

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

**PLANNING CONTROL COMMITTEE**

**24 November 2015**

**SUPPLEMENTARY INFORMATION**

**Item:01 The Hearth Of The Ram, 13 Peel Brow, Ramsbottom, Bury, BL0 0AA**  
**Application No. 58832**  
**Extension to existing car park and landscaping of land adjacent**

**Publicity**

Additional comments received from Nos 10 Fern Street, 1 Peel Court, 9 Kenyon Street, 45 and 49 Peel Brow which raise the following issues:

- Mature trees would be lost from the wildlife link/corridor which form an important screen blocking noise and pollution from the industrial estate on Kenyon Street - will impact on residents of Peel Brow. Would be in breach of the Conservation Area Appraisal and Management Plan and UDP Policy EN6/4;
- The attempt to down play the proposed expansion as requiring a small incursion into the wildlife corridor is a failure to understand and recognise the importance;
- Would more than double the current parking and would not be in keeping with the surroundings. Contrary to the Conservation Plan;
- Applicant has caused the reduction in available parking by building an extension and outside area - the wildlife corridor would be compromised by the continuing need of the applicant to expand the business;
- The proposed manicured and artificial landscaping would be no substitute for the mature and established wildlife corridor;
- No report from an ecologist in relation to the wildlife and protected species including bats, birds, and other species - would be a breach of the Wildlife and Countryside Act;
- Applicant has already encroached on the designated wildlife corridor by the siting of the metal container. Not in keeping with the Ramsbottom Conservation area or wild life link/corridor;
- Applicant appears to have already taken over the recycling area for its own business refuse - so this facility has been lost to the community for some time. Patrons regularly park in front of the recycling facility blocking access;
- The Peel Brow junction would become busier resulting in pedestrian vehicle conflict;
- Patmos Street is an unadopted road held up by a wall, which is likely to become unsafe by the development - the wall is in need of significant repair and responsibility appears to lie with the Council;
- Those living close by would be affected by a large and busy car park up to 2am and beyond - contrary to the Human Rights Act;
- The extended car park would not fit in with the character of the conservation area - insensitive development;
- There are currently 12 dedicated spaces which would increase to 28/30 - the car park would not accommodate vehicles and safe turning areas in order to exit the site;
- Green space would be lost including part of a steeply wooded area designated as a wildlife corridor;
- The necessary digging of the wooded area to accommodate the car park may lead to the destabilisation of the hillside and land slips. There may also be the disturbance of underground streams and watercourses flowing down the hillside. may cause a danger to wildlife and humans and increase the risk of flooding;
- The grass area to the north is already being driven over and churned up by client's - this is Protected Recreational land - no attempt by the applicant to police his customers;
- People using the proposed new recycling area will be penned in by cars and this is a danger in the form of vehicular/pedestrian conflict if they arrived on foot and

- nowhere to park to unload recycling waste;
- Recycling area looks to be significantly reduced in size which has not been explained or addressed by the applicant. It would be sited in an undesirable area next to a busy road and residents homes on Peel Brow. Residents disturbed by noise and smells;
- The proposed brick walls and screens are not in keeping with the conservation and wildlife corridor;
- There is a clear failure to acknowledge the position of the applicant's business which is in a conservation area, river valley and designated wildlife corridor. expanding the business should not compromise the surrounding contextual area - this has not been addressed in the application;
- The car park expansion and modern landscaping are not acceptable. There is no significant benefit to the local community from the proposal, or from the compensatory provisions.
- The business has already taken over part of the green space with their picnic tables - a loss to the community;
- Photographs of the site submitted by an objector;
- Hedgerows and trees support a very unstable wall at Patmos Street;
- Water running off Quarry Street has already eroded into the supporting banking- wooden fencing would not enhance the kerb appeal nor stop odours emitting from the bins - not in keeping with the area;
- car parking on the site would need policing - there is adequate parking on Kenyon Street in the evenings and weekends;
- Car park access is restricted;
- The bollards separating the green area from the garden area have been removed. Incredible edible's garden was then not edible as vehicles covered the produce with exhaust pollution - not beneficial to health;
- Incredible Edibles appear to have been forced off the land they tended - it was a positive part of our local neighbourhood;
- There is an apparent disregard for the local area and specifically the container placed within the wildlife corridor - looks unsightly;
- Should consider the following - remove the small smoking area and lose 2 parking spaces, remove the remaining spaces to the east and there will be required parking plus the turning area needed. It would protect the trees and wildlife corridor.

#### **Response to objectors**

- The objections raised with regard to encroachment into the wildlife link/corridor and impact on the character of the Conservation Area, stability of the land and retaining wall to Patmos Street, access, pedestrian and highway safety, drainage, position of the recycling bins and impact on residential amenity and landscaping/protection of trees have been covered in the main report.
- GMEU have been consulted on the application. No objection has been raised subject to conditions to carry out a bat survey prior to the removal of any trees, tree protection measures during the implementation of the development and restriction of the removal of vegetation during the nesting bird season.
- Vacation of the site by Incredible Edible is not a material planning consideration.

**Item:02 Site of former Berry's Garden Centre, Turton Road, Tottington, Bury, BL8 3QA Application No. 58848**

Erection of 1 no. dwelling

An additional plan is attached.

**Item:03 Land adjacent to 15 Prestfield Road, Whitefield, Manchester, M45 6BD  
Application No. 58918**

Erection of 33 no. apartments in 2,3 & 4 storey blocks with associated parking and a detached dwellinghouse.

**Text correction**

The scheme proposes 49 parking spaces as indicated in the description and layout plan, not 53 as mentioned in the 'Parking' section of the main report.

In terms of parking standards it should be noted that for the proposed 34 two bed residential units, the parking requirement as set out in SPD11 would be a maximum 51 spaces. The proposal therefore complies with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

**Conditions**

Condition 24 is a repeat of condition 22 and should be removed. Conditions 24 and 25 should be added in relation to noise and ventilation:

24. No residential unit shall be occupied unless and until noise insulation measures as referred to in the Hepworth Acoustics Noise and Vibration Consultants report (ref. P15-310-R01, dated June 2015) have been fully implemented and are available for use, such that the implemented measures achieve the recommended internal noise levels referred to in Table para. 4.3 of the report.

Reason - To ensure that the development is adequately soundproofed against externally generated noise in the interests of the amenity of future occupiers of the development pursuant to UDP Policy EN7/2 - Noise Pollution and Chapter 11 Conserving and Enhancing the Natural Environment of the National Planning Policy Framework.

25. No development shall commence unless and until a fully ducted ventilation system to all habitable rooms, with duct terminations on the non motorway side of the building only (Hepworth Acoustics Noise and Vibration Consultants report (ref. P15-310-R01, dated June 2015) has been submitted to and approved in writing by the Local Planning Authority. The system shall comply with the requirements of the 2010 edition of Building Regulations Approved Document F (as amended in 2013) with the relevant requirements contained in Regulation F1 Table 5.2b Passive Stack ventilation (PSV) or alternatively Table 5.2c Continuous mechanical extract (MEV). The approved details only shall be implemented and the system shall be available for use before any residential unit is first occupied.

Reason - To ensure that the development is adequately soundproofed against externally generated noise in the interests of the amenity of future occupiers of the development pursuant to Unitary Development Plan Policies EN7/1 - Atmospheric Pollution and EN7/2 - Noise Pollution.

**Item:04 Unit 1, Yarwood Street, Bury, BL9 7AU Application No. 59161**

Change of use of ground/first floor from shop/workshop to community centre (Class D1); Two storey extension at front/side; External alterations to include new entrance and roller shutters; Alterations to form car park

### **Consultations**

**Traffic Section** - No objections, subject to the inclusion of conditions relating to car parking and security shutters.

### **Amended Plan**

The proposed roller shutters are at an acceptable height and have been amended to a more appropriate brick bond style and indicated in the attached plan.

### **Conditions**

Condition 2 should be amended to reflect the revised plan and conditions 6 and 7 should be added in relation to car parking and security shutters:

2. This decision relates to drawings numbered 01, 02, 03 (revised and received by email - 17/11/15 ) and 04 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.

6. Prior to commencement of development, full details of the proposed car park, including details of the surfacing (incorporating measures to minimise the spread of any loose stones onto the adopted highway) and drainage, shall be submitted in writing to the Local Planning Authority. The car parking shall be surfaced and made available for use in accordance with the approved details prior to the proposed use of building first commences and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant HT2/4 Car Parking and New Development.

7. The proposed security shutters shall be powder coated brick bond style with the proposed shutter boxes a minimum height of 2.4m from the adjacent public footway.

Reason. In the interests of visual amenity and pedestrian safety pursuant to UDP Policies EN1/2 Townscape and Built Design, HT2 Highway Network and CF1/1 Location of New Community Facilities.

**Item:05 Site of former garage colony off Mosley Street/Hampson Fold, Radcliffe, Manchester, M26 4PF Application No. 59217**  
Erection of 2 no. semi detached dwellings (resubmission)

Proposed plans reproduced for clarity

**Item:06 5 Bleakley Street, Whitefield, Manchester, M45 7GU Application No. 59238**  
Rebuilding and alterations to form ancillary residential annex for use as dependent person accommodation (resubmission)

#### Additional Plan for Information

The attached plan was approved by Planning Control Committee in April 2014 under reference 57235.

**Item:07 Unit F Bornmore Industrial Centre, Leigh Lane, Bury, BL8 1NR**  
**Application No. 59266**

Retrospective application for vehicle dismantling and recycling

**Consultations**

**Environment Agency** - The development would require an Environmental Permit under the Environmental permitting (England and Wales) Regulations 2010 from the Environment Agency, unless a waste exemption applies. The applicant may also be required to be registered as a Hazardous Waste producer, and are advised to contact the Environment Agency in this regard.

**Publicity**

Objection withdrawn from one of the neighbours.

**Item:08 Bury Grammar School Playing Fields, Buckley Wells, Bury, BL9 0TZ  
Application No. 59279**

Erection of 2.4m high mesh panel fence to the west and south boundary of Buckley Wells playing fields

Nothing further to report.

**Item:09 Land between 7 & 11 Prestwich Park Road South, Prestwich,  
Manchester, M25 9PF Application No. 59311**

Erection of detached dwelling with new access onto Prestwich Park Road South

**Consultations**

Traffic Section - No objections, subject to the inclusion of conditions relating to vehicular access and turning facilities.

**Conditions**

Therefore, condition 16 deals with turning facilities and condition 17 should be amended to reflect the vehicular access arrangements:

17. The proposed vehicular access arrangements indicated on approved plan reference 12100 06 Revision D, incorporating the construction of a new footway crossing, provision of electronic inward opening gates and adequate visibility at the back edge of the footway by the setting back of the front boundary wall, shall be implemented to the written satisfaction of the Local Planning Authority before the dwelling hereby approved is first occupied and shall thereafter be maintained.  
Reason. To ensure good highway design and the intervisibility of the users of the site and the adjacent highways in the interests of pedestrian safety pursuant to UDP Policy H2/2 The Layout of New Residential Development.

**Item:10 609-621 Rochdale Old Road, Bury, BL9 7TL Application No. 59312**

3 No. internally illuminated canopy fascia signs; 6.5m high double sided internally illuminated free standing sign (retrospective)

**Publicity**

One letter has been received, which has raised the following issues:

- The illegal installation of signage (illuminated) on the fascia of the garage has now been granted retrospective planning. There was no illuminated signage

- previously - just a painted fascia.
- The signage has a physical and psychological effect on me and my property.
  - The garage is open from 06.00 to 23.00 and the signage can be seen from the back of the property, specifically the living room.
  - We do not want to move but we would have to reconfigure the living space to deal with the illuminated sign.
  - The red lights do not appear on other Texaco garages and this is not a corporate image.
  - The irony is that this sign cannot be seen from the approach from Rochdale as it is set back overlooking the garden. The advert applies to me only - what is the point?
  - Other neighbours have objected to the obscene lighting and the size of the advert, which has an adverse impact upon the children's bedrooms and no people approaching the garage can see the sign.

The objector has been notified of the Planning Control Committee meeting.

#### **Response to objectors**

The issues raised have been addressed in the main report.

**Item:11 Oxford Mews, 79 Oxford Street, Bury, BL9 7EL Application No. 59351**  
Singley storey extensions at rear

Nothing further to report.

**Item:12 88 Hollins Lane, Bury, BL9 8AH Application No. 59357**  
Demolition of link detached garage and outbuilding and erection of detached dwelling

#### **Publicity**

A letter has been received from the occupiers of 83 Hollins Lane, which has raised the following issues:

- Object strongly.

#### **Consultations**

Traffic Section - No objections, subject to the inclusion of conditions relating to the shared access, visibility splays, turning facilities and car parking.

#### **Conditions**

Therefore, condition 10 should be amended to reflect the shared access and conditions 11 - 12 should be added in relation to visibility splays, turning facilities and car parking:

10. The development hereby approved shall not be first occupied unless and until the formation of the proposed shared site access onto Hollins Lane indicated on the approved plans, incorporating the widening and full refurbishment of the footway abutting the site, reinstatement of the redundant access and all necessary highway remedial works, have been implemented.

Reason. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety pursuant to UDP Policy H2/2 The Layout of New Residential Development.

11. The visibility splays indicated on the approved plans shall be implemented before

the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m.

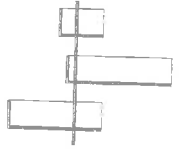
Reason. In the interests of highway safety pursuant to UDP Policy H2/2 The Layout of New Residential Development.

12. The parking and turning facilities indicated on the approved plans shall be provided before the development hereby approved is first occupied and shall subsequently be maintained free of obstruction at all times.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to UDP Policy H2/2 The Layout of New Residential Development.



# VISUALS

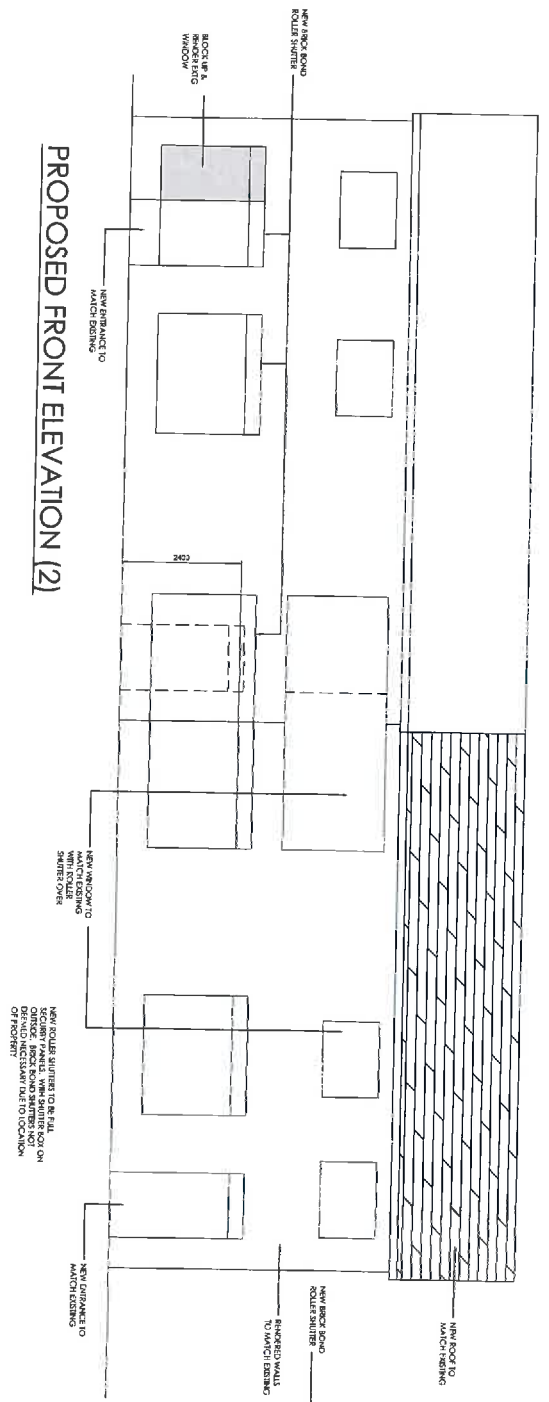


VIEW FROM NORTH

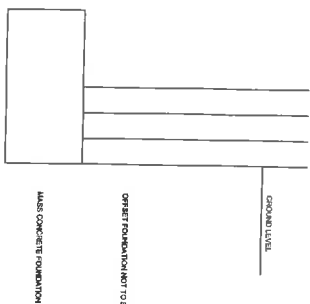
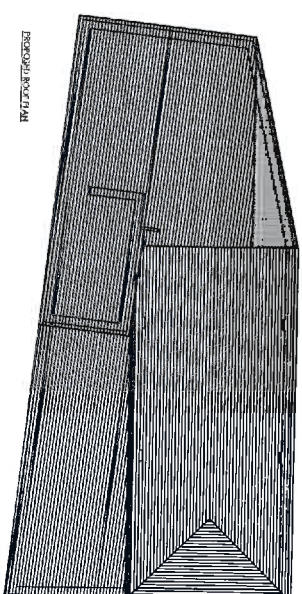
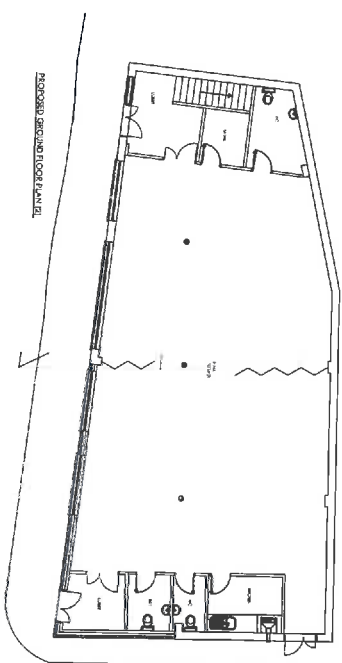
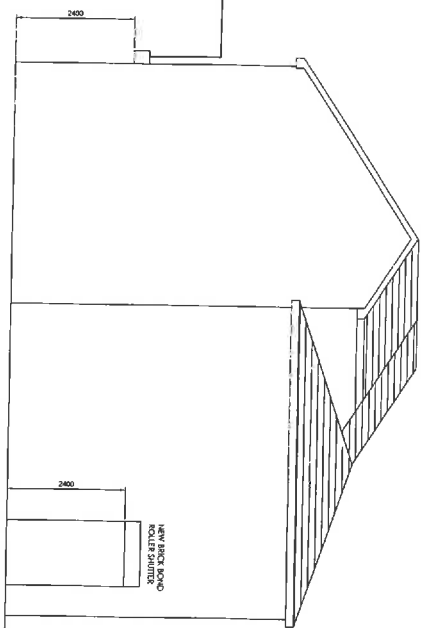


VIEW FROM SOUTH

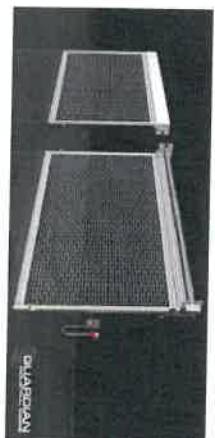
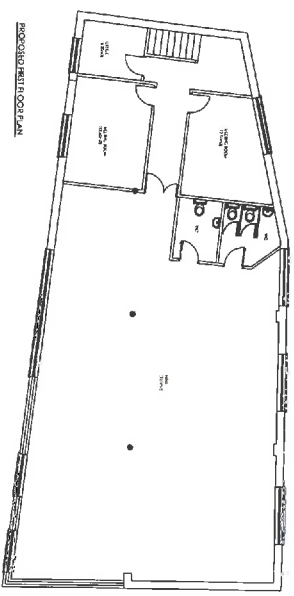
**PROPOSED FRONT ELEVATION (2)**



**PROPOSED SIDE ELEVATION**



**PROPOSED FOUNDATION**  
SCALE: 1/16"



ROLLER SHUTTER EXAMPLE

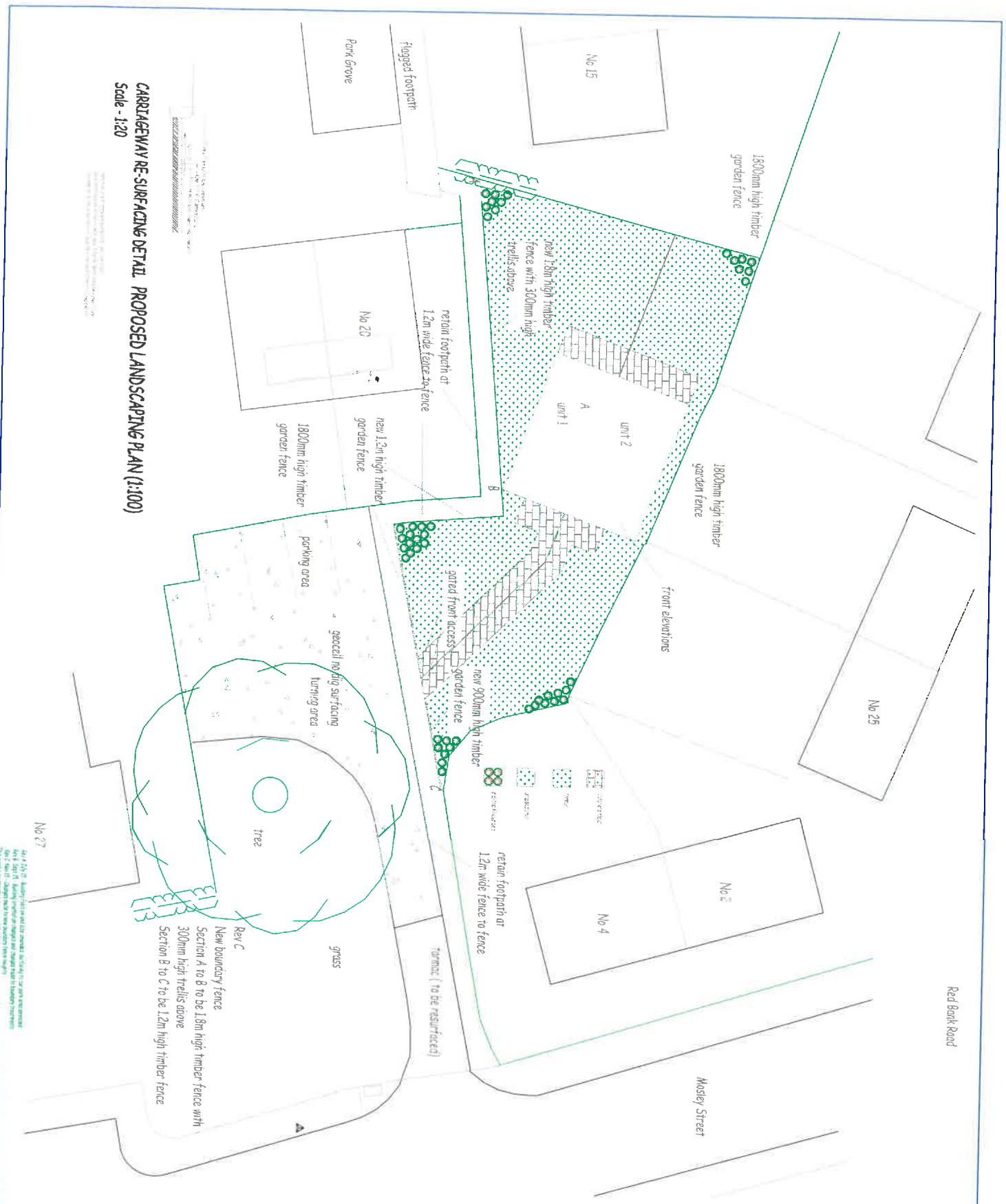
<p><b>ARG DESIGN</b></p> <p>1400 W. 14th St. Winnipeg, MB R2E 1P9 Tel: (204) 781-1010 Fax: (204) 781-1011 www.argdesign.com</p>		<p>Project: <input checked="" type="checkbox"/> New <input type="checkbox"/> Renovation <input type="checkbox"/> Addition <input type="checkbox"/> Other</p> <p>Phase: <input type="checkbox"/> Concept <input type="checkbox"/> Design <input type="checkbox"/> Construction <input type="checkbox"/> Other</p> <p>Drawings: <input type="checkbox"/> S1 <input type="checkbox"/> S2 <input type="checkbox"/> S3 <input type="checkbox"/> S4 <input type="checkbox"/> S5 <input type="checkbox"/> S6 <input type="checkbox"/> S7 <input type="checkbox"/> S8 <input type="checkbox"/> S9 <input type="checkbox"/> S10</p>
<p>Client: <b>NOOR UL ISLAM MOSQUE</b></p> <p>Address: <b>YARWOOD ST BURY</b></p>	<p>Scale: <b>1/16" = 1'-0"</b></p> <p>Drawn by: <b>ARG</b></p> <p>Checked by: <b>ARG</b></p> <p>Date: <b>10/27/15</b></p>	<p>Project No: <b>59161</b></p> <p>Scale: <b>1/16" = 1'-0"</b></p> <p>Drawn by: <b>ARG</b></p> <p>Checked by: <b>ARG</b></p> <p>Date: <b>10/27/15</b></p>





App=59217:05

**CARRIAGEWAY RE-SURFACING DETAIL PROPOSED LANDSCAPING PLAN (1:100)**  
 Scale - 1:20



Rev C  
 New boundary fence  
 Section A to B to be 1.8m high timber fence with  
 300mm high trellis above  
 Section B to C to be 1.2m high timber fence

The client has provided the following information for the purpose of this plan. It is the responsibility of the client to ensure that the information is accurate and complete. The client is responsible for obtaining all necessary permissions and consents from the relevant authorities. The client is responsible for ensuring that the plan is in accordance with all applicable laws and regulations. The client is responsible for ensuring that the plan is in accordance with the requirements of the relevant authorities. The client is responsible for ensuring that the plan is in accordance with the requirements of the relevant authorities.

**JTdesign**  
 consultancy

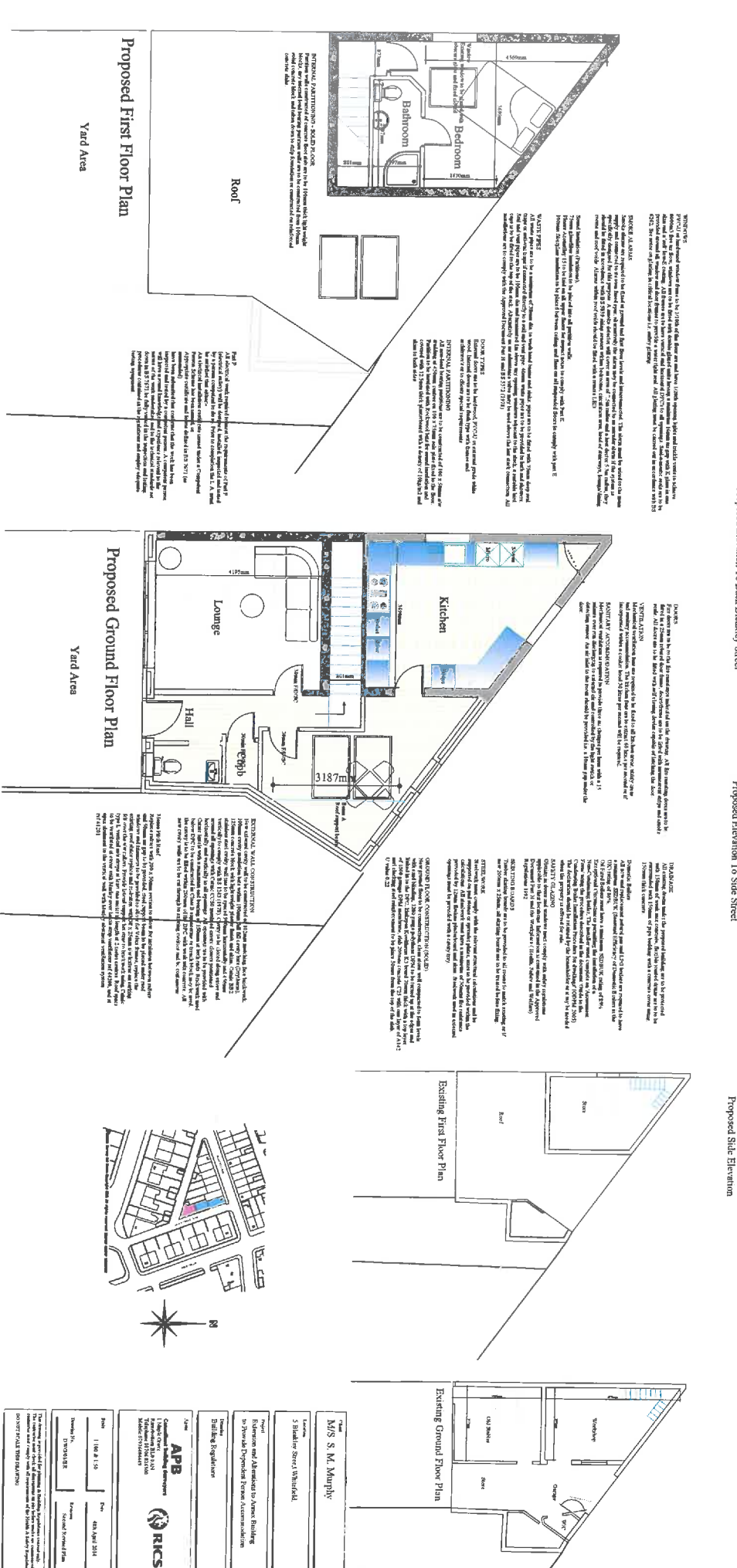
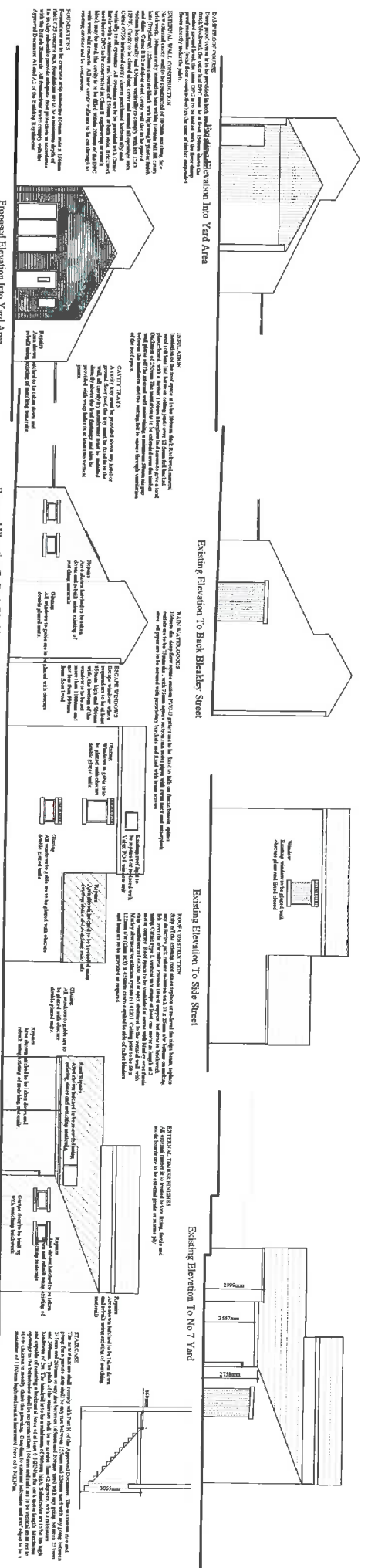
**5 WINSLET CLOSE  
 FENWICK  
 WARRINGTON  
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 WA1 2JH  
 UK  
 TEL: 01925 836200  
 Email: info@jtdesign.co.uk**

**Client**  
 K&L DEVELOPMENTS NORTHWEST LTD

**As To:**  
 PROPOSED RESIDENTIAL DEVELOPMENT TO  
 FORMER GARAGE SITE OFF HAMPSHIRE ROAD,  
 MOSLEY STREET, RAOULPHLE BURN, W66 6PF.

**Drawn To:**  
 PROPOSED LANDSCAPING  
 PLAN

Scale	1:100 @ A1
Drawn	SEPTEMBER 2014
Check	AM
Drawn	AM
Check	C



<b>Client</b>	M/S S. M. Murphy
<b>Location</b>	3 Bleakley Street, Whitehead
<b>Structure and Alterations to Existing Building</b>	to Provide Dependent Town Accommodation
<b>Building Regulator</b>	APB Antrim Planning Board 11-13, Queen's Quay Belfast, BT1 3EQ
<b>Architect</b>	RKS RKS Architects Ltd 10, The Quadrant Belfast, BT1 3EQ
<b>Date</b>	11.08.21.19
<b>Scale</b>	1:100
<b>Drawn by</b>	DLW/DA/AB
<b>Checked by</b>	DLW/DA/AB
<b>Project No.</b>	018/2019
<b>Project Name</b>	3 Bleakley Street

The drawings are prepared for the purpose of obtaining planning permission only. The client is responsible for ensuring that the drawings are used in accordance with the conditions of any planning permission granted. The drawings are not to be used for any other purpose without the written consent of the architect.