

**BURY COUNCIL**  
**DEPARTMENT FOR RESOURCES AND REGULATION**  
**PLANNING SERVICES**

**PLANNING CONTROL COMMITTEE**

**27 October 2015**

**SUPPLEMENTARY INFORMATION**

**Item:01 Site of former Fishpool County Infants School, Parkhills Road, Bury, BL9 9AP Application No. 58866**  
Residential development - 8 no. dwellings

The proposed site plan is attached.

**Item:02 Site of Hartshead Works, Deal Street, Bury, BL9 7PU Application No. 58985**  
Demolition of existing buildings and residential development comprising 39 no. dwellings (15 no. houses and 24 no. apartments), new access from Deal Street, carparking and landscaping

#### **Conditions**

Condition 2 amended to read:

This decision relates to drawings numbered DealSt/LOC; DEALST/SLAB Rev A; DealSt/SK02 Rev D; DealSt/Boundary Rev B; DealSt/Materials Rev A; Deal St/Streetscenes Rev A; DealSt/Apt 16-39; DealSt/2B4P 70/01; DealSt/2B4P 70/02; DealSt/Wall/1; DealSt/Wall/2.1; DealSt/Railings/0.9; DealSt/Fence/CB1.8; DealSt/Railings/1.2; DealSt/Fence/1.5; DealSt/Fence/1.8; Topographical Survey MCI.TS.58; Design and Access Statement July 2015; Planning Statement July 2015; Preliminary Ecological Appraisal July 2015 UES01542/01; Bat Presence/Absence Survey 13th October 2015 UES01542/02; Crime Impact Statement Version A July 2015; Preliminary Investigation Summary Report STM3193NM-P01 Revision 0 June 2015 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 listed.

**Item:03 116 Bury New Road, Whitefield, Manchester, M45 6AD Application No. 59051**

Retrospective application for change of use of part of ground floor from offices (A2) to taxi booking office (Sui Generis)

Nothing further to report.

**Item:04 Bury Art Gallery, Moss Street, Bury, BL9 0DF Application No. 59111**

Listed building consent to extend the temporary consent for sculptures installed in the alcoves at the front of the sculpture centre and library entrance to 5 years

The conditions were numbered incorrectly and condition 4 should be number 3:

3. When the artwork is removed after a period of 3 years from the date of the decision, the works hereby permitted shall be reversed and the building shall as far as practicable be restored to the condition in which it was immediately prior to the carrying out of the permitted works. The details of the reversal works shall be submitted and approved in writing and only the approved works shall be carried out.

Reason. In order to preserve features of special architectural or historical interest and

as provided for under Section 17(1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**Item:05 Site of former Whittaker House, Parsonage Street/Whittaker Street, Radcliffe, Manchester, M26 2TD Application No. 59193**

Erection of two storey residential building comprising 6 no. supported living apartments (Class C3)

**Consultations**

**Traffic Section** - No objections, subject to the inclusion of conditions relating to turning facilities, bin store, car parking and measures to prevent mud from passing onto the highway.

Conditions 7 and 8 from the main report deal with the bin store and car parking respectively. Condition 9 is a duplicate of condition 6 and should be replaced by a condition relating to turning facilities and condition 11 should be added in relation to measures to prevent mud from passing onto the highway:

9. The turning facilities indicated on approved plan reference AL-90-002 Revision P1 shall be provided before the development is brought into use/first occupied and shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan;

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development

Policy EN1/2 - Townscape and Built Design.

11. Before the development is commenced, details shall be submitted to and approved by the Local Planning Authority to cover measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved details shall be implemented and maintained thereafter during the period of construction.

Reason. - To ensure that the adopted highways are kept free of deposited material from the ground works operations pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

**Item:06 111 Bury Old Road, Prestwich, Manchester, M25 0EQ Application No. 59202**

Single storey extension at side; Two storey extension at rear; Entrance porch at front/side; External works and 2 no. additional parking spaces

A revised site plan was submitted, which indicates 9 parking spaces would be provided and is attached to this report.

Therefore, condition 2 should be amended:

2. This decision relates to drawings numbered Location plan, 1615 P(900) B, 1615 E(100), 1615 E(101), 1615 P(100) A, 1615 P(101), 1615 P(204), 1615 E(204) 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 listed.

**Item:07 The Hollins, Haweswater Crescent, Bury, BL9 8LT Application No. 59224**  
Substitution of house types to plots 3,4,11,20 & 21 following grant of planning permission ref. 56860

**Recommendation**

The application is  minded to approve  subject to the signing of a legal agreement to link this application to the previous Section 106 agreement. Should the agreement not be signed in a reasonable timeframe, then delegated authority is sought by the Development Manager to refuse the application in that event.

The proposed site plan is attached to this report.



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PARKHILLS ROAD



DEVON STREET

NELSON STREET

EXISTING AREA OF ADOPTED HIGHWAY FOR CREATION OF VEHICLE CROSSINGS

turning head remains as shown by existing line

existing pavement retained

communal office (common) store

02

**Notes**  
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 Do not pick from the drawings.  
 All dimensions are to be checked on site prior to construction, responsibility of any components and ordering of materials and equipment.  
 Any discrepancies are to be reported to the architect for clarification. All materials and workmanship to be in accordance with the current British Standards and codes of practice.

1. 1:2000 Scale  
 Date: May 2015  
 Drawn by: jld / OS  
 Scale: 1:100 @ A1  
 14047-102 rev A

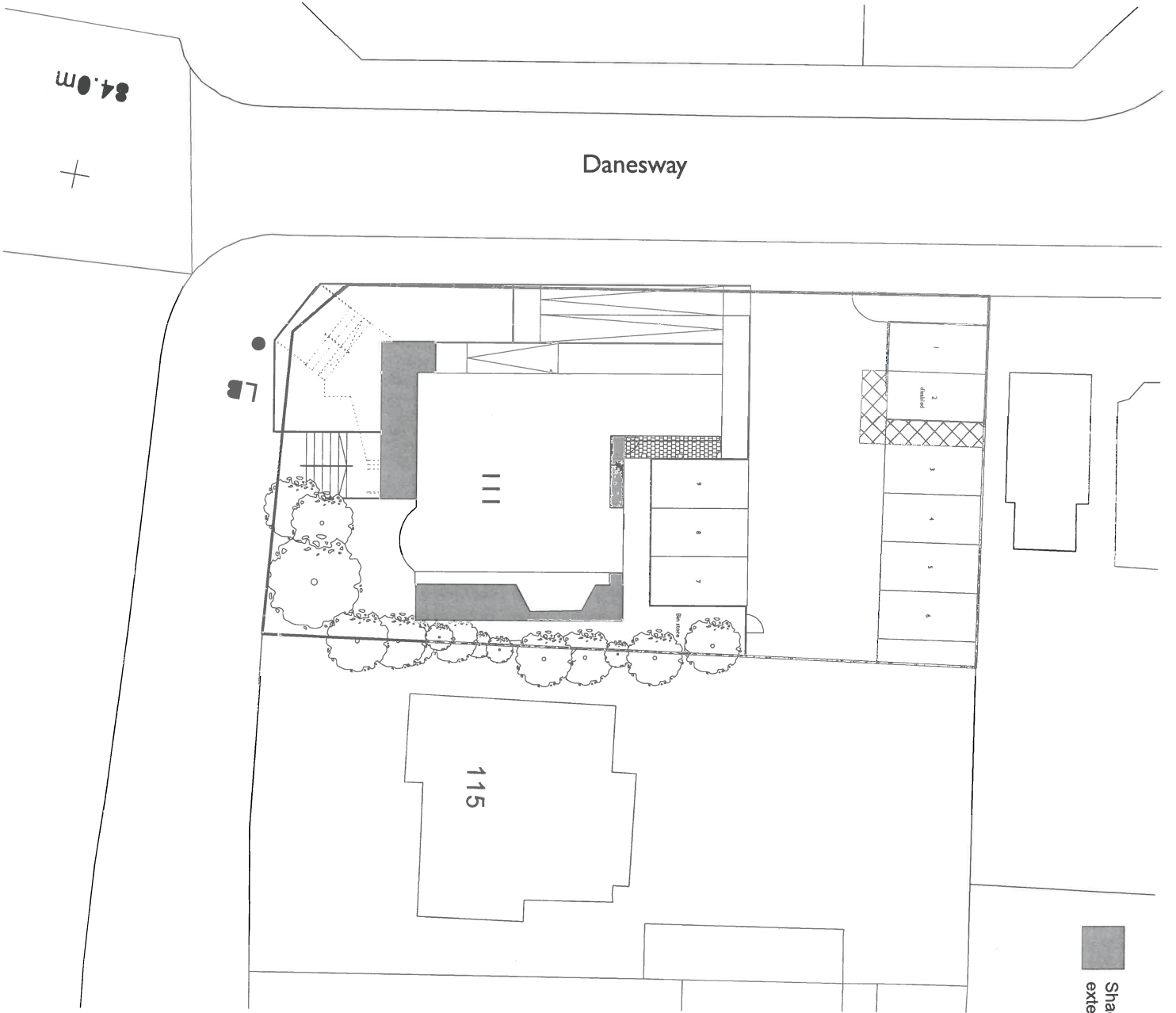
**Client:**  
 Avantequard Ltd  
 Proposed Residential Development  
 Parkhills Road, Bury.

**Project:**  
 Proposed Site Plan

**Proposed Site Plan**  
 Date: May 2015  
 Drawn by: jld / OS  
 Scale: 1:100 @ A1



# APPLICATION 59202 : 06



Shaded area represents extension

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B Additional external space  
 13/10/15 added  
 A Areas of extension shown  
 14/10/15 shaded

Absolute Detail

Block Plan  
 Proposed

Scheme 1615  
 Drawing No. P(900)  
 Rev B

Scale 1:1000  
 Date first shown 1/1/15  
 Date 1/1/15

For Detail: Project Team: Consultant: All work  
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APPLICATION 59202 : 06

APPLICATION 59224 : 07

