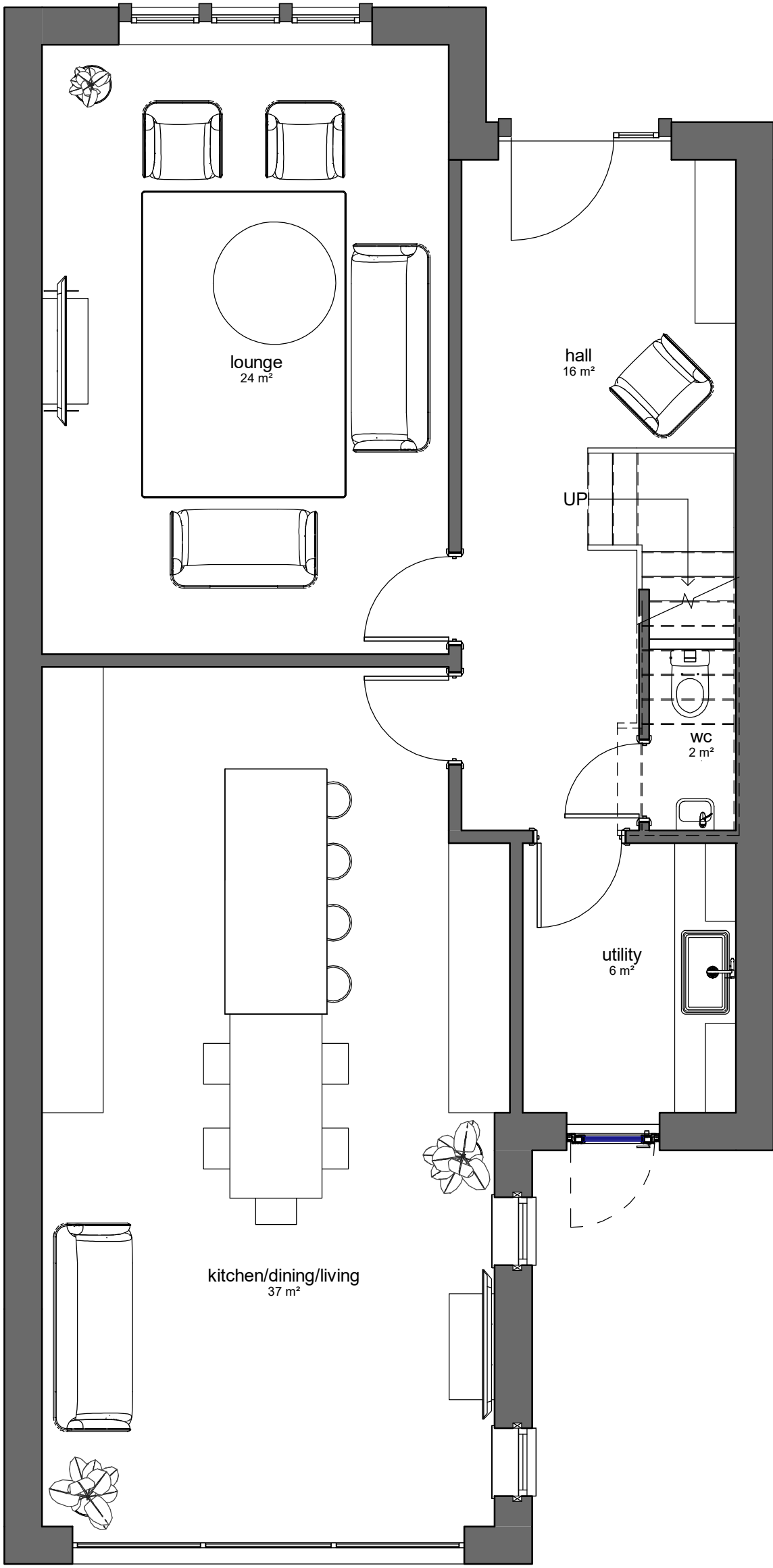


SECTION 3

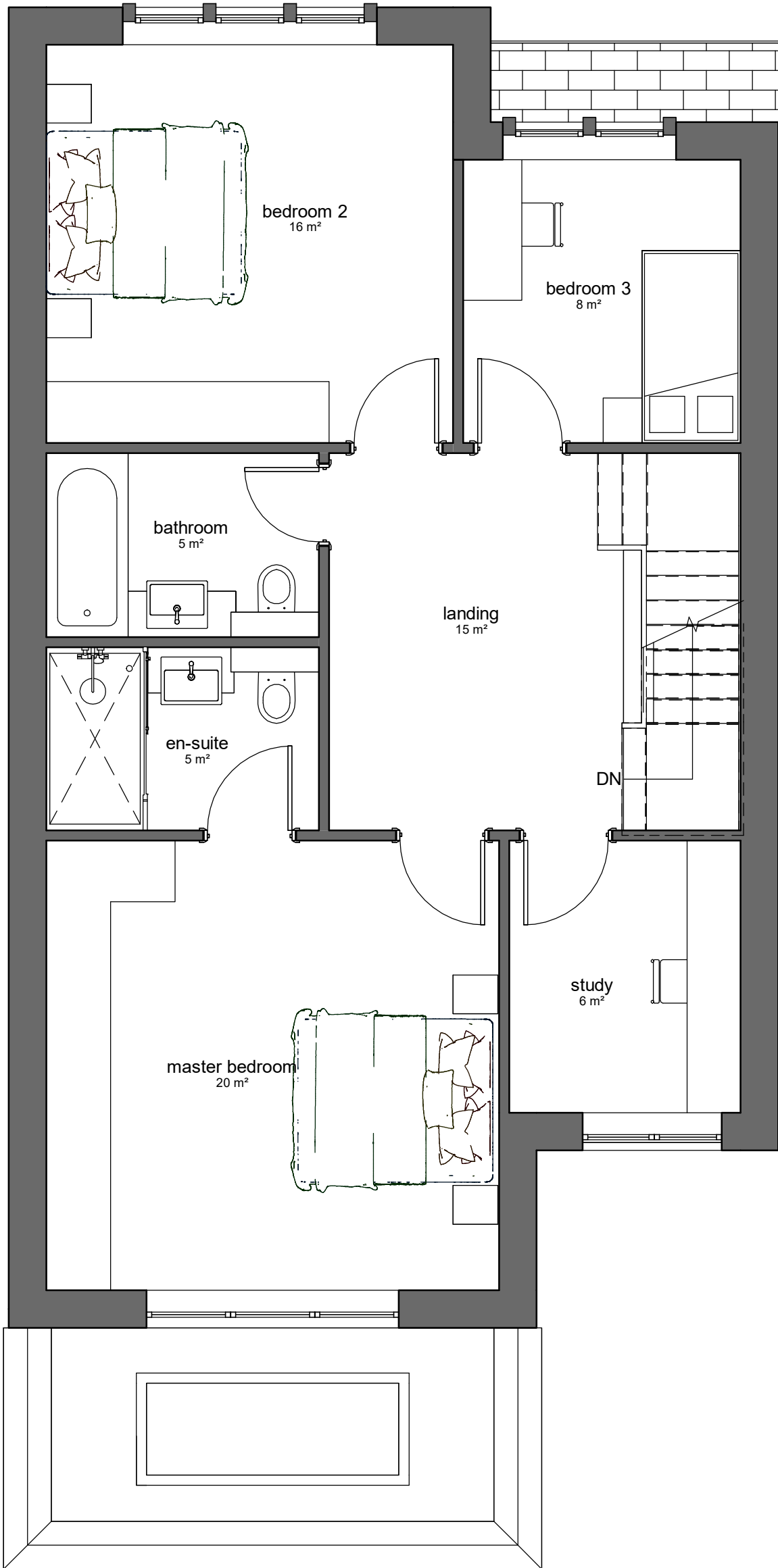
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| CLIENT:                             |        |          |          |      |   |
| CONTRACT:                           |        |          |          |      |   |
| DRAWING TITLE:<br>PROPOSED SECTIONS |        |          |          |      |   |
| PROJECT N°:                         | 25.372 | Drg N°:  | H.04     | Rev: | A |
| PLANNING:                           |        | SCALE:   | 1/100    |      |   |
| BUILDING REGS:                      |        | DATE:    | 25.04.24 |      |   |
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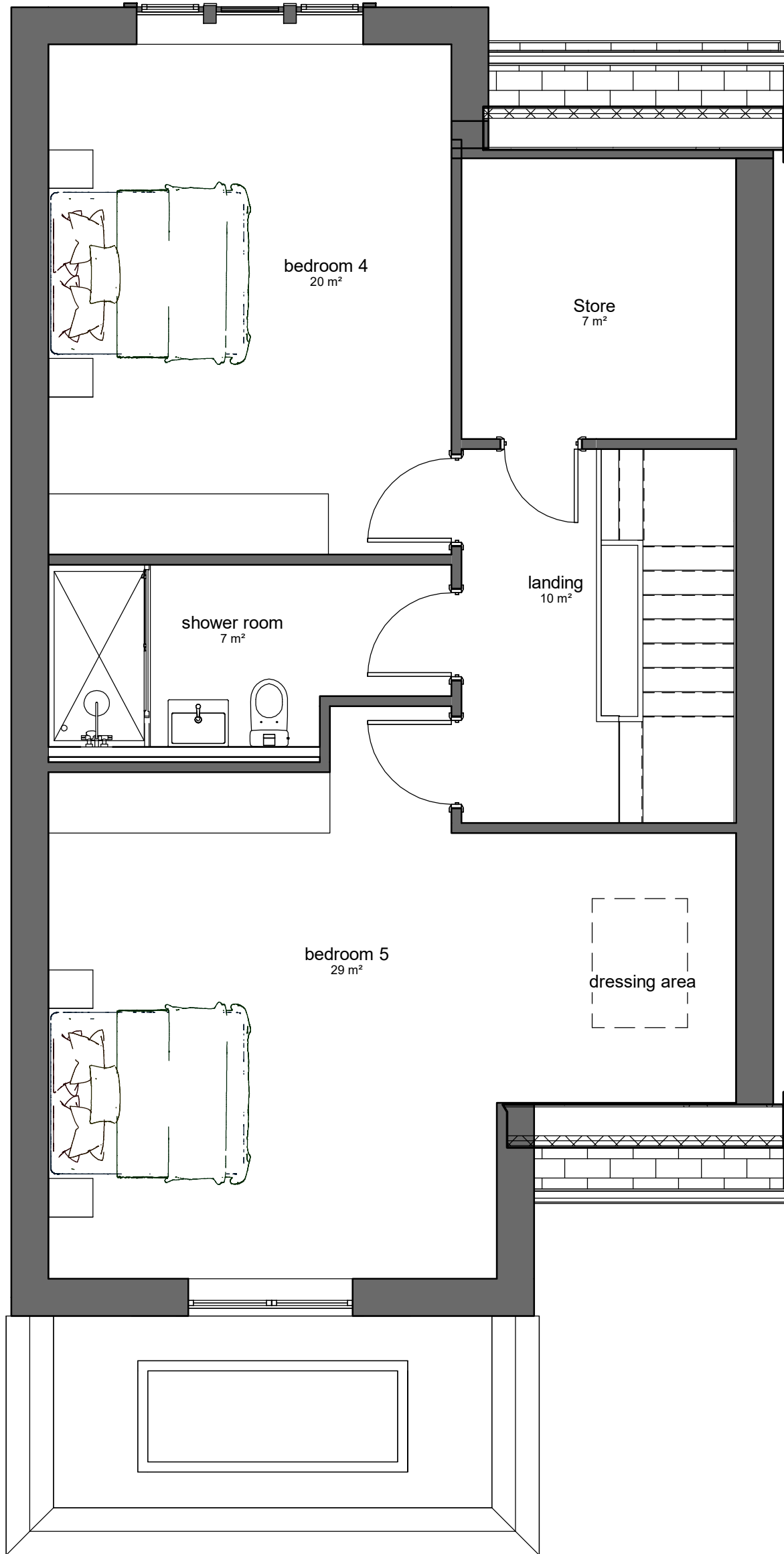




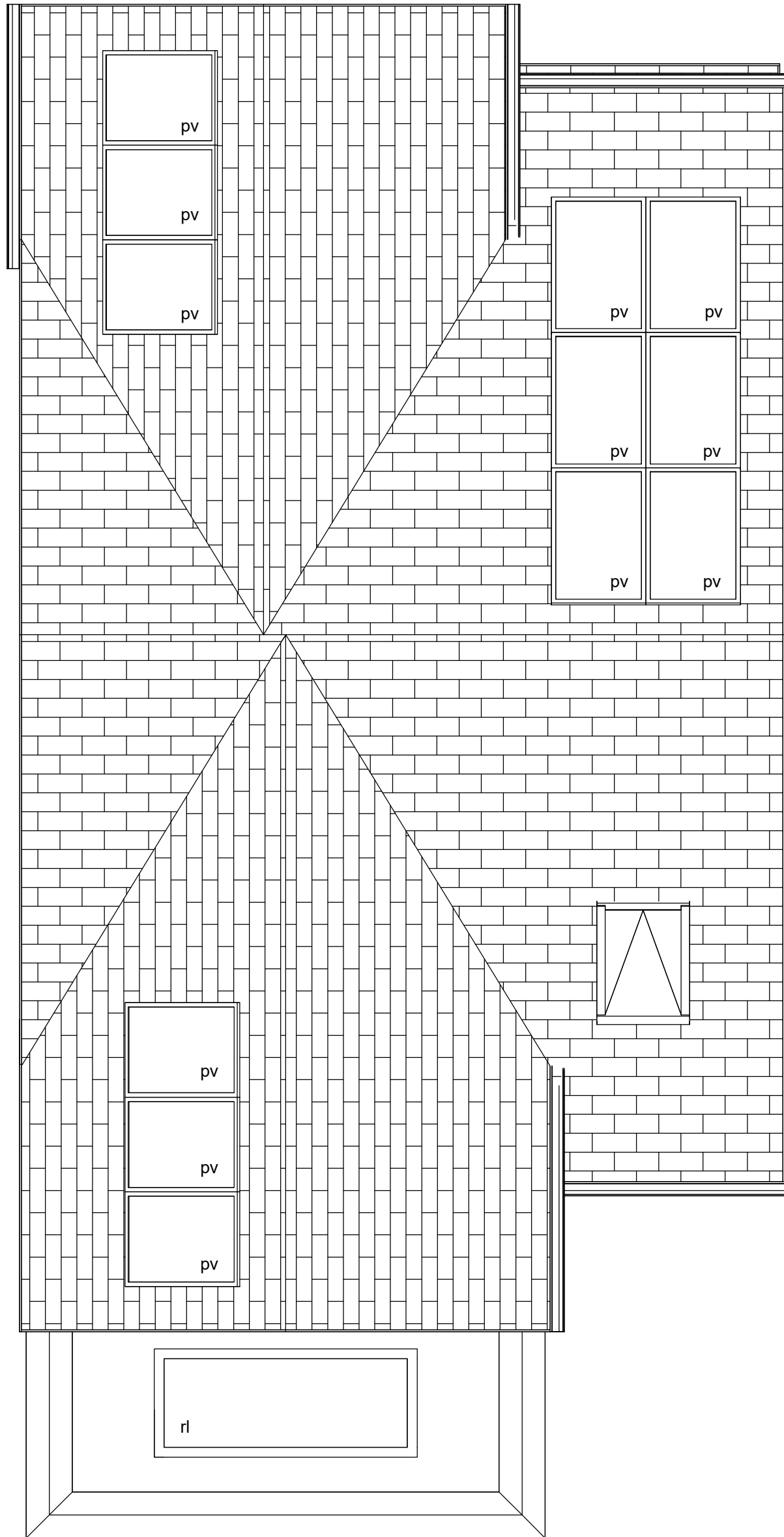
1 Ground Floor  
1 : 50



2 First Floor  
1 : 50



3 Second Floor  
1 : 50



4 Roof  
1 : 50

Notes

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| N°       | DATE     | DESCRIPTION    |
| REVISION |          |                |

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|-----------------------------------------------------------|--------|----------|-----|------|----------|
| CLIENT:<br>HOME PARK AVENUE LTD                           |        |          |     |      |          |
| CONTRACT:<br>FORMER AMBULANCE<br>STATION<br>CEMETARY ROAD |        |          |     |      |          |
| DRAWING TITLE:<br>PROPOSED PLANS - Plot 1                 |        |          |     |      |          |
| PROJECT N°:                                               | 25.372 | Drg N°:  | 201 | Rev: | A        |
| PLANNING:                                                 |        | SCALE:   |     |      | 1/50     |
| BUILDING REGS:                                            |        | DATE:    |     |      | 28.03.26 |
| TENDER:                                                   |        | DRAWN:   |     |      | AG       |
| CONSTRUCTION:                                             |        | CHECKED: |     |      |          |

Notes

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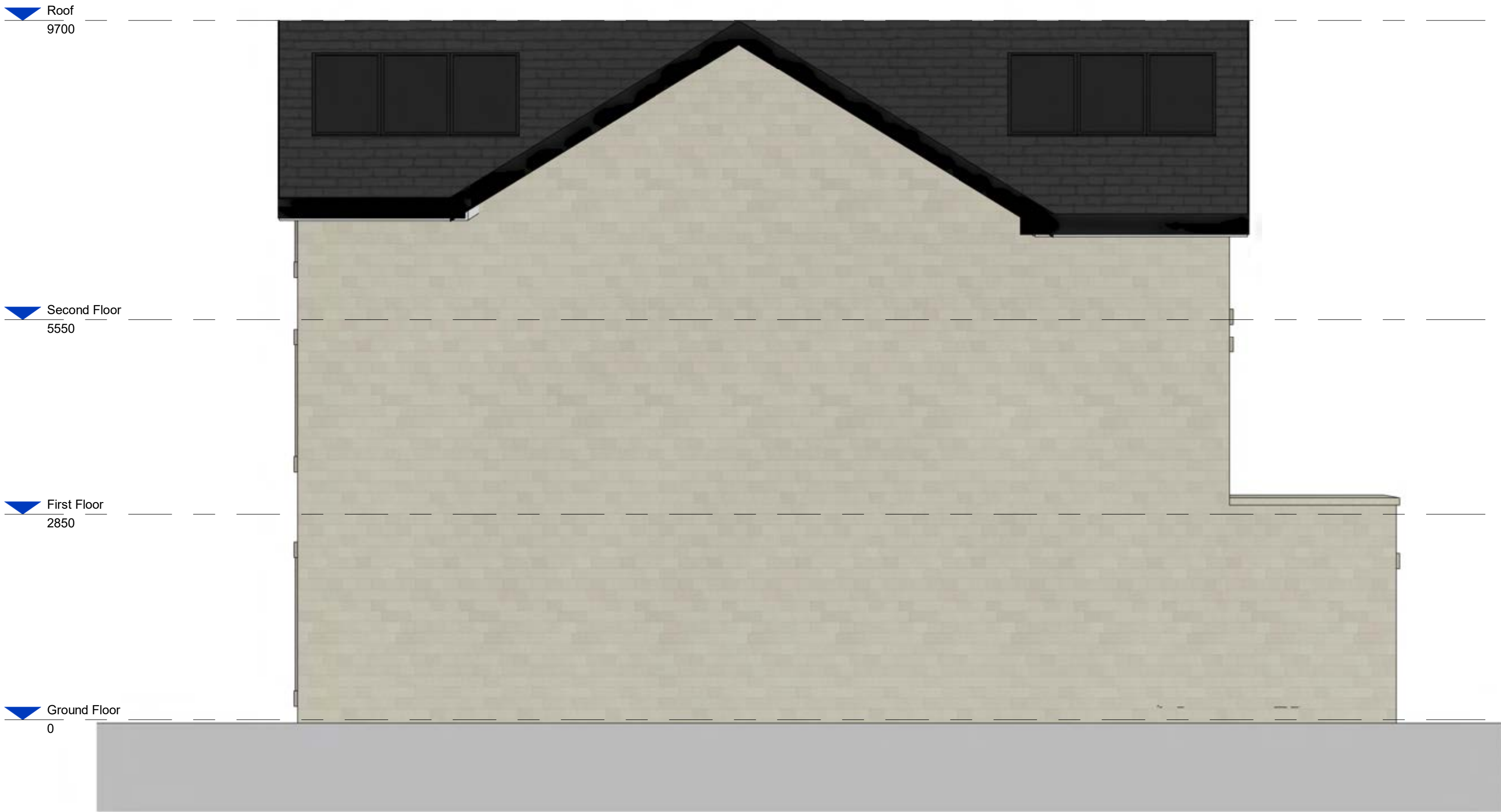
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1 Front Elevation  
1 : 50



4 Side 2  
1 : 50



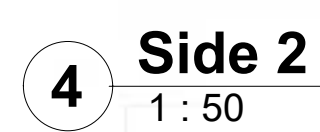
2 Rear Elevation  
1 : 50



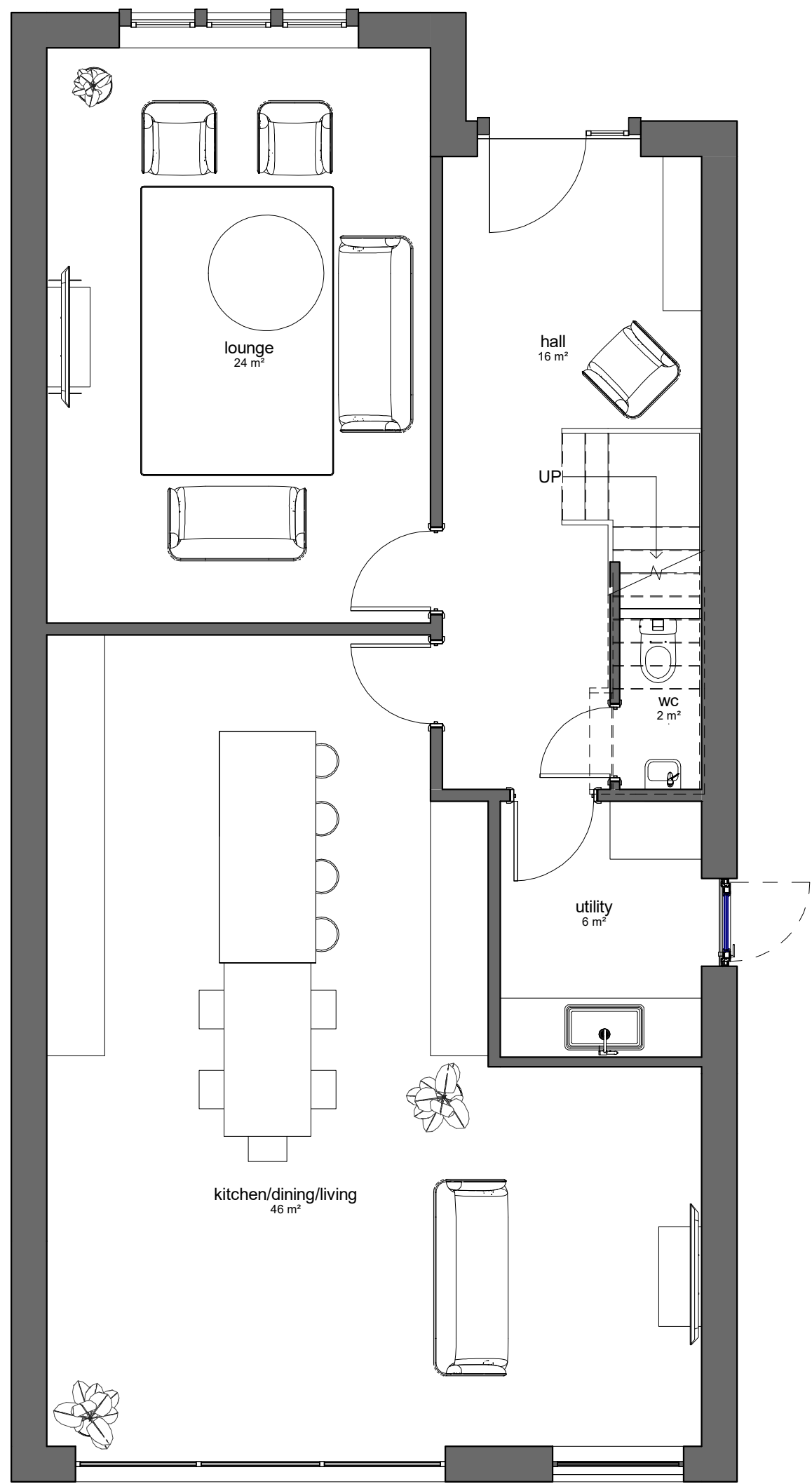
3 Side 1  
1 : 50

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| A        | 28.04.26 | AMENDED LAYOUT |
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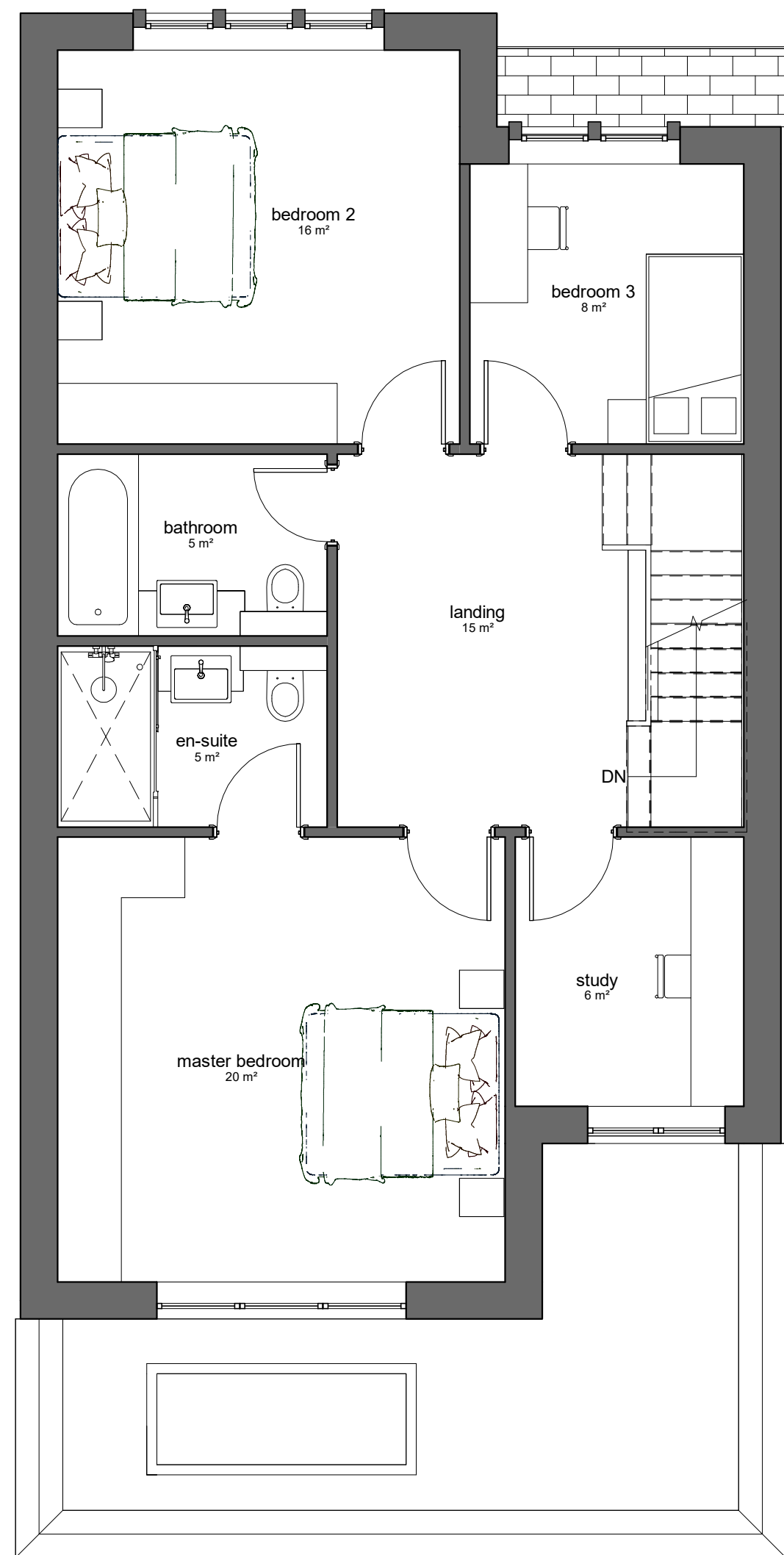
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| CLIENT:<br>HOME PARK AVENUE LTD                           |        |          |     |      |          |
| CONTRACT:<br>FORMER AMBULANCE<br>STATION<br>CEMETARY ROAD |        |          |     |      |          |
| DRAWING TITLE:<br>PROPOSED ELEVATIONS - PLOT 1            |        |          |     |      |          |
| PROJECT N°:                                               | 25.372 | Drg N°:  | 202 | Rev: | A        |
| PLANNING:                                                 |        | SCALE:   |     |      | 1/50     |
| BUILDING REGS:                                            |        | DATE:    |     |      | 28.03.26 |
| TENDER:                                                   |        | DRAWN:   |     |      | AG       |
| CONSTRUCTION:                                             |        | CHECKED: |     |      |          |



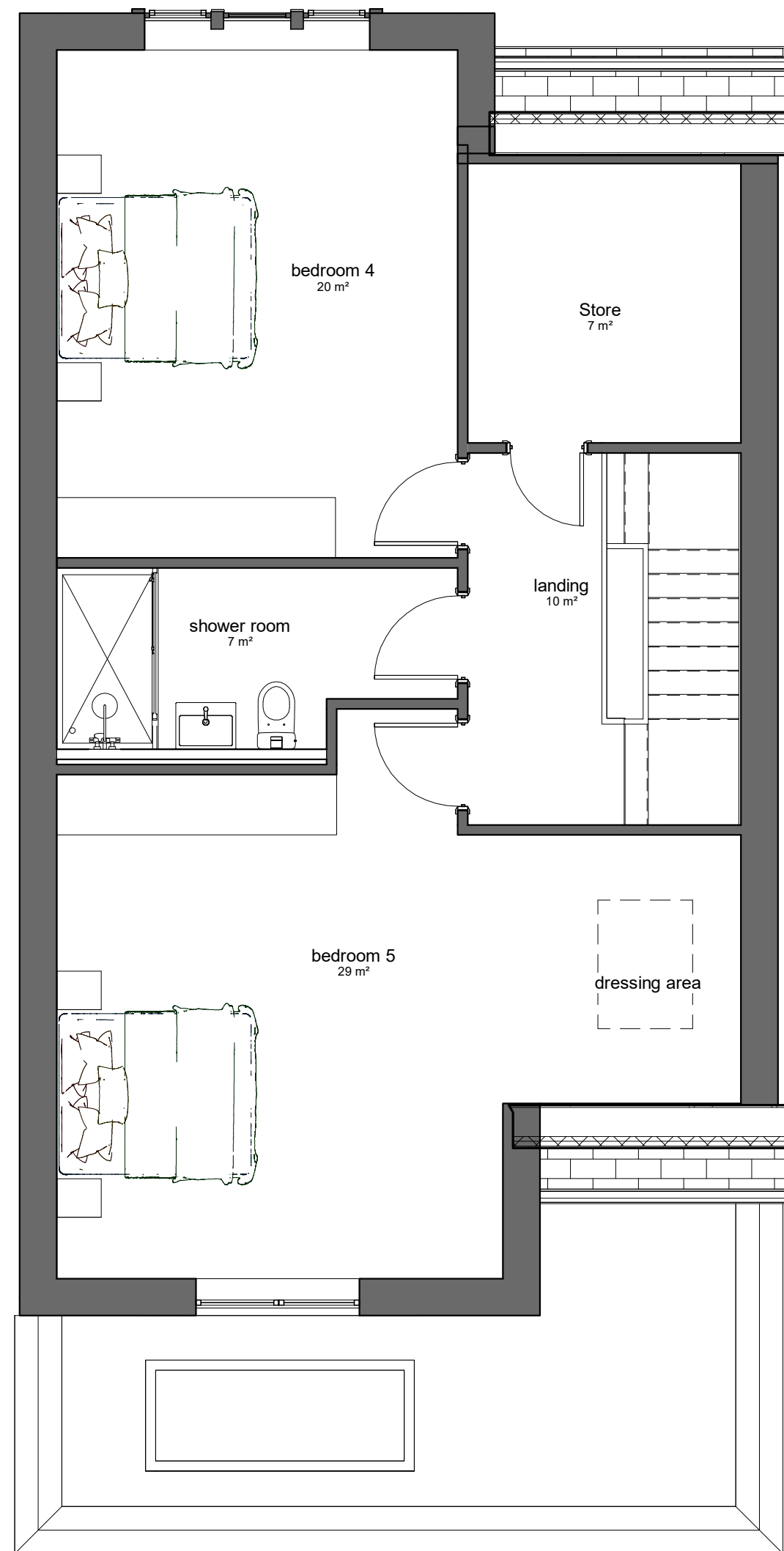
|                                                                 |        |          |          |
|-----------------------------------------------------------------|--------|----------|----------|
| CLIENT:<br>HOME PARK AVENUE LTD                                 |        |          |          |
| CONTRACT:<br>FORMER AMBULANCE<br>STATION<br>CEMETARY ROAD       |        |          |          |
| DRAWING TITLE:<br>PROPOSED ELEVATIONS - OPTION 2B (Plots 2 & 3) |        |          |          |
| PROJECT N°:                                                     | 25.372 | Drg N°:  | 302      |
|                                                                 |        | Rev:     |          |
| PLANNING:                                                       |        | SCALE:   | 1/50     |
| BUILDING REGS:                                                  |        | DATE:    | 28.03.26 |
| TENDER:                                                         |        | DRAWN:   | AG       |
| CONSTRUCTION:                                                   |        | CHECKED: |          |



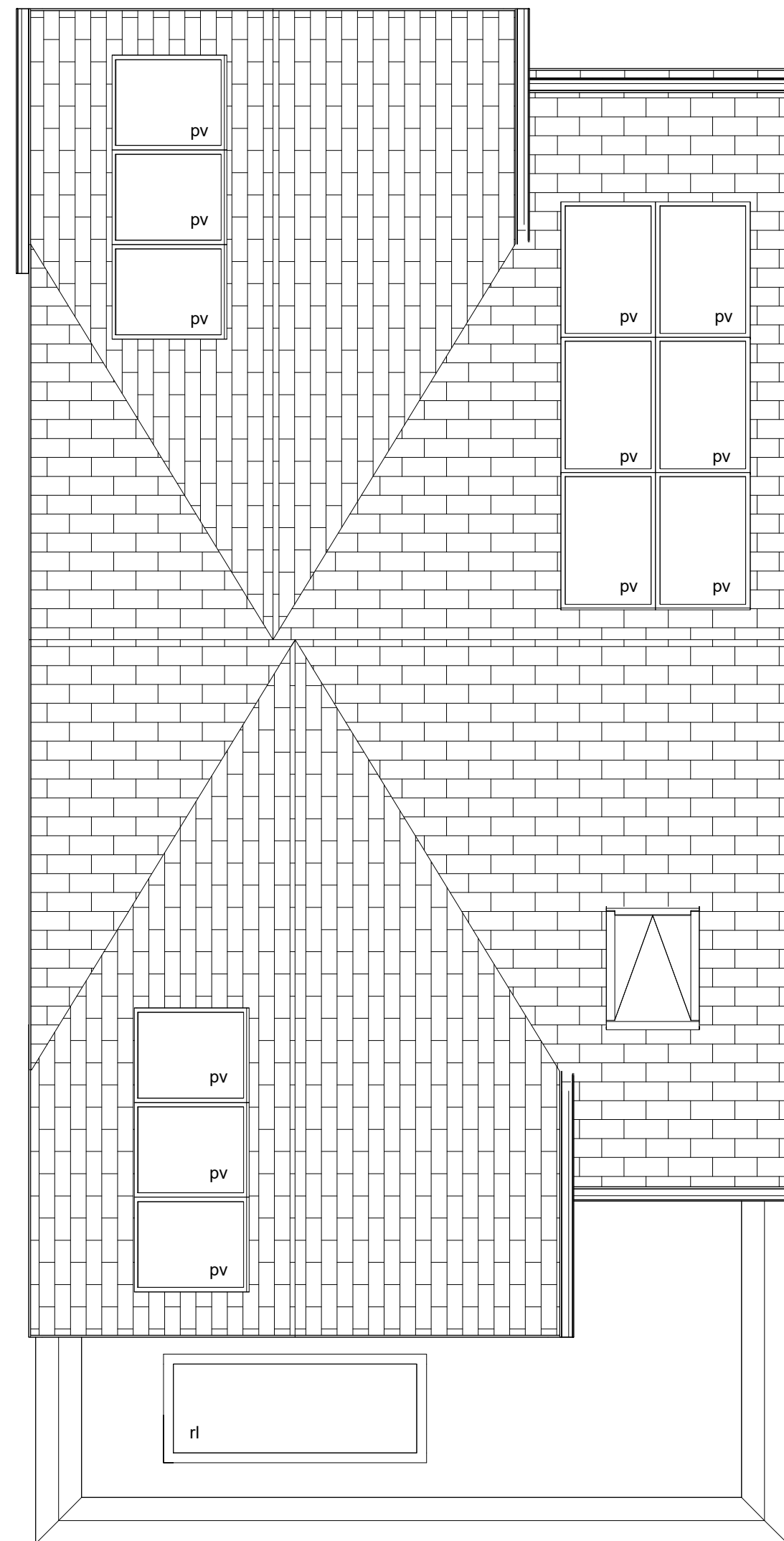
1 **Ground Floor**  
1 : 50



2 **First Floor**  
1 : 50



3 **Second Floor**  
1 : 50



4 **Roof**  
1 : 50

**Notes**

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT HDB, ARCHITECTS, SERVICE ENGINEERS AND SUBCONTRACTOR DRAWINGS.

REVIEW ALL DRAWINGS AND REPORT ANY DISCREPANCIES TO HDB PRIOR TO COMMENCEMENT.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS AND LEVELS INCLUDING ANY ABUTMENT TO EXISTING STRUCTURES TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT.

WORK FROM FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM THIS DRAWING.

ALL DIMENSIONS IN MILLIMETRES AND LEVELS IN METRES. TO BE CHECKED ON SITE.

NO DEVIATION FROM DETAILS SHOWN ON THIS DRAWING IS ALLOWED WITHOUT HDB PRIOR PERMISSION IN WRITING.

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT SPECIFICATIONS ISSUED BY HDB, BRITISH STANDARD CODES OF PRACTICE, STATUTORY REQUIREMENTS AND THE CONTRACT DOCUMENTS.

|          |          |                              |
|----------|----------|------------------------------|
|          |          |                              |
|          |          |                              |
|          |          |                              |
|          |          |                              |
| A        | 29.04.26 | GROUND FLOOR WINDOWS AMENDED |
| N°       | DATE     | DESCRIPTION                  |
| REVISION |          |                              |

|                                                        |        |          |            |
|--------------------------------------------------------|--------|----------|------------|
| CLIENT:<br>HOME PARK AVENUE LTD                        |        |          |            |
| CONTRACT:<br>FORMER AMBULANCE STATION<br>CEMETARY ROAD |        |          |            |
| DRAWING TITLE:<br>PROPOSED PLANS - (Plots 2 & 3)       |        |          |            |
| PROJECT N°:                                            | 25.372 | Dwg N°:  | 301 Rev: A |
| PLANNING:                                              |        | SCALE:   | 1/50       |
| BUILDING REGS:                                         |        | DATE:    | 29.03.26   |
| TENDER:                                                |        | DRAWN:   | AG         |
| CONSTRUCTION:                                          |        | CHECKED: |            |



Notes

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT HDB, ARCHITECTS, SERVICE ENGINEERS AND SUBCONTRACTOR DRAWINGS.

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1 Front Street Elevation  
1 : 100



2 Rear Street Elevation  
1 : 100

|          |      |             |
|----------|------|-------------|
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |
| N°       | DATE | DESCRIPTION |
| REVISION |      |             |

|                                                           |        |          |     |          |  |
|-----------------------------------------------------------|--------|----------|-----|----------|--|
| CLIENT:<br>HOME PARK AVENUE LTD                           |        |          |     |          |  |
| CONTRACT:<br>FORMER AMBULANCE<br>STATION<br>CEMETARY ROAD |        |          |     |          |  |
| DRAWING TITLE:<br>PROPOSED STREET SCENE                   |        |          |     |          |  |
| PROJECT N°:                                               | 25.372 | Drg N°:  | 206 | Rev:     |  |
| PLANNING:                                                 |        | SCALE:   |     | 1/50     |  |
| BUILDING REGS:                                            |        | DATE:    |     | 28.04.26 |  |
| TENDER:                                                   |        | DRAWN:   |     | AG       |  |
| CONSTRUCTION:                                             |        | CHECKED: |     |          |  |