

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

17 February 2015

SUPPLEMENTARY INFORMATION

Item:01 Land off Roach Bank Road, Bury, BL9 8RQ Application No. 58223
Outline planning application for B2 and B8 development with all matters reserved except for access

Conditions.

Condition 18 amended to read:

Notwithstanding the details indicated on approved plan references B8254 F003 Revision D and 141001/01 Revision B, full details of the following highway aspects shall be submitted at first reserved matters application stage:

- proposed means of access to the site from Roach Bank Road and the junction of Pilsworth Way with Roach Bank Road to an industrial specification to be agreed, including all necessary remedial works, replacement/alteration of any affected street lighting, road markings and highway drainage and implementation of any necessary traffic regulation orders;
- emergency access route/arrangements to a width, specification and position agreed with Greater Manchester Fire & Rescue Service;
- proposed internal road layout incorporating, if necessary, the emergency access route/arrangements agreed with Greater Manchester Fire & Rescue Service;
- details of fire hydrant provision including size and location.

The details subsequently approved shall be implemented in accordance with the approved details and be available for use before the development is first occupied.
Reason - To ensure good highway design and to secure the satisfactory development of the site in terms of highway safety pursuant to EC3/1 - Measures to Improve Industrial Areas and EC6/1 - Assessing New Business, Industrial and Commercial Development.

Item:02 169 Bury New Road, Whitefield, Manchester, M45 6AB Application No. 58227

Change of use from educational (Class D1) to offices (Class B1a)

Nothing further to report

Item:03 Irwell Works Brewery, Irwell Street, Ramsbottom, Bury, BL0 9YQ
Application No. 58301

BREWERY painted in white letters on brewery roof (retrospective)

Consultations

Greater Manchester Conservation Officers Group - The response is supportive given it represents a simple and traditional form of signage on industrial buildings.

Item:04 36 Bury Old Road, Prestwich, Manchester, M25 0FT Application No. 58311

Change of use from dwellinghouse (Class C3) to place of worship (Class D1) (retrospective)

Nothing further to report

Item:05 Land off Lower Kirklees Street, Tottington, Bury, BL8 3NS Application No. 58312

Retention of stables block

Amend Conditions

4. Within 4 weeks from the date of this decision, a scheme for surface water drainage and provision of the proposed midden enclosure shall be submitted to the Local Planning Authority for approval. The scheme shall include:-

- a. Proposals for the surface water drainage for the existing stables and proposed built midden enclosure;
- b. An assessment of potential SuDS options for surface water drainage and arrangements to deal with run-off from areas containing manure or other contaminants;
- c. A timetable for the removal of the existing manure/muck heap and construction and implementation of the proposed midden enclosure.

The approved scheme shall be carried out and completed in accordance with the approved timetable. If no scheme in accordance with this condition is approved within 3 months of the date of this decision, the occupation of the stables shall cease until such time as a scheme approved by the local authority is approved and implemented.

Reason. To prevent pollution of controlled water for potential contamination on site pursuant to Chapter 11 - Conserving and enhancing the Natural Environment.

5. The midden enclosure hereby approved and implemented in accordance with condition 4 shall thereafter be permanently retained and made available for use.

Reason To ensure there is provision for animal waste bi-products in the interests of safeguarding the environmental from pollutants pursuant to Bury Unitary Development Plan Policy EN7 – Pollution Control and Chapter 11- Conserving and enhancing the natural environment of the NPPF.