

Title	Planning Applications
To:	Planning Control Committee
On:	19 January 2016
By:	Development Manager
Status:	For Publication

Executive Summary

The attached reports present members with a description of various planning applications, the results of consultations, relevant policies, site history and issues involved.

My recommendations in each case are given in the attached reports.

This report has the following implications

Township Forum/ Ward: Identified in each case.

Policy: Identified in each case.

Resources: Not generally applicable.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:
The elimination of discrimination, harassment and victimisation;
The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;
The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, I have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based

upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

Development Manager

Background Documents

1. The planning application forms and plans submitted therewith.
2. Certificates relating to the ownership.
3. Letters and Documents from objectors or other interested parties.
4. Responses from Consultees.

FOR FURTHER INFORMATION ON THE CONTENTS OF EACH REPORT PLEASE CONTACT INDIVIDUAL CASE OFFICERS IDENTIFIED IN EACH CASE.

01 Township Forum - Ward: Ramsbottom + Tottington - Tottington **App No.** 58647

Location: Brookhouse Mill, Holcombe Road, Tottington, Bury, BL8 4HR
Proposal: New warehouse building

Recommendation: Approve with Conditions **Site Visit:** N

02 Township Forum - Ward: Whitefield + Unsworth - Unsworth **App No.** 59240

Location: Garage site at Greymont Road, Bury, BL9 6PN
Proposal: Demolition of existing garages and erection of 9 no. dwellings with associated landscaping and car parking

Recommendation: Approve with Conditions **Site Visit:** N

03 Township Forum - Ward: Whitefield + Unsworth - Unsworth **App No.** 59241

Location: Garage site between 22 & 24 Whalley Road, Whitefield, Manchester, M45 8WZ

Proposal: Demolition of existing garages and erection of 5 no. bungalows with associated landscaping and car parking

Recommendation: Approve with Conditions **Site Visit:** N

04 Township Forum - Ward: Ramsbottom and Tottington - Ramsbottom **App No.** 59249

Location: Garage site at Fern Street, Ramsbottom, Bury, BL0 0BA
Proposal: Demolition of existing garages and erection of 7 no. dwellings with associated landscaping and car parking

Recommendation: Approve with Conditions **Site Visit:** N

05 Township Forum - Ward: Whitefield + Unsworth - Besses **App No.** 59296

Location: Land at Mode Hill Lane, Whitefield, Manchester, M45 8JF

Proposal: Residential Development - 9 no. dwellings

Recommendation: Approve with Conditions **Site Visit:** N

06 Township Forum - Ward: North Manor **App No.** 59345

Location: Rear of 1 Ivy Street, Ramsbottom, Bury, BL0 9RW

Proposal: Erection of 1 no. dwelling with associated car parking and landscaping

Recommendation: Approve with Conditions **Site Visit:** N

07	Township Forum - Ward:	Prestwich - St Mary's	App No.	59355
	Location:	474-504 Bury New Road, Prestwich, Manchester, M25 1AD		
	Proposal:	Installation of mezzanine floor to be used as retail/pet care, treatment and grooming facility, gas bottle store and alteration to existing roller shutter door		
	Recommendation:	Approve with Conditions	Site Visit:	N
08	Township Forum - Ward:	Prestwich - Sedgley	App No.	59438
	Location:	49 - 53 Bury New Road, Prestwich, Manchester, M25 9JY		
	Proposal:	New parking arrangement and highway works; Alterations to facade and entrance canopy/trolley store		
	Recommendation:	Approve with Conditions	Site Visit:	N
09	Township Forum - Ward:	Whitefield + Unsworth - Pilkington Park	App No.	59444
	Location:	Dudley House, Clarkes Hill, Whitefield, Manchester, M45 7TG		
	Proposal:	Single storey extension to existing cattery building		
	Recommendation:	Approve with Conditions	Site Visit:	N
10	Township Forum - Ward:	Radcliffe - East	App No.	59452
	Location:	222 - 224 Durers Lane, Radcliffe, Manchester, M26 2QJ		
	Proposal:	New shop front; roller shutters; New first floor access to the side elevation with additional window; Alterations to the rear ground floor roof		
	Recommendation:	Approve with Conditions	Site Visit:	N
11	Township Forum - Ward:	Bury West - Church	App No.	59453
	Location:	Land Adjacent To 11 Bowland Close, Bury, BL8 3DJ		
	Proposal:	Erection of 1 no.dwelling (revised house type)		
	Recommendation:	Approve with Conditions	Site Visit:	N
12	Township Forum - Ward:	Radcliffe - East	App No.	59475
	Location:	Land at Spen Moor, Bury and Bolton Road, Radcliffe, Manchester, M26 4JY		
	Proposal:	2 No. signs (hoardings) advertising new housing development (retrospective)		
	Recommendation:	Approve with Conditions	Site Visit:	N

13 **Township Forum - Ward:** Bury East - Redvales **App No.** 59491

Location: Bracken Trade Park, Dumers Lane, Bury, BL9 9PE

Proposal: 1 No. non-illuminated totem sign

Recommendation: Approve with Conditions

Site Visit: N

14 **Township Forum - Ward:** Prestwich - Sedgley **App No.** 59530

Location: Land between 13 & 14 Scholes Walk, Prestwich, Manchester, M25 0AZ

Proposal: Erection of 1 no. bungalow (resubmission)

Recommendation: Approve with Conditions

Site Visit: N

15 **Township Forum - Ward:** Bury East **App No.** 59535

Location: 609-621 Rochdale Old Road, Bury, BL9 7TL

Proposal: 2 No. internally illuminated canopy fascia signs (Signs A & B); 6.5m high double sided internally illuminated free standing sign (retrospective)
1 No. non illuminated canopy fascia sign (Sign C) (Resubmission of application 59312)

Recommendation: Approve with Conditions

Site Visit: N

Ward: Ramsbottom + Tottington - Tottington

Item 01

Applicant: Greenwood & Coope Limited

Location: Brookhouse Mill, Holcombe Road, Tottington, Bury, BL8 4HR

Proposal: New warehouse building

Application Ref: 58647/Full

Target Date: 03/11/2015

Recommendation: Approve with Conditions

This item has been recommended for a site visit by the Development Manager.

Description

The application relates to a site adjacent to the existing Cormar Carpets site, off Brookhouse Mill. The current Brookhouse Mill is a working factory and is one of two in the Borough. The other site is Holme Mill Ramsbottom. Cormar is a well established company producing carpets for both the domestic and international markets. Due to an increase in demand, the company requires more storage space for the different carpet sizes that are now being manufactured. The site proposed for expansion measures approximately 0.5ha and is relatively flat. It has had a history of commercial use and is used by Site Electrical Ltd for storage. Previously the site had a large factory (Joseph Scholes Ltd) on it that has now been demolished. The site lies within the Green Belt and River Valley and the northern section is within a Wildlife Link Corridor.

Kirklees Brook runs around and in parts, through the site. Access to the site is currently gained from Mill Road, off Royds Street, running in a SW to NE direction. The narrow road, which is unadopted is also a Public Right of Way (PROW) runs along the northern boundary of the site. The main Cormar Carpets factory lies to the north west. To the east, either side of Mill Road and to the north east, are small reservoirs which are designated Sites of Biological Importance (SBI). The old Viaduct runs north-south along the site's eastern boundary. On the south side are some older industrial buildings. There are residential areas to the south-east on Hawthorne Crescent, to the south west (Mill Road and Holcombe Road) and to the west (Quakers field and Brookhouse Mill).

The application proposes to locate a new warehouse (approx 3,000sqm) to the south-east of the existing factory and head offices at Brookhouse Mill. It would be sited on the flat site and would straddle Kirklees Brook which runs along the north-east side of the existing factory. The river would be culverted for a short stretch to facilitate this.

The new warehouse would be connected to the main factory by a 'travellator' - an overhead covered conveyor 3.5m wide that allows carpet rolls to be transferred from the factory to the warehouse. Access for delivery vehicles would be via the existing main access from Brookhouse Mill Lane and around the south side of the factory. Sliding gates and a warning light/sound system would be installed to allow HGVs and other delivery vehicles to cross the existing public right of way (PROW) between both sites. Although the gates onto Mill Lane would remain, the applicants state that this route into the site would only be used by cars and not by HGV's serving the new building.

The sprinkler tank would be located adjacent to the south east corner of the new building.

In support of the proposal planning statements, flood risk, ecological and archaeological assessments have been submitted.

Relevant Planning History

01645/E - Proposed new storage building - Enquiry completed 28/04/2015

Publicity

Site notice posted and press advert in Bury Times 13/08/15. The following 118 neighbours were also notified by letter dated 04/08/15.

2-8 Brookhouse Close,

2-18(Even), 84 -90 (even), 129, 131, 135, 195, 199, 197, 216 and 218 Holcombe Road
2-6 Stormer Hill Fold, Stormer Hill, Stormer Hill House and Coach house and Stormer Hill Farm, Stormer Hill Works, Brookhouse Farm, Old Doctors Cottage and 12-269 (even) Old Doctors Street, Conservative Club and 1-25 Royds Street, 2-8(even) Garden Street
7, 8-12(even) Oswestry Close, 26, 28 29-41(odd) Quakers Field, 25-41(odd), 44-52(even) Hawthorn Crescent, 32-35 Beryl Avenue, 2-10(even) Tower Terrace, 1-6 Tower Court Shepherd St.

17 representations received from 30 and 32 Brandlesholme Road, 2, 8, 88, 213, 231, 242, 285, 297, 299, 348 and 380. 4 and 8 Brookhouse Close.

Objections are summarised below:

- Concerns about increased traffic and increased noise and impact on highway safety.
- Increase in the amount of noise nuisance and vibrations throughout the day and night.
- Promises made with regard to noise levels, speed and volume of vehicles have not been kept.
- The continued expansion of this business is not sustainable. More warehousing means more production, expansion and HGV movements. Why is a business allowed to put profit first over the amenity and safety and health of its residents? They break their promise to drive at 15 mph.
- Why hasn't Bury Council ever undertaken a traffic assessment, environment impact assessments, air quality assessment for any of their extensions or restricted their operating hours. There has to be a reasonable expectation of the business and a balance in the application of planning policy.
- The factory is surrounded by Greenbelt land and concern that the factory will become an eyesore.
- Other companies have already damaged the drains at the top of Mill Lane and between Holcombe Road and Royd Street junction. The lane is not made for HGV's.
- Increased hazard to the many walkers who use this lane and detrimental impact on recreation routes in vicinity (Kirklees Trail).
- Not enough residents have been notified of the proposal.

Those residents making representations have been notified of the Planning Control Committee meeting.

Consultations

Traffic Management - No objection subject to condition restricting access along Mill Lane.

Drainage Section - No objection.

Environmental Health - No objection.

Public Rights of Way Officer - No objection subject to conditions relating to the public right of way.

Environment Agency - No objection subject to conditions relating to flood protection measures and protection of water course and habitats.

National Grid - No comment

United Utilities - No objection.

Electricity North West - No comment.

Fire Protection Dept Bury Fire Station - No objection.

Greater Manchester Ecology Unit - No objection subject to conditions relating to ecological mitigation measures.

G M Archaeological Advisory Service - No objection subject to condition relating to archaeological investigations.

Natural England - No comment.

Unitary Development Plan and Policies

EN1/2 Townscape and Built Design

EN1/5	Crime Prevention
EN5/1	New Development and Flood Risk
EN6	Conservation of the Natural Environment
EN6/1	Sites of Nature Conservation Interest SSSI's NNR's
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/2	Noise Pollution
EN7/3	Water Pollution
EN7/4	Groundwater Protection
EN7/5	Waste Water Management
EC2	Existing Industrial Areas and Premises
OL1/2	New Buildings in the Green Belt
OL5/2	Development in River Valleys
EN6/4	Wildlife Links and Corridors
EC2/2	Employment Land and Premises
EC3	Improvement of Older Industrial Areas and Premises
EC3/1	Measures to Improve Industrial Areas
EC4	Small and Growing Businesses

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) and 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 Policy 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.

Economy - The NPPF puts emphasis on securing economic growth in order to create jobs and prosperity. It indicates that the planning system should do everything it can to support sustainable economic growth.

EC2/2 - Employment Land and Premises Outside the Employment Generating Areas states that the Council will seek the retention of existing employment land and premises outside the Employment Generating Areas except where it can be clearly demonstrated that an existing employment site or premises is no longer suited in land use terms to continued employment use. In such circumstances consideration will be given to alternative development providing it does not conflict with the character of the surrounding area and other policies and proposals of the Plan.

Pockets of industry such as this provide valuable sources of local employment - it is noted that the new development would create approximately 10 new jobs and sustain a well established manufacturing business. As such the Council will seek to protect these areas where it can be shown that, in land use terms, continued use of the site or premises for employment use would not have a detrimental effect on the surrounding area.

Green Belt and River Valley - The NPPF indicates that the redevelopment of previously developed brownfield sites is acceptable if it does not have a greater impact on the openness of the Green Belt.

UDP Policy OL1/2 New Buildings in the Green Belt states that new buildings would be inappropriate unless they relate to agriculture and forestry, essential outdoor facilities, limited extensions or infill.

OL5/2 - Development in River Valleys indicates that within the River Valleys, new buildings will not be permitted unless the development represents limited infilling to an established valley settlement or industrial area, is an extension to, or renewal of an existing industry,

where the economic and employment factors are of overriding importance.

Visual amenity and impact of the Green Belt - The proposed warehouse would be single storey and with a shallow pitched profiled sheet roof to a height of 12m and dark green profiled sheet walls, it would have a conventional design not unlike the existing factory.

The new warehouse building would be located between the existing factory, the viaduct to the east and other older industrial buildings situated off Mill Street and around the lodge on the south west side of the site. In addition to the existing buildings, the site is well screened by mature trees and as such would not be particularly visible from the open countryside.

Residential amenity - The main issues to consider are the impact of the building itself (and the processes carried on within it) and the amount of vehicles, in particular HGVs, generated by the new development.

Given its warehouse use, its location amongst existing industrial buildings, the natural screening afforded by surrounding trees and the distance to the nearest residential properties, the new building would not generate significant amounts of noise and disturbance.

The main impact in terms of residential amenity would be from any increase in traffic generated as a result of new facility, which is discussed below.

Access, parking and traffic - Access to the site for HGV/delivery vehicles would be via the existing main entrance off Brookhouse Mill Lane.

The applicant estimates current daily movements into and out of the Cormar site from Brookhouse Mill Lane as approximately 100 HGVs per day and 245 cars/light vehicles. The site which is subject to this application, currently has approximately 4 HGVs entering and exiting from Mill Lane together with about 50 other vehicular movements. There are also a number of vehicles from anglers fishing in the lodges.

It is estimated that the new warehouse would allow Cormar to increase on-site storage. This in turn would enable the company to rationalise logistics by having fewer HGVs carrying more materials/carpets to and from the site. It is estimated that the reduction in numbers of HGVs would equate to about 20 vehicles or 20% of the existing levels. Given that a reduced number of HGVs and most of the cars/light vehicles would still enter and exit via the existing entrance from Brookhouse Mill Lane, the overall impact of traffic on residents would be reduced.

The Highways section were consulted and do not object to the proposal.

Public Right of Way (PROW) - There were initial concerns about the impact of the proposal on the existing public right of way. However revised plans now indicate a sliding gate between the existing site and the new site and a warning light/alarm system that allows the public right of way to be kept unobstructed while maintaining a sufficient degree of pedestrian safety. The principle of this is considered acceptable by the PROW officer, with a requirement for details of the scheme to be submitted by condition attached to any approval. The proposal would not have a detrimental impact on the public right of way and complies with UDP Policies HT6/2 Pedestrian Vehicular Conflict and RT3/4 Recreational Routes.

Ecology - A detailed ecological appraisal has been provided that has assessed the potential ecological constraints associated with this site, not least the impact of the proposal on Kirklees Brook, the wildlife corridor and the nearby lodges.

The proposed development would impact on the wildlife corridor and the Brook itself. Both the Greater Manchester Ecological Unit and the Environment Agency have recommended that, in order to compensate, landscape/ecological mitigation would be required to enhance

the Kirklees Brook SBI by landscape and habitat improvements to the existing watercourse and the lodge, south of Mill Street. This would be achieved by the imposition of an appropriate condition of any approval.

Flood Risk - The Environment Agency objected to the initial scheme which included a longer section of culvert over the Kirklees Brook. The plans and the flood risk assessment have been revised in accordance with comments received from the Environment Agency by reducing the amount of 'build over' and the proposal is now considered to be acceptable subject to conditions relating to flood protection measures. These would include provision of compensatory flood storage, identification and provision of safe routes into and out of the development and provision of safe havens for staff/visitors and appropriate finished floor levels.

Archaeology - The archaeological assessment by Oxford Archaeology North, indicates that the site was occupied from the early 19th Century by a cotton spinning mill and was converted to a bleach works by the late 1830s. This remained in use until the late 1990s. It recommends that there should be, in the first instance, be an archaeological watching brief undertaken during construction works to establish whether any evidence remains of the past buildings/uses. The Greater Manchester Archaeological Advisory Service concurs with the assessment and recommends an appropriate condition relating to an archaeological investigation prior to commencement of development.

Objections - The planning related concerns raised by objectors have been addressed in the above report.

Objections relating to the ability of roads in the surrounding area to cope with the HGVs in terms of weight limits is a matter that cannot be addressed within the scope of this permission. The highway engineers were consulted and do not have any objections to the scheme subject to conditions. Any need to address infrastructure issues beyond the site are subject to future local plan considerations.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 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 DWG/01/5th Jan, L01, 02/B2, 006, 011 and HGV/01/BB2 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.
3. Details/Samples of the materials to be used in the external elevations and areas of

hardstanding, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.

4. Prior to the commencement of development, details relating to the proposed boundary treatment for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details only shall be implemented as part of the approved development.

Reason - To secure the satisfactory development of the site and in the interests of the visual amenities of the area pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

5. Prior to commencement of development, a detailed ecological enhancement plan for the small mill pond south of Mill Street shall be submitted to, and agreed in writing by the Local Planning Authority. The approved enhancement plan will be implemented in accordance with the approved details within 12 months of the date of the commencement of development.

Reason. In order to protect the ecological value of the mill pond pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

6. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by LK Consult ref: FRA 15-002 (dated 20 October 2015) and the following mitigation measures detailed within the FRA:

Provision of compensatory flood storage in accordance with section 9.1 and appendix D of the approved FRA to mitigate for loss due to the new building.

1. Identification and provision of safe route(s) into and out of the development to an appropriate safe haven outside flood risk areas. Updating of the existing submitted flood emergency response plan to include the safe haven locations.
2. Finished floor levels and the level of the connecting bridge are set in accordance with section 9.1 of the approved FRA.
3. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided, to ensure safe access and egress from and to the development and to reduce the risk of flooding to the proposed development and future occupants pursuant to UDP Policies and the National Planning Policy Framework.

7. No development shall take place until a working method statement to cover all bankside/channel works shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority.

The method statement shall include:

- timing of works
- methods used for all channel, bankside water margin works which complies with Agency Pollution Prevention Guidelines PPG5.

- machinery (location and storage of plant, materials and fuel, access routes, access to banks etc)
- details of treatment of site boundaries and/or buffers alongside Kirklees Brook, and where feasible enhancement of riparian buffer zone.
- details to where any redundant hardstanding along side the river can be broken out and soft landscaped.
- details of any new fencing and sensitive artificial lighting scheme
- site supervision

Reason. To protect the existing water course and water dependent species and habitats and to ensure best environmental practice is adopted as part of working procedures, and compliance with ecological recommendations (Ecology Services Ltd, July 2015) when working in close proximity to Kirklees Brook waterbody and key ecological receptor.

8. No development shall take place until a detailed method statement for removing or the long-term management / control of Japanese knotweed, Giant hogweed and Himalayan balsam identified on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures that will be used to prevent the spread of Japanese knotweed, Giant hogweed, Himalayan balsam during any operations e.g. mowing, strimming or soil movement/excavation. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement.

Reasons. To prevent the spread of Japanese knotweed, Giant hogweed, Himalayan balsam which is an invasive species. Without it, avoidable damage could be caused to the nature conservation value of the site contrary to national planning policy as set out in the National Planning Policy Framework paragraph 109, which requires the planning system to aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing gains in biodiversity where possible.

9. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
 1. A preliminary risk assessment which has identified:
 - all previous uses and potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason. To protect the environment and comply with UDP Policies and the National Planning Policy Framework.

10. No occupation shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the

remediation has been submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason. To protect the environment and comply with the National Planning Policy Framework.

11. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a further remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason. To protect the water environment and comply with UDP Policies and the National Planning Policy Framework.

12. Development shall not commence until details of foul and surface water drainage aspects have been submitted to and approved by the Local Planning Authority. This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. No infiltration of surface water drainage into the ground on land affected by contamination is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved drainage scheme.

Reason. To protect the water environment and comply with UDP Policies and the National Planning Policy Framework. National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

13. The proposed use of the new building shall not commenced unless and until the measures to restrict larger/articulated HGVs accessing the proposed site from Mill Street, as indicated in drawing HGV/01/BB2, have been installed and completed in accordance with the drawing and to the written satisfaction of the Local Planning Authority. The measures shall be maintained in situ thereafter to the satisfaction of the Local Planning Authority.

Reason. In order to prevent large articulated HGVs accessing the site from Mill Street which is deemed inappropriate for such traffic pursuant to UDP Policies and the National Planning Policy Framework.

14. No development shall commence unless and until full details of the proposed overhead conveyor and measures to manage the vehicular crossing over the public right of way along Mill Street, indicated in the approved drawing HGV/01/BB2, have been submitted to and agreed by the Local Planning Authority. The details of the conveyor over the public right of way shall incorporate adequate provision to enable the safe passage of horse riders on the right of way. The measures, including the proposed gate opening and the pedestrian warning system to be implemented, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented to the written satisfaction of the Local Planning Authority prior to the use of the new warehouse building commences. The measures shall remain in situ to the satisfaction of the Local Planning Authority thereafter.

Reason. In order to protect users of the Public Right of Way and prevent vehicular pedestrian conflict pursuant to UDP Policy HT6/2 Pedestrian/Vehicular Conflict and the National Planning Policy Framework.

15. No development, demolition or soft-strip shall take place until the applicant or their agents or their successors in title have secured the implementation of a programme of archaeological works. The programme is to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the local planning authority. The WSI shall cover the following:
1. A phased programme of archaeological fieldwork to include a programme of archaeological evaluation, trenching and, dependent upon the evaluation, targeted open area excavation
 2. A programme for post investigation assessment to include analysis of the site investigation records and finds and production of a final report
 3. Provision for publication and dissemination of the analysis and report on the site investigation.
 4. Provision for archive deposition of the report, finds and records of the site investigation.
 5. Nomination of a competent person or persons/organisation to undertake the programme set-out within the approved WSI.

Reason. To record and advance the understanding of the significance of the historic building fabric/ below ground remains for archival and research purposes in accordance with NPPF paragraph 141.

16. Prior to commencement of the use of the new building details of the proposed sprinkler tank indicated on dwg01 have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented to the written satisfaction of the Local Planning Authority prior to the use of the new warehouse building commences. The sprinkler tank shall remain in situ to the satisfaction of the Local Planning Authority thereafter.

Reason. In the interests of fire prevention and public safety pursuant to UDP Policies and the National Planning Policy Framework.

17. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained available for use at all times.

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

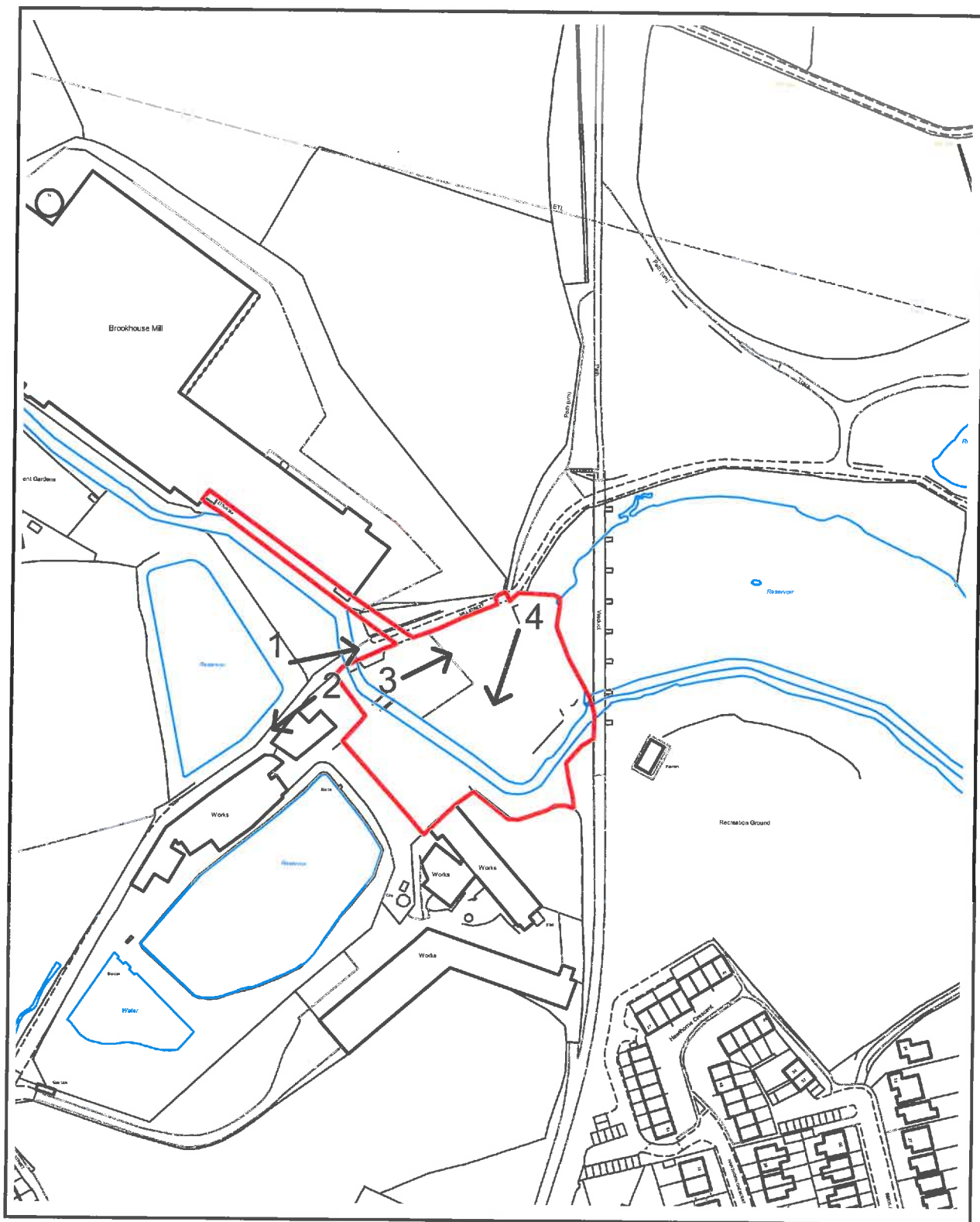
18. The servicing/turning facilities indicated on the approved plans shall be provided before the development hereby approved is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the site access road and highway, in the interests of road safety pursuant to UDP Policies HT2 Highway Network, HT2/4 Car Parking and New Development and EC3 Improvement of Older Industrial Areas and Premises.

19. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:
- Access route for construction traffic from the highway network via Brookhouse Mill Lane;
 - Hours of operation and number of vehicle movements;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
 - Parking on site of operatives' and construction vehicles together with storage on site of construction materials;
- Any temporary closure order and associated/additional measures as considered necessary to protect users of Public Footpath No. 49, Tottington during construction of the development, installation of the overhead conveyor and/or measures to manage the vehicular crossing over Mill Street. The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials.
- Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period, in the interests of highway safety.
20. 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.

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 58647

ADDRESS: Brookhouse Mill
Holcombe Road
Tottington

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

0023063.

58647

Photo 1



Photo 2

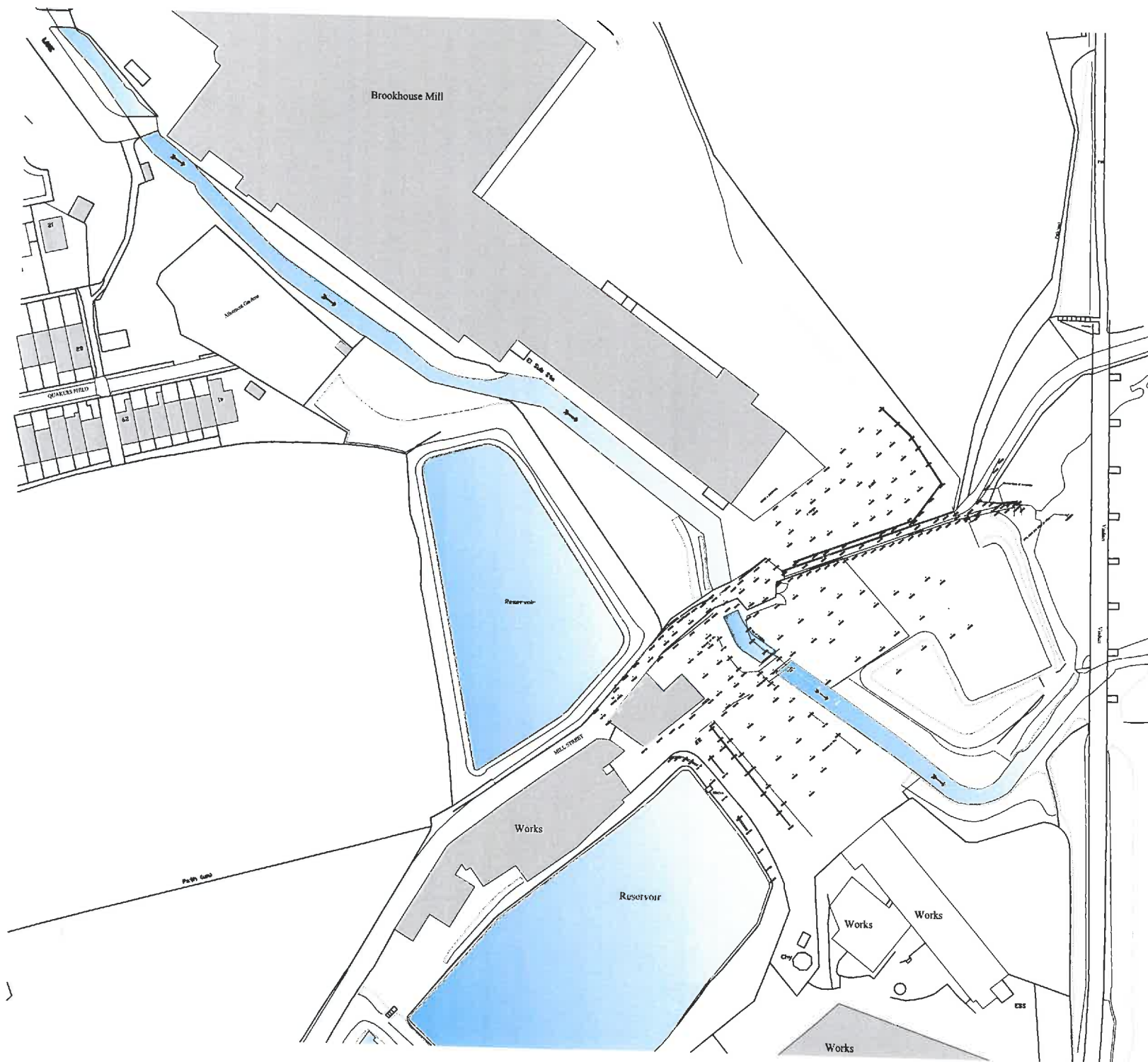


Photo 3

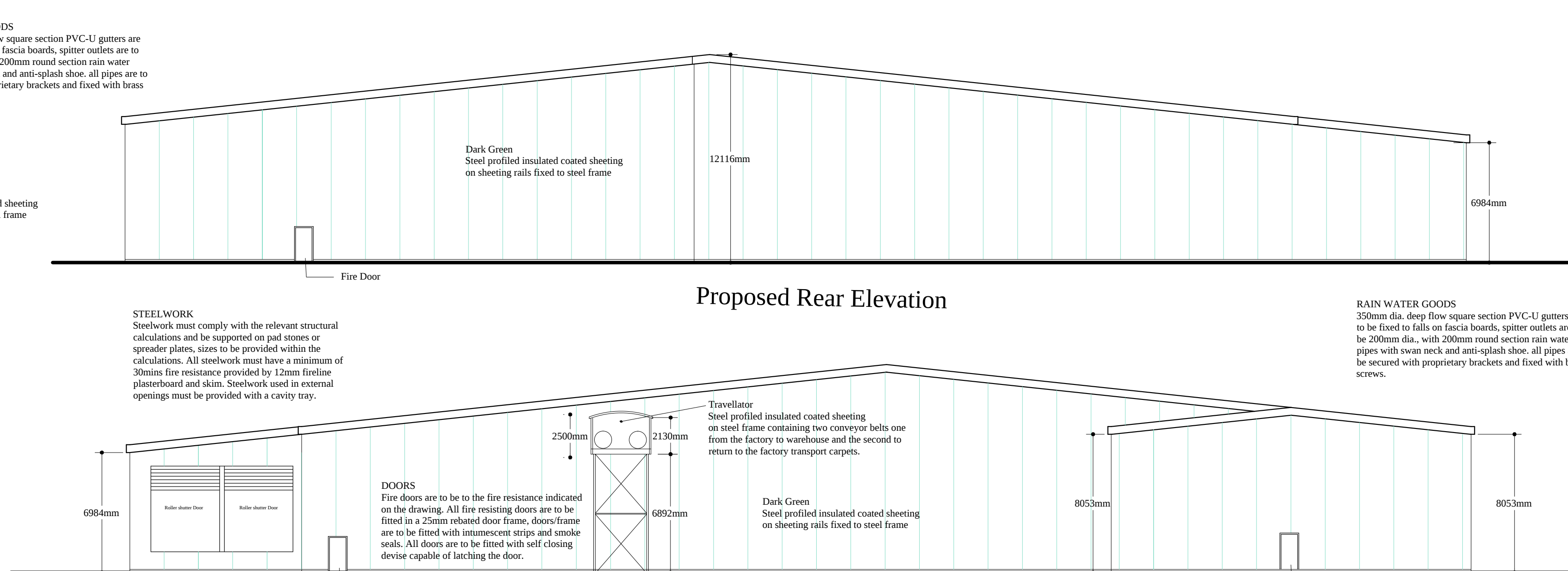


Photo 4





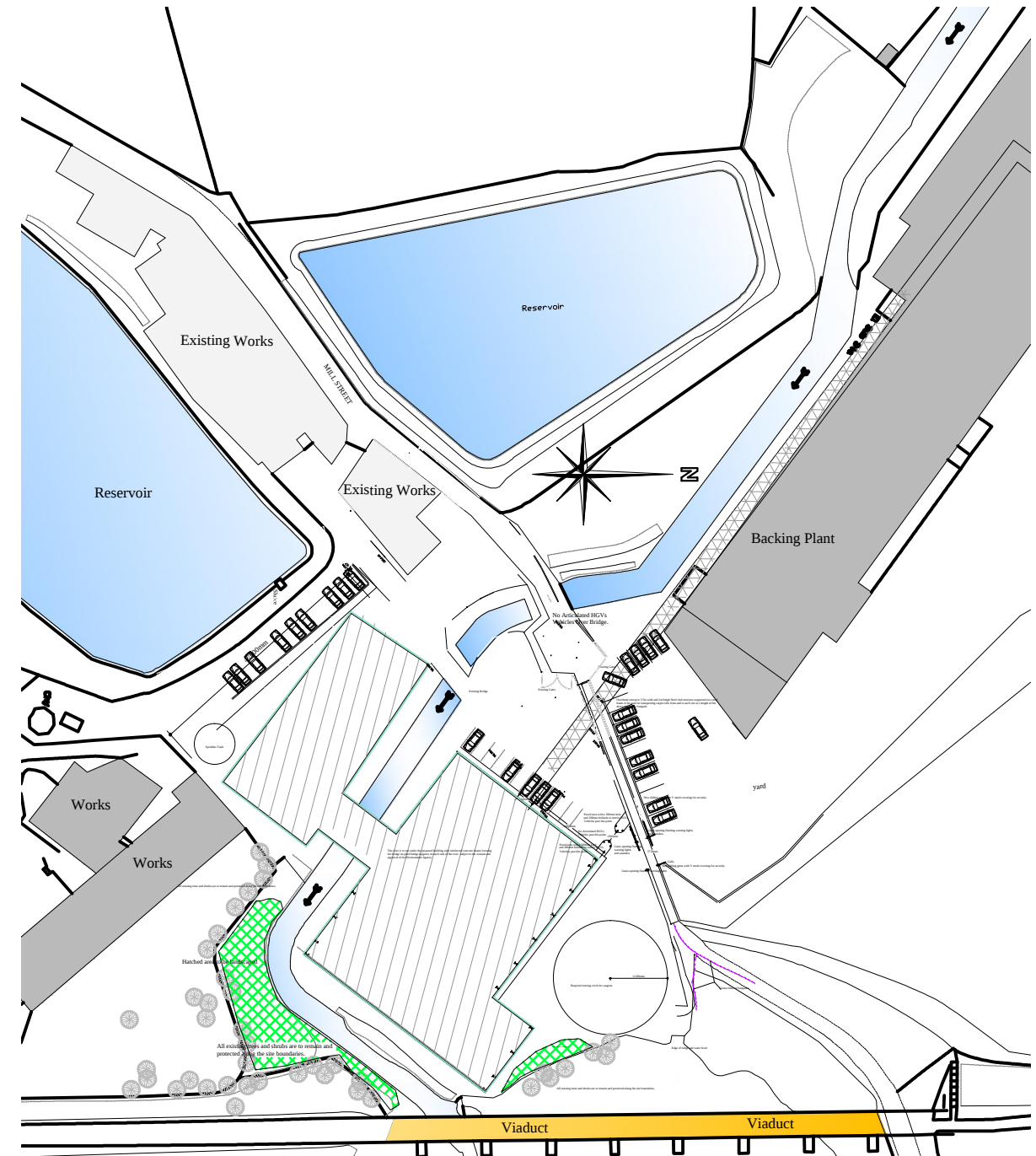
Client Greenwood & Coope	
Location Brookhouse Mill Holkerton Road, Greenmoor, Bury, BL8 4HX	
Project Land Survey	
Drawing Site Levels	
Agent APB Consultant Building Surveyors 1 Maple Grove Levenshaye, BL1 1AS Telephone 01706 326100 Mobile 0774 449440	
Scale 1:500	Date 11th November 2014
Drawing No. DW15.01	Revision
This drawing is prepared for planning & building regulation control only. The customer must check all dimensions on the ground and are responsible for the construction and safety with all requirements of the Health & Safety Regulations. DRAWING SCALE 1:500 DW15.01	



Proposed Rear Elevation



Proposed Front Elevation



This drawing is provided for planning & Building Regulations consent only.
The contractor must check all dimensions on site before works are commenced. The contractor must comply with all requirements of the Health & Safety Regulations.

DO NOT SCALE THIS DRAWING

TOP WATER DRAINAGE

All top water drainage are to be 100mm underground PVC-U or Supersleeve with flexible joints piping to be laid at a minimum fall of 1:40. Drains passing under the building are to be protected by surrounded with 100mm (min) granular material and where passing through a wall a suitably sized lintel is to be provided over the opening ensuring that a 50mm space is maintained around the pipe. Openings must be masked to prevent fill. All underground drainage to comply with BS 8301 (1985), new gullies to be provided with rodding access, separate drainage systems are to be combined at the last manhole depending on existing drainage systems.

NOTE
Surface water drain to connect to the existing
surface water culvert.

Ward: Whitefield + Unsworth - Unsworth

Item 02

Applicant: St.Vincent's Housing Association

Location: Garage site at Greymont Road, Bury, BL9 6PN

Proposal: Demolition of existing garages and erection of 9 no. dwellings with associated landscaping and car parking

Application Ref: 59240/Full

Target Date: 16/11/2015

Recommendation: Approve with Conditions

Description

The application relates to a garage colony site, which contains 22 garages. The garages are arranged in two rows with a central turning area. There are 5 trees, which are located on Greymont Road and 1 on Hampton Grove. The site is bounded by Hampton Grove, Greymont Road and Sefton Street and vehicular access is taken from Hampton Grove and Sefton Street.

There are residential properties to all boundaries.

The proposed development involves the demolition of the garages and erection of 8 dwellings. The proposed dwellings would be two storeys in height and would be constructed from brick, cladding and a tile roof. Access would be provided from Greymont Road and a car park of 5 spaces would be provided in lieu of the garages.

Relevant Planning History

None relevant.

Publicity

The neighbouring properties were notified by means of a letter on 1 October 2015.

12 letters were received from the occupiers of 41, 47, 50 Hampton Grove, 22, 27, 32, 34, 36 Greymont Road, which raised the following issues:

- Strongly oppose the development as it will affect our quality of life.
- The Police are regularly called to other St Vincent developments.
- Loss of privacy.
- There is not enough land for 9 dwellings and parking.
- Adverse impact upon traffic.
- What kind of housing would this be for - asylum seekers, ex-offenders?
- The proposed development does not respect the local context or street pattern.
- There would be a loss of valuable greenspace.
- Adverse impact upon trees.
- Overshadowing/loss of light
- The parking provision is inadequate.
- The safety of the children attending the nearby school will be affected.
- Impacts during construction.
- The road is a nightmare to park on now.
- The proposed development will devalue the properties.
- I would be unable to sleep during construction works as I work nights.
- Parking in the garages would be lost, which would lead to more cars parking on street.
- The proposed cladding would not be in keeping with the area.
- All of the dwellings are detached or semi-detached and the proposed development

would not be in keeping.

- The site is unfit for building works due a fault passing through the site.
- Why would you bring a housing association into a sought after privately owned area.

The neighbouring properties and objectors were notified of revised plans by means of a letter on 18 December 2015.

6 letters have been received from the occupiers of 27, 32, 47, 50 Greymont Road, which have raised the following issues:

- The proposed development would not be in keeping with the area.
- The additional parking are may attract anti-social behaviour.
- Object to the loss of the trees.
- The Council wants to line its pockets.
- There are no terraced properties in the area and the plans should be amended.
- The proposed 4 additional spaces are lip service to the parking problem.

The objectors have been notified of the Planning Control Committee meeting.

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to footway works, construction management plan, driveways, replacement car parking and measures to prevent mud from passing onto the highway.

Drainage Section - Comments awaited.

Environmental Health - Contaminated Land - No objections, subject to the inclusion of conditions relating to contaminated land.

Estates Section - No response received.

Waste Management - No objections.

United Utilities - No objections, subject to the inclusion of conditions relating to foul and surface water drainage.

GM Ecology Unit - No objections, subject to conditions relating to nesting birds and biodiversity enhancement.

Unitary Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H4/1	Affordable Housing
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN7	Pollution Control
EN7/5	Waste Water Management
EN8	Woodland and Trees
EN8/2	Woodland and Tree Planting
HT2/4	Car Parking and New Development
HT2/6	Replacement Car Parking
SPD5	DC Policy Guidance Note 5: Affordable Housing
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) and 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 Policy 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 - Following revocation of the North West Regional Strategy on 20 May 2013, there is no statutory housing target for Bury. Work has commenced on the Greater Manchester Spatial Framework and this will bring forward a new statutory housing target for the Borough. This will subsequently be incorporated into Bury's future Local Plan.

In the meantime, the National Planning Policy Framework should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. There is a particular emphasis, as in previous national planning guidance, to identify a rolling five year supply of deliverable housing land.

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.

The site is located within the urban boundary and within a residential area. As such, the proposed development would not conflict with the surrounding uses. The site contains garages and would be previously developed land. The site is located in a sustainable location with regard to public transport and services. Therefore, the proposed development would be in accordance with Policy H1/2 of the Bury Unitary Development Plan.

Design and layout - The proposed dwellings would be located off Quarry Street and would be two storeys in height. The proposed dwellings would be constructed from stone, grey cladding and render with a tile roof, which would add visual interest to the elevations and would complement the existing buildings in the locality.

The proposed dwellings would have a rear garden and the level of private amenity space for the individual dwellings would be acceptable. There would be space within the rear gardens for bin storage. The proposed boundary treatment would be a timber fence, which would be acceptable. Therefore, the proposed development would be in accordance with Policies H2/1, H2/2 and EN1/2 of the Bury Unitary Development Plan.

Impact upon residential amenity - SPD 6 provides guidance on aspect standards for residential properties and would be relevant in this case.

There would be 15 metres between the gable of plot 1 and No. 15 Greymont Road and 15.4 metres between the gable of plot 8 and No. 27 Greymont Road. Both these distances would accord with the aspect standard in SPD6.

There would be at least 21 metres from the front elevation of the proposed dwellings to Nos. 20 - 30 Greymont Road, which would be in excess of the 20 metre aspect standard.

There would be 18 metres between the rear elevation of plot 1 and the gable elevation of No. 47 Hampton Grove, which would be acceptable.

Therefore, the proposed development would not have an adverse impact upon the amenity of the neighbouring properties.

Ecology - An ecological survey has been submitted with the application. The survey states that the habitats and floral species on site are common but it is recommended that at least 5 fruit trees should be incorporated into the proposed landscaping scheme. The garages and trees have negligible potential to support bats. GM Ecology Unit has no objections to the proposal, subject to the inclusion of conditions relating to nesting birds and landscaping. Therefore, the proposed development would not cause harm to a protected species or ecological matters and would be in accordance with Policies EN6 and EN6/3 of the Bury Unitary Development Plan and the NPPF.

Trees - The proposed development would result in the removal of 5 trees from the site and all are of poor quality. The proposed site plan indicates that 6 trees would be planted as part of the proposed development and this would be secured via a condition. As such, the loss of these trees would not have an adverse impact upon the character of the area following replacement planting. Therefore, the proposed development would be in accordance with Policy EN8/2 of the Bury Unitary Development Plan.

Highways issues - The driveways for the proposed dwellings would be accessed from Greymont Road and there would be acceptable levels of visibility.

The existing site is in use as a garage colony and contains 22 garages. It is not possible to ascertain how many of the garages are used to park vehicles in them. Of these garages, 68% of the occupants live within 0.25 mile of the garage site and as such, it is reasonable to conclude that these garages could be used for the parking of vehicles.

The proposed development would include a parking area of 5 spaces, which would replace the existing parking facility.

The Traffic Section has no objections, subject to the inclusion of conditions relating to footway works, construction management plan, driveways, replacement car parking and measures to prevent mud from passing onto the highway. Therefore, the proposed development would be in accordance with Policies H2/1 and H2/2 of the Bury Unitary Development Plan.

Parking - SPD11 states that the maximum parking standards for a two bedroom dwellings is 1.5 spaces per dwelling, which equates to 12 spaces.

The proposed development would provide 6 spaces and 5 spaces in lieu of the garages. The site has good access to public transport and is in close proximity to a neighbourhood shopping centre. As such, the level of parking provision in this instance would be acceptable. The proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Response to objectors

- The issues relating to parking, loss of garages, design and materials, traffic, loss of privacy, overshadowing and impact upon trees have been addressed in the main report.
- The issues of property value and the impacts during construction are not material planning considerations and cannot be taken into consideration.
- The proposed parking area would not have a greater impact upon anti-social behaviour than the existing garage colony.
- The issue of a fault passing through the site and whether the site is suitable for building would be addressed through Building Regulations.
- The proposed dwellings are affordable housing and would not be used as a bail hostel or for asylum seekers.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 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 2887 P100, 2887 S2 P103, 2887 S2 P104, 2887 S2 P105, 2887 S2 P106 A 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.
3. No development shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
4. Following the provisions of Condition 3 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
5. Details/Samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.

6. No works shall be carried out to the trees that would disturb nesting birds between 1st March and 31st August inclusive in any year.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
7. A landscaping scheme, including details of the species, size and location of the replacement trees shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. It shall be implemented not later than 12 months from the date the building(s) is first occupied; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
8. No development shall commence unless or until details of a scheme for the disposal of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. Only the approved scheme shall be implemented prior to occupation of the dwellings hereby approved.
Reason. No details of the drainage have been submitted and to ensure a satisfactory means of drainage pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan.
9. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved in writing by the Local Planning Authority and shall confirm/provide the following:
- Access route for construction traffic from the highway network;
 - Hours of operation and number of vehicle movements;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
 - Parking on site of operatives' and construction vehicles together with storage on site of construction materials.
- The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials.
Reason. No information has been submitted and to ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway 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.
10. Notwithstanding the details indicated on approved plan reference 2887 S2 P106 Revision A, no development shall commence unless and until full details of the following have been submitted to and approved in writing by the Local Planning Authority:
- Full reconstruction of the adopted footways abutting the site on Greymont Road, Hampton Grove and Sefton Street, incorporating the formation of the proposed vehicular crossings, reinstatement of the redundant accesses and all associated highway remedial works;
 - Replacement of the concrete street lighting column and relocation of the telegraph pole affected by the proposed driveway positions.

The details subsequently approved shall be implemented to an agreed programme.

Reason. No information has been provided and to mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period, in the interests of highway 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 Layour of New Residential Development.

11. Minimum hardstanding lengths of 5.5 metres clear of the adopted highway shall be provided at each dwelling to the satisfaction of the Local Planning Authority and thereafter maintained

Reason. To enable a vehicle to stand clear of the highway whilst the garage doors are opened and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

12. The replacement garage colony car parking accessed off Sefton Street indicated on approved plan reference 2887 S2 P106 Revision A shall be surfaced, demarcated and made available for use prior to the dwellings hereby approved being occupied and thereafter maintained at all times.

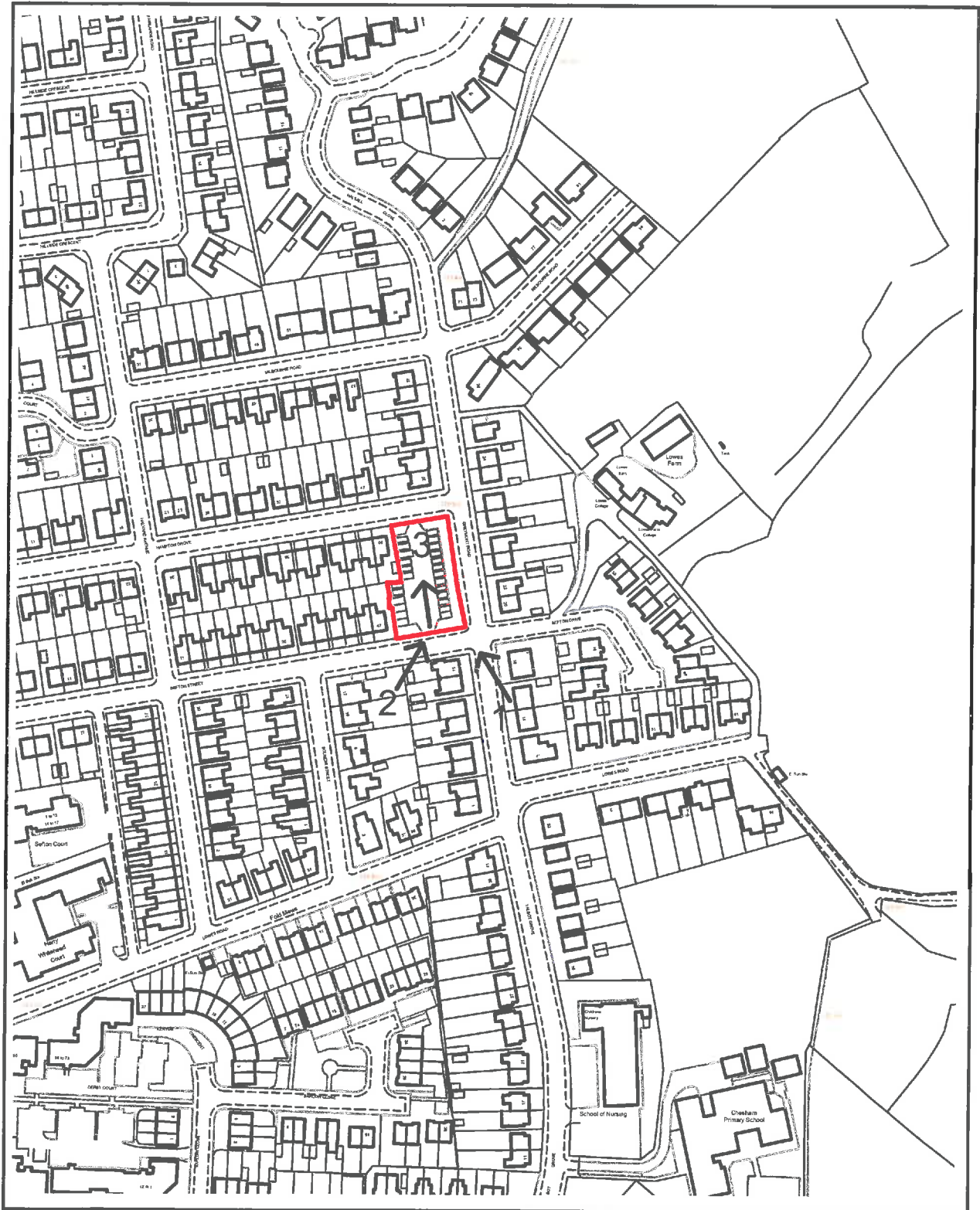
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

13. 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.

For further information on the application please contact **Helen Longworth** on **0161 253 5322**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 59240

**ADDRESS: Garage site at Greymont Road
Bury**

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

59240

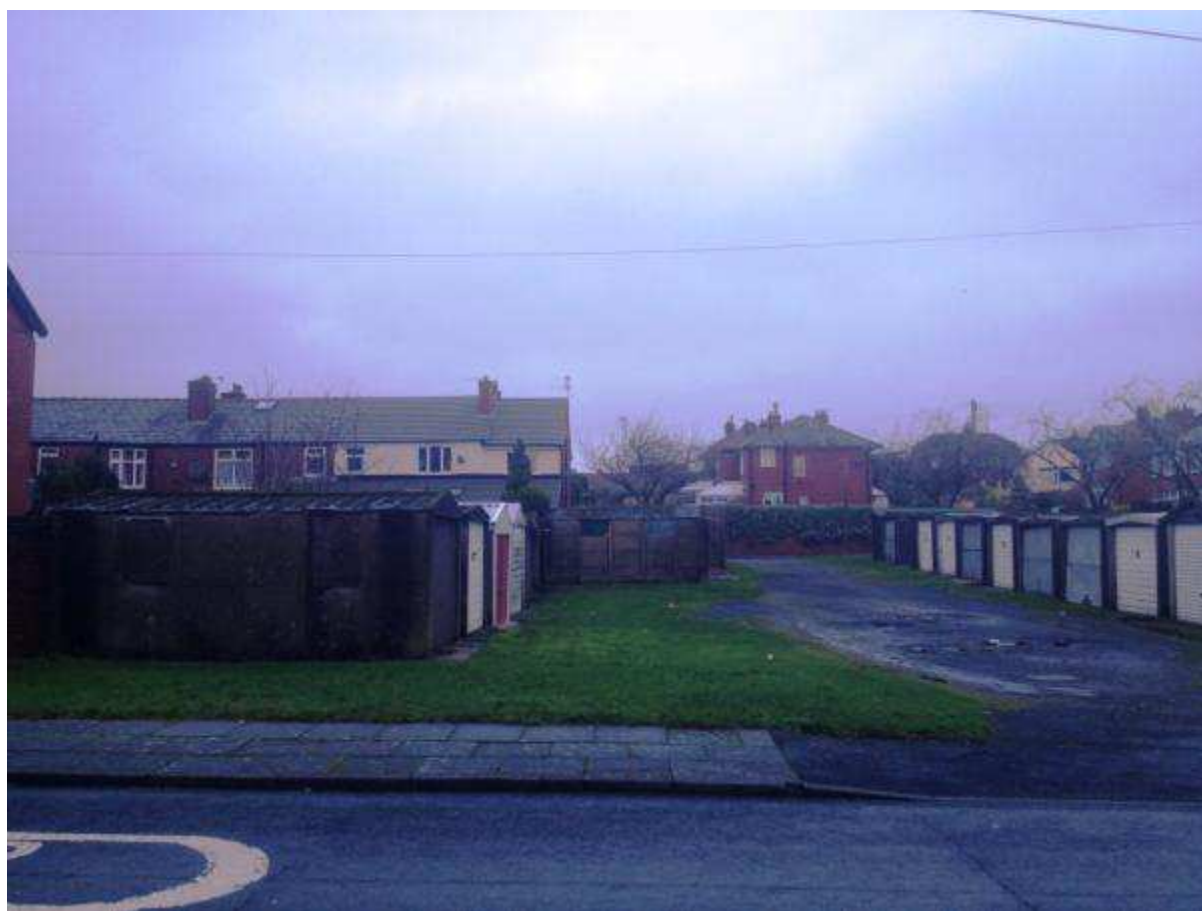
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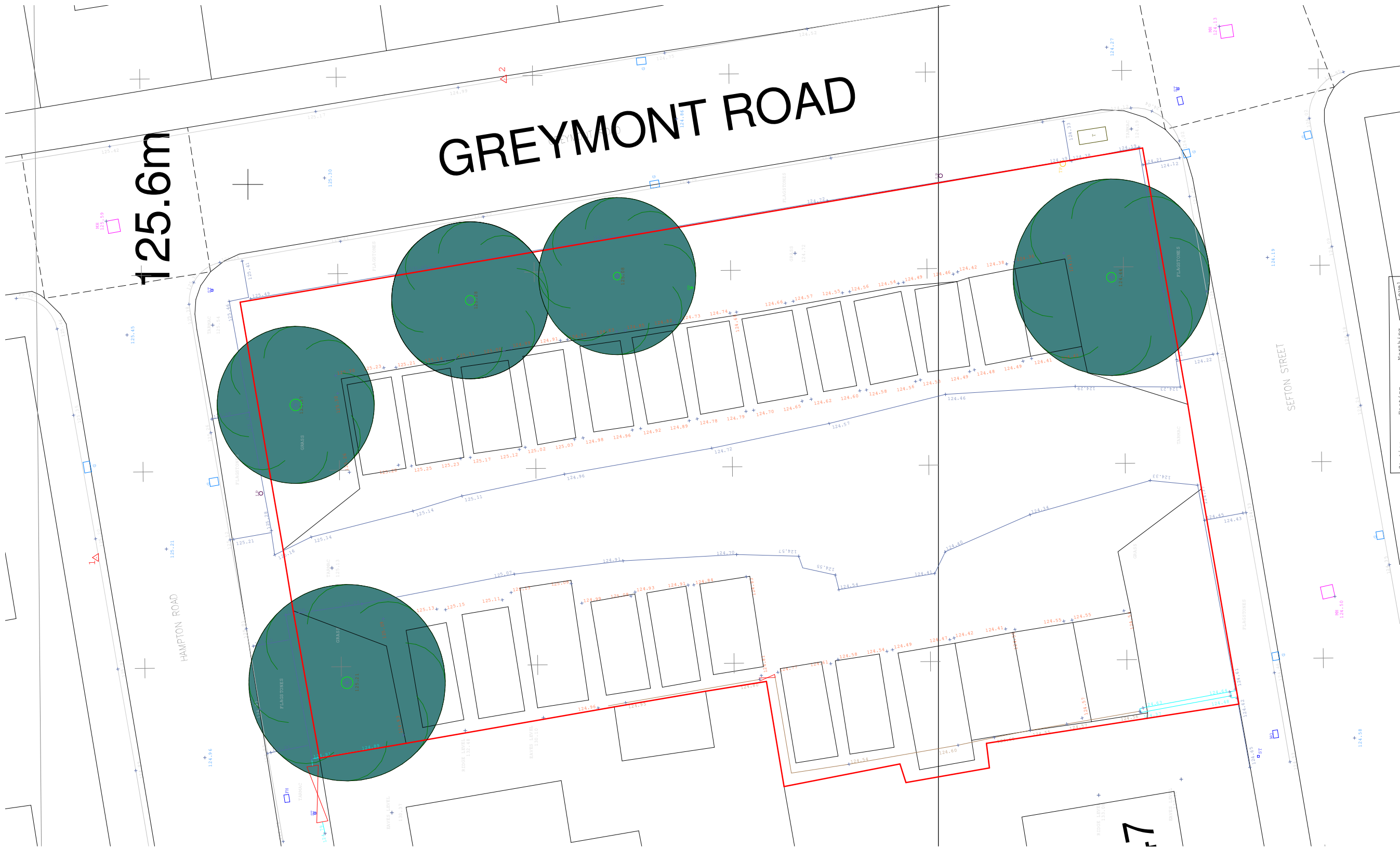


Photo 2



Photo 3





Key



Tree to be removed

NOTE: To be read in conjunction with the Design and Access Statement.

Rev	Date	Int	Description
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btp
ARCHITECTS

RIBA 
Chartered Practice

Client:
SVHA
Project:
Greymont Road, Bury

Job No:
2887

Scale @ A3:
1 : 200

Description:
Site Arboriculture

Drawn By: BLB
Checked By: VJS
Date: 15/11/13
Status Code: S2
Drawing No: **P105**
Rev:

Purpose of Issue:
Planning

File Identifier:
GR-BTP-00-A-DR-A-2887_P105



DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION

NOTE: To be read in conjunction with the Design and Access Statement.

Schedule of Accommodation

8 no. of 2B4P Houses - 125% parking

Total Units: 8

Floor Area of 2B4P House: 74m²

10 no. of Residential In-curtilage Parking Spaces
3 no. of Additional Parking Spaces

Total Spaces: 13

Key

F1 - Timber fence 900mm high
F2 - Timber fence 2100mm high



Woody Species, Shrubs and Climbers
Equal mix of 5 species from the above listed provided by ecologist. Contractor / Landscaper to specify plants suitable for area where species are planted. Climbers to be used along timber fencing alongside shrubs. Shrubs to be maintained by occupiers.

LP - Lamp Post
TP - Telegraph Pole

Caveats

- Removal of trees to front elevation, however replaced in the rear gardens with new as described above. See drawing P105.

Rev	Date	Int	Description
A	02.12.15	BLB	Amendments to Plot 1's garden per the planners comments at the meeting on 02/12/15.



Client:
SVHA

Project:
Greymont Road, Bury

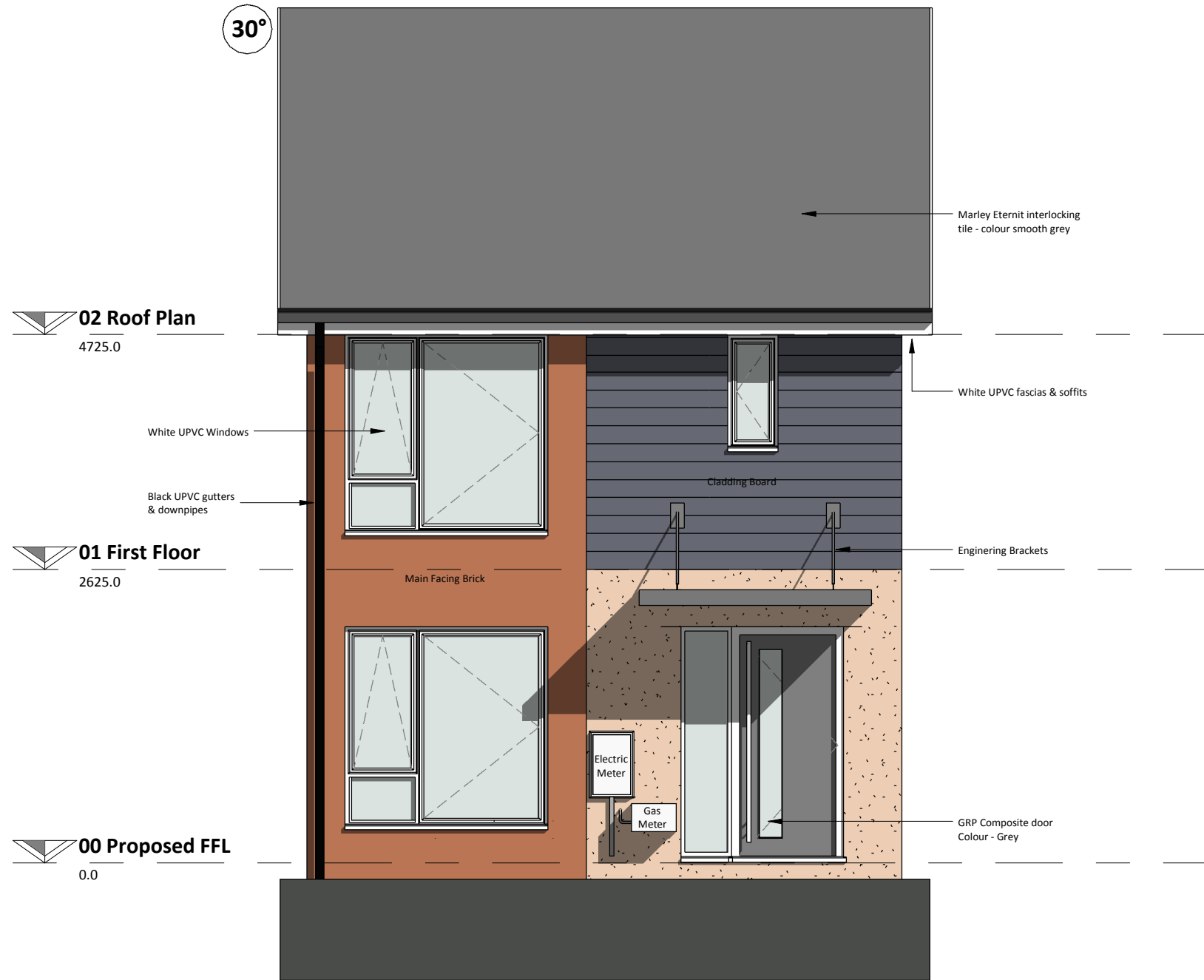
Description:
Proposed Site Plan - Option 2

Purpose of Issue:
Planning

Drawn By:	Checked By:	Date:	Scale @ A2:
BLB	VJS	15/11/17	1 : 200
Job No:	Status Code:	Drawing No:	Rev:
2887	S2	P106	A

File Identifier:
GR-BTP-00-SP-DR-A-2887_P106A

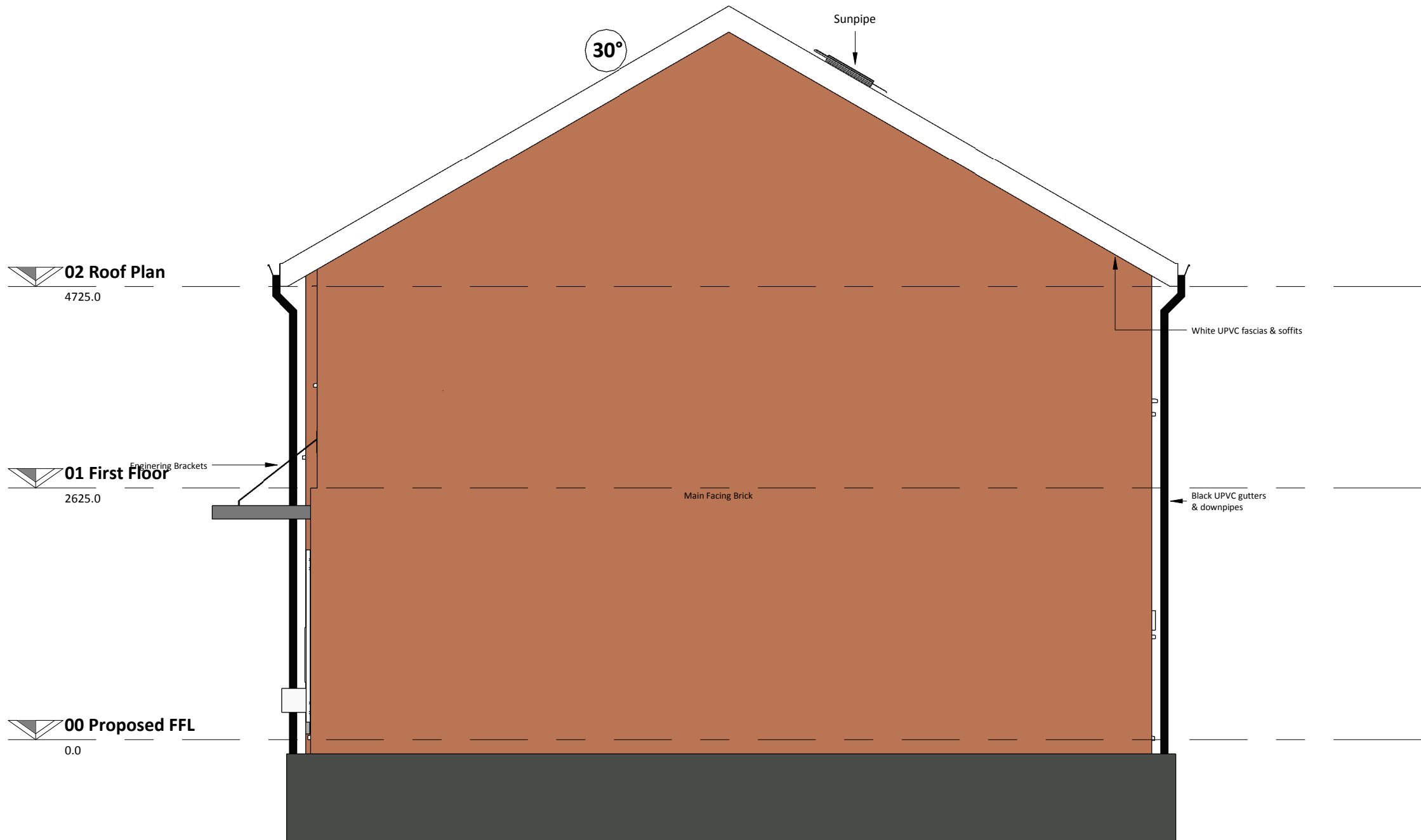
Elizabeth House, 485 Delisbury Road, Heaton Mersey, Stockport, SK4 3BS
t 0161 443 1221 e info@bernardstaylor.co.uk w www.btparchitects.co.uk



Front Elevation
1 : 50



Rear Elevation
1 : 50



Gable Elevation
1 : 50

DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION

NOTE: Please refer to the proposed site plan, drawing P102 for the Proposed Finish Floor Level.

Rev	Date	Int	Description
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btp
ARCHITECTS

RIBA
Chartered Practice

Client:
SVHA

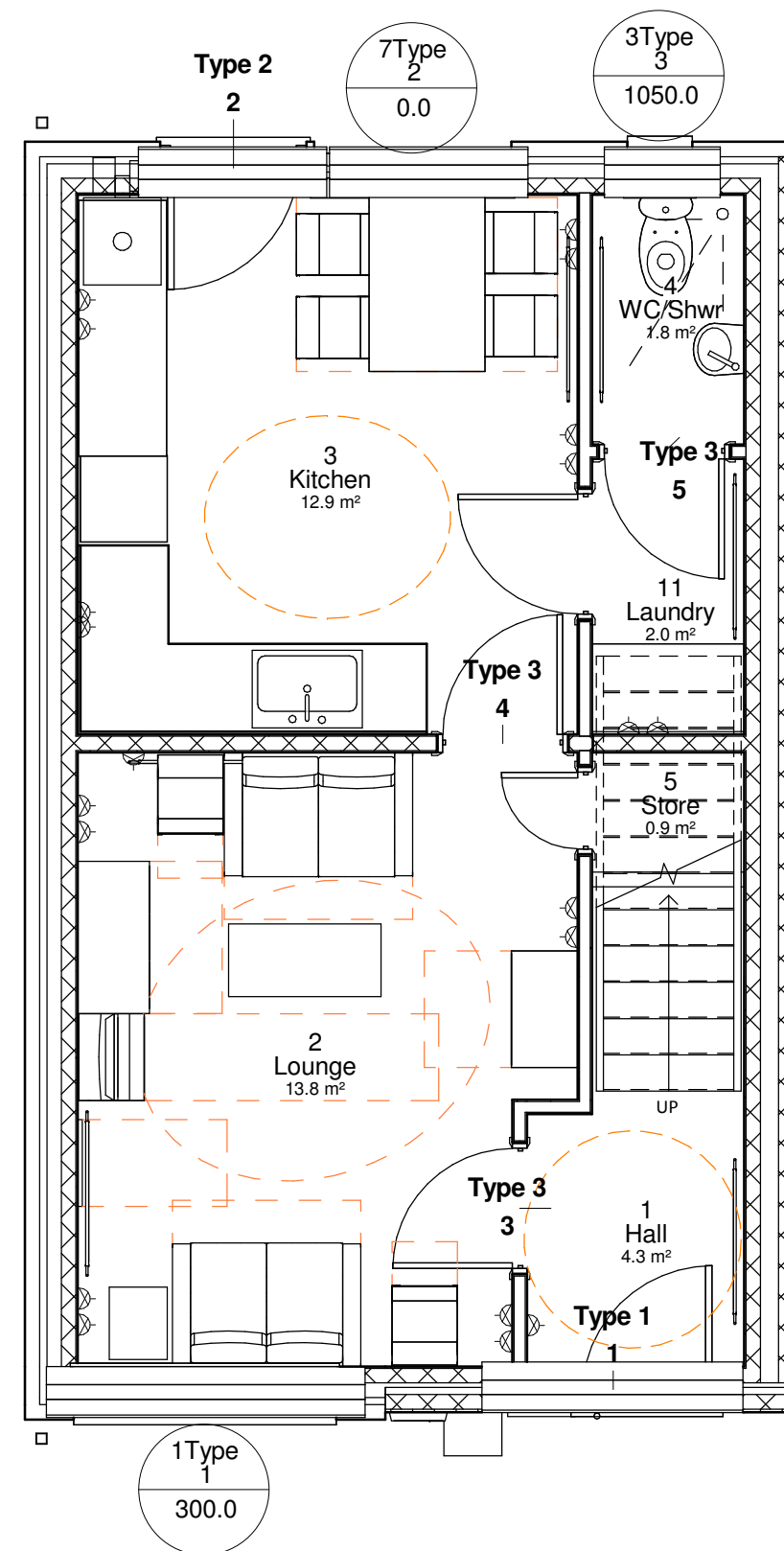
Project:
Greymont Road, Bury

Description:
2B4P House - 74m²
Elevations

Purpose of Issue:
Planning

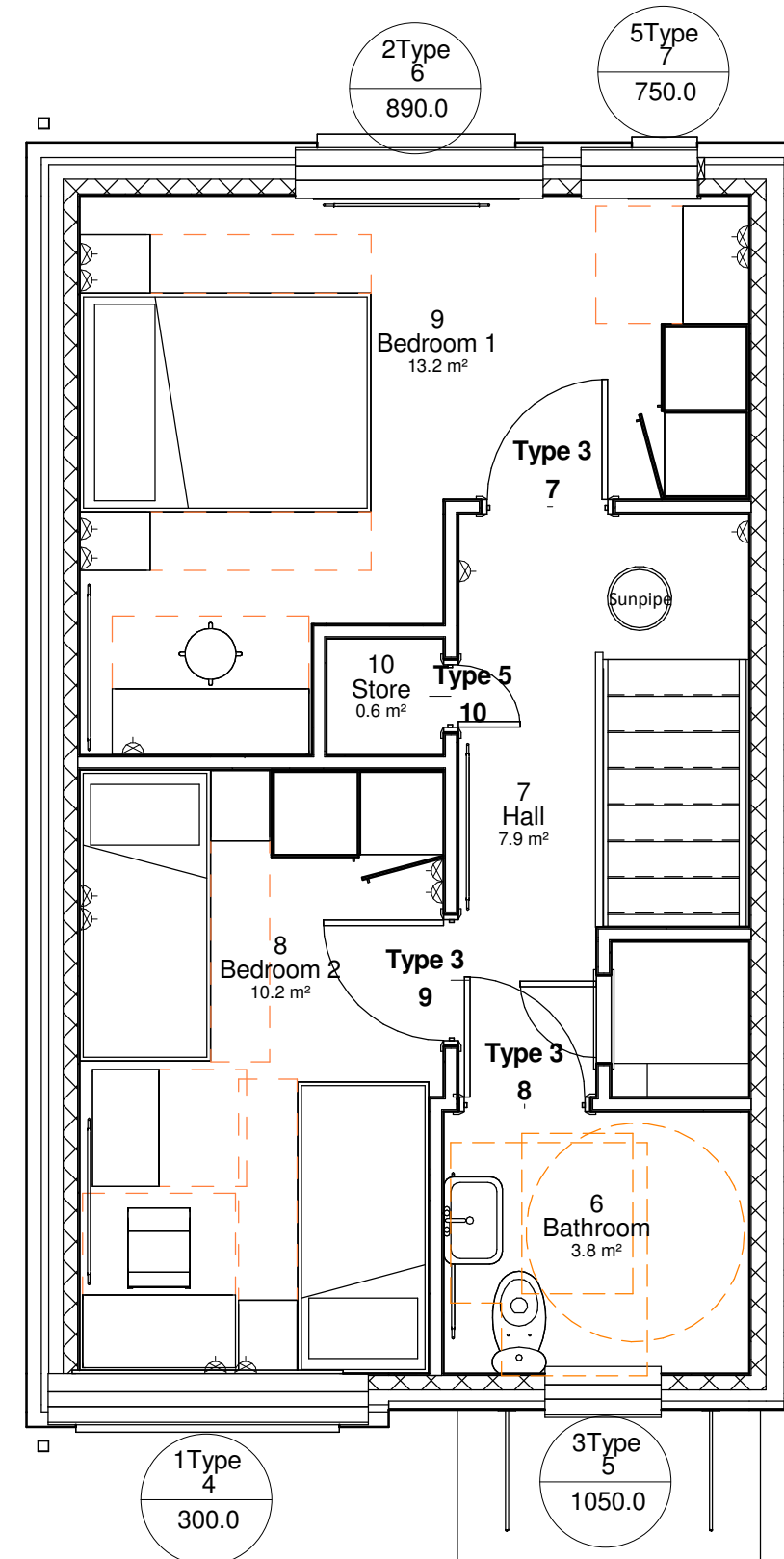
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PC	VJS	15/07/30	1 : 50
Job No:	Status Code:	Drawing No:	Rev:
2887	S2	P104	

File Identifier:
GR-BTP-01-E-DR-A-2887_P104



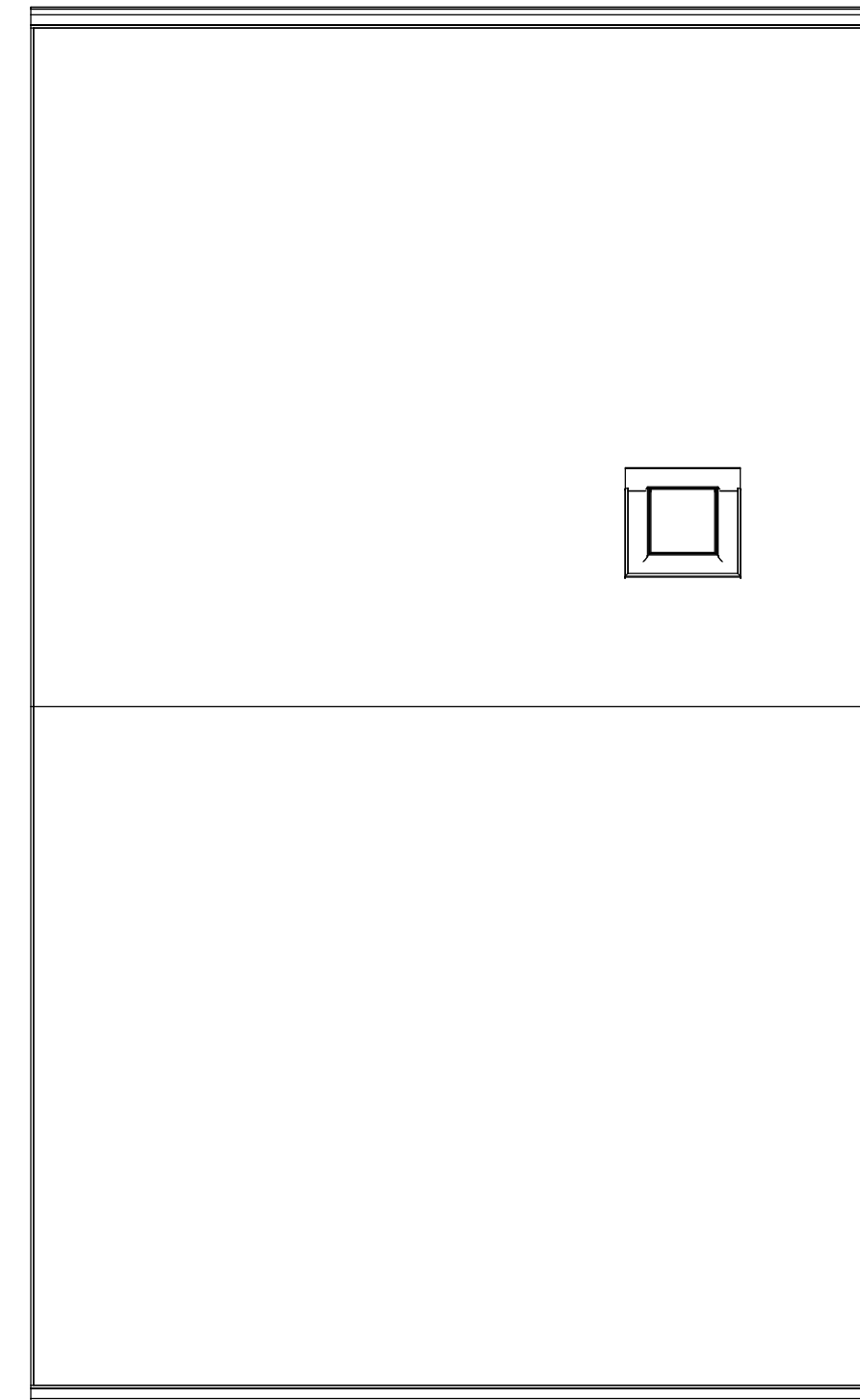
00 Ground Floor

1 : 50



01 First Floor

1 : 50



02 Roof Plan

1 : 50

Rev	Date	Int	Description
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Client:
SVHA

Project:
Greymont Road, Bury

Description:

2B4P House - 74m² Plans

Purpose of Issue:

Planning

Drawn By:	Checked By:	Date:	Scale @ A2:
PC	VJS	15/07/30	1 : 50
Job No:	Status Code:	Drawing No:	Rev:
2887	S2	P103	

File Identifier:

GR-BTP-01-ZZ-DR-A-2887_P103

Ward: Whitefield + Unsworth - Unsworth

Item 03

Applicant: St. Vincent's Housing Association

Location: Garage site between 22 & 24 Whalley Road, Whitefield, Manchester, M45 8WZ

Proposal: Demolition of existing garages and erection of 5 no. bungalows with associated landscaping and car parking

Application Ref: 59241/Full

Target Date: 16/11/2015

Recommendation: Approve with Conditions

Description

The application relates to an existing garage colony site, which currently accommodates 35 garages in total. It is located within a predominantly residential area, with Tintern Avenue to the south and Whalley Road to the west. To the north is Melrose Close, whose rear gardens back onto the site. Directly adjacent to the east of the site is overgrown vacant land which was formally used as allotments.

The site is linear in form, running from west to east with the garages positioned along the north and southern boundary. Vehicular access is directly off Whalley Road and there is also access through the site to the rear of some of the properties on Melrose Close. Mature trees are located on Whalley Road, either side of the entrance.

The application seeks to demolish the garages and redevelop the site for 5 dwellings. This would comprise of 2 bedroomed bungalows each with one parking space. Plot 1 would be set back slightly into the site and front onto Whalley Road. A row of 3 bungalows would front onto the new access and into the site, which would run along the northern boundary, and lead to plot 5 located in the eastern corner of the site. The properties would have bin store areas and private amenity gardens, with a communal bin collection point located at the front entrance.

The scheme would be developed by a Housing Association and comprise 100% affordable housing.

Relevant Planning History

None relevant

Publicity

34 letters were sent on 1/10/2015 to properties at Nos 37-69 (odds) Tintern Avenue, 22, 24, 26, 21, 23 Whalley Road, 2-14 (evens) Melrose Close, 12-18 (evens) Bowlee Close.

3 letters of objection received from 12 Melrose Close, 22, 24 Whalley Road which raise the following issues:

- The garages were built in the first place to relieve congestion of cars in Melrose place, some of which are still in use;
- Where will there be room to park the cars for residents who back onto the site;
- Will the bungalows affect the right of way through the site, as it is used as an access for residents to their houses;
- When the garages were being built, gardens backing onto the site were reduced to allow for turning space. That area was originally intended for allotments, paid for separately by residents;
- The garages provide an 8 ft high wall;
- Want the bungalows to be behind our building line;

- Have always maintained the strip of land adjacent - want the Council to sell the land as goodwill at a low price;
- Concern is the outline of the site appears to be invading my boundary line;
- What means are there to keep my garden safe whilst works are carried out, and what will replace the existing wall?

One letter of support received from No 55 Tintern Avenue with the following comments:

- Support the redevelopment of the site;
- Will improve the area and tree removal will allow more light;
- Did have original concerns as my garden has encroached the garage boundary for at least 30 years. The proposed site area now permits the encroachment which is a relief.
- Would like assurances that my garden would not be damaged when the garages are removed.

Comment received from No 8 Melrose Close:

- My property backs onto the development and my concern is whether there will still be access from the rear of my garden as has been the case for the past 45 years. No concerns with the principle of the development.

Revised plans have been received showing a reduction of units from 6 to 5 bungalows, revised layout, parking provision and access road. The residents have been notified of the amendments on 8/12/2015.

One response received from No 8 Melrose Close satisfied the development would continue to allow access to the rear of their property.

Those who have expressed an interest have been informed of the Planning Control Committee meeting.

Consultations

Traffic Section - No objection subject to conditions.

Drainage Section - No objection subject to condition.

Environmental Health Contaminated Land - No objection subject to conditions.

Waste Management - No issues

United Utilities (Water and Waste) - No objection subject to conditions.

Greater Manchester Ecology Unit - No objection subject to conditions and informatives.

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
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
HT6/2	Pedestrian/Vehicular Conflict
EN1/2	Townscape and Built Design
EN5/1	New Development and Flood Risk
EN8	Woodland and Trees
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
H4/1	Affordable Housing

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) and 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 Policy 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 -

Land use - Following revocation of the North West Regional Strategy on 20th May 2013, there is no statutory housing target for Bury. Work has commenced on the Greater Manchester Spatial Framework and this will bring forward a new statutory housing target for the Borough. This will subsequently be incorporated into Bury's future Local Plan.

In the meantime, the National Planning Policy Framework should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. There is a particular emphasis, as in previous national planning guidance, to identify a rolling five year supply of deliverable land.

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.

UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development takes into consideration factors relating to the height and roof type of adjacent buildings, the impact of developments on residential amenity, the density and character of the surrounding area and the position and proximity of neighbouring properties. Regard is also given to parking provision and access, landscaping and protection of trees/hedgerows and external areas.

Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties provides useful guidance in terms of acceptable aspect standards between dwellings and design criteria.

The development would meet an identified shortage of Affordable Housing in the Borough. It would be located within an established residential estate in the urban area and would therefore not conflict with the local environment in terms of character and surrounding land uses. There is existing infrastructure in place to facilitate the development and the scale of the proposal is such that it would not result in the over development of the site.

As such, the principle is considered to be acceptable and would be in compliance with the NPPF and UDP Policies H1/2, H2/1, H2/2 and H2/6.

Loss of the garage colony - There are currently 35 garages on the site in total, with 26 in tenancy use. A visual appraisal of the site was also carried out in November 2014 by the Council's Property Services Department. This appraisal concluded that it was more likely that the garages were being used for storage purposes, rather than to accommodate cars, due not only to the condition of some of the garages but also the overgrown, vegetated appearance of the access into and also around the garages. It was concluded that approximately 5 garages appeared to be in 'garage use'.

The Property Services Department wrote to all the garage tenant's informing them of the intention to transfer the site to a Housing Association, subject to the grant of planning permission for residential development and that notice would thereon be served to end their tenancy agreement. The Property Services Department have verified that only 2 tenants queried this matter. In terms of objections received to this planning application, this issue was raised by one objector.

There would be a relatively low percentage of garages which would need to be re-provided should the development be approved and implemented. The site is accessed from Whalley Road, a relatively wide residential street, which has no parking restrictions, and has the capacity to comfortably accommodate on-street parking. There is also on-street parking

on the surrounding streets. This is supported by the Traffic Section. It is therefore considered that the loss of the garage colony would not cause significant parking problems in the locality and that the redevelopment of the site would be acceptable in principle.

Details of the layout, design, proximity to residential properties and access and parking are discussed below.

Layout and siting - The form, size and shape of the site has largely dictated the layout and the number of units which could be accommodated on the site. It is also constrained by the garden extensions and encroachment which has occurred by the houses to the south of the site, on Tintern Avenue. According to local residents, the gardens were extended more than 30 years ago. The applicant decided that in order to maintain neighbourly relationships, the development would be accommodated within the existing site boundaries, and the garden extension land would not form part of, or require that land for the development proposals.

The bungalows would provide 2 bedroomed accommodation, and would be sited in a linear form, with plot 1 set back but facing Whalley Road, plots 2,3 and 4 fronting north and the new access road and plot 5 located at the head of the site. Garden areas to plots 1 and 5 would be of an acceptable size and satisfy policy standards. The rear gardens to plots 2,3 and 4 would be 5.4m in depth, which is less than the 7m advised in policy guidance.

It is generally accepted however, that occupants of this type of property are likely to be down-sizing their accommodation, and being of affordable housing provision, which is greatly needed in the Borough, it is considered that the shortfall of external amenity area of 1.6m in this instance would be acceptable for the 3 plots.

Each property would have a dedicated parking space, with provision also for one visitor space.

A new access off Whalley Road would be created into the site and would run across the top of the site along the northern boundary. The existing pedestrian access to Nos 4 and 8 Melrose Close would also be maintained through the site for the occupiers of these properties.

The applicant has sought to maximise the developable area of the land available and it is considered this would be successfully achieved without compromise to either future occupiers or the surrounding residential properties.

As such, the layout is considered to be acceptable and would comply with H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development.

Design and appearance - The development would provide high quality bungalow accommodation to provide for modern and sustainable living. In terms of size, the bungalows would be relatively modest in height, scale and massing, encompassing a sloping pitched roof and overhanging eaves. Large window openings would allow plenty of natural light to the properties, as well as responding to the requirements of providing lifetime homes standards.

External appearance would comprise red facing brick work and grey clad boarding, with grey sheet metal roofing. The rear gardens would be separated by a 2.1m timber boarded fence, with the remainder of the site bounded by similar fencing where there currently is none, or where a gap would be left due to the demolition of the garages.

The design and appearance of the scheme is therefore considered to be acceptable within the locality and the character of the residential area and considered to comply with UDP Policies H2/1 - The Form of New Residential Development and EN1/2 - Townscape and Built Design.

Impact on residential amenity - SPD 6 requires a separation distance of 20m between habitable room windows and 6.5m between ground floor habitable room windows and a blank wall. All aspect standards in terms of relationships to properties outside the site would be satisfied. The development would be fully contained within the existing garage colony site, and in terms of height, the bungalows would not be dissimilar to the existing garages, and therefore impact on neighbouring properties would not be significant.

A 2.1m high boundary fence would be erected along the northern and southern boundaries, to replace the brick wall due to the garage demolition. The existing boundary treatment between the site and gardens on Melrose Close would remain as existing.

As such, it is considered there would not be a detrimental impact on the amenity of the existing residential properties or occupiers, and the scheme would comply with UDP Policies H2/1, H2/2, H2/6, HT2/4 and SPD 6.

Parking and access - SPD11 seeks a maximum of 1.5 spaces per 2 bedroomed property in a high access area. The development would provide 1 space per unit. However, these are maximum standards. The proposed dwellings are located within 500m of a District Shopping Centre and access to public transport. As an affordable housing scheme, it is also more likely that car ownership would be lower.

A new access into the site would be created off Whalley Road and this would run along the northern boundary and lead to a turning area at the top of the site. There would be ample room to manoeuvre within the site, without compromise to pedestrian or highway safety.

The Highway's section have raised no objection to the proposed development, either in terms of the on-site parking proposals or the loss of the garage colony, and given its location in a sustainable location, it is considered that the parking provision for this type of development would be satisfactory.

Trees - The proposed development would result in the removal of 3 trees to the entrance to the site. The Arboricultural Report has identified these trees as Category A and of visual importance as landscape features on the street scene. The other identified Category A tree on the frontage would be retained.

Whalley Road is a tree lined street and there are a number of trees which are close to the site and which would continue to provide visual amenity value to the area. In consideration of the loss of the Category A trees, there is the identified need for Affordable Housing in the area and the Borough as a whole, and this would add significant weight to accepting the loss of the three trees. The application also proposes a replanting scheme to the frontage - the type, species and maturity of which would be secured by a condition to ensure that replacements would be acceptable and in terms of continuing to provide an attractive visual contribution to the area.

It is considered that with the condition to secure appropriate replacement species, the removal of the trees would be acceptable, and as such in compliance with chapter 11 - Conserving and enhancing the natural environment of the NPPF.

Ecology - An Ecological Appraisal has been submitted with the application and GMEU have been consulted on the findings.

Bats - The buildings were assessed as having negligible roosting potential, although the trees could support roosting bats. An informative is therefore included notifying the steps which should be taken if bats are found on site.

Bats and lighting - Lighting used during the construction and post development should be directed away from any off the retained trees. To ensure this is satisfactory, a condition is recommended that a lighting scheme be submitted prior to commencement of development.

Nesting birds - The trees on the site have the potential to support nesting birds. It is recommended that works to trees should not be carried out in the main bird breeding season, unless it has been established prior to development. A condition to this effect would be included.

Mammals - Woodland habitat is present to the south of the site, but was not accessed during the survey. A mammal run was identified leading into this woodland. As a result, it is recommended that before construction is commenced, the woodland is accessed and assessed by a suitable qualified person and recommendations made accordingly. A condition has therefore been recommended by GMEU this be carried out.

Biodiversity enhancement - GMEU recommend that opportunities for biodiversity enhancement be incorporated into the new development, to include bat bricks and/or tubes within the new development, bat boxes and bird boxes, and any new planting associated with the development should reflect the context of the site. This would be included as an informative to the applicant.

Response to objections/comments -

- Boundary treatment, land encroachment, access to other properties and parking re-provision have been covered in the report above;
- Damage caused to properties, the sale of the land and its use for purposes other than being considered under this application are not a material planning considerations.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 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 Location plan P100 Rev B; Existing site plan P101; Proposed site plan P102 Rev J; 2B3P Bungalow floor plans P103 Rev A; 2B3P Bungalow Elevations P104 Rev A; Site Arboriculture P105; Revised Design and Access Statement 2885_15_12_02 received 8/12/15; Arboricultural Survey 3250/100; Preliminary Ecological Appraisal September 2015 by accessEcology 0934/01/LMSB/PEA; Arboricultural Report September 2015 acsconsulting 3250/DR.15 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.

3. No development shall commence unless and until a tree protection measures plan has been submitted to and approved by the Local Planning Authority. All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.
Reason. Insufficient information has been submitted to ensure the loss of trees is avoided, which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 11 - Conserving and enhancing the natural environment of the NPPF.
4. No development shall commence unless and until a street lighting scheme has been submitted for approval by the Local Planning Authority, detailing the lighting which is to be used during the construction of the development and thereafter. The approved scheme only shall be implemented and thereafter maintained.
Reason. Information is required prior commencement to ensure there would not be an adverse impact on foraging and commuting bats, pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
5. No development shall commence unless and until an Ecological Appraisal for the presence of mammals to the woodland to the south of the development has been carried out by a suitably qualified person, and the findings submitted to the Local Planning Authority for approval. The approved recommendations shall be carried out to an approved timetable.
Reason. Insufficient information has been submitted to ensure there is no harm caused to Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
6. No development shall commence unless and until details of surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The proposed scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided. The approved scheme only shall be implemented and thereafter maintained.
Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact in the interests of sustainable development pursuant to chapter 10 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.
7. No works to trees or shrubs shall be carried out between 1st March and 31st August in any year unless and until a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present, which has been approved by the Local Planning Authority.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
8. A landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. The scheme

shall include details of the species, height, girth and age of the proposed replacement trees. It shall be implemented not later than 12 months from the date the building(s) is first occupied; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted to the approval of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan, and chapter 11 - Conserving and enhancing the natural environment of the NPPF.

9. No development shall commence unless and until:-

- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
- Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
- Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

10. Following the provisions of Condition 9 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

11. Notwithstanding the details indicated on the approved plan reference 288 S2 P102 Revision J, no development shall commence unless and until full details of the following have been submitted to and approved by the Local Planning Authority:

- Formation of the proposed site access onto Whalley Road incorporating a minimum access width of 4.5m at the junction with the adopted highway;
- Proposed private access road, footway and turning head;
- Reinstatement of the redundant accesses and all associated highway remedial works.

The details subsequently approved shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority.

Reason. Information has not been provided with the application. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety pursuant to Bury Unitary Development Plan Policies HT6/2 - Pedestrian and Vehicular Conflict and H2/2 - The Layout of New Residential Development.

12. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP) has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:
- Access route for construction traffic from the highway network;
 - Hours of operation and numbers of vehicle movements;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
 - Parking on site of operatives' and construction vehicles together with the storage on site of construction materials.
 - The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials.

Reason. Information has not been provided with the application. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets and ensure adequate off-street car parking provision and materials storage arrangements for the duration of the construction period, in the interests of highway safety, pursuant to Bury Unitary Development Plan Policies HT6/2 - Vehicular/Pedestrian Conflict and EN1/2 - Townscape and Built Design.

13. The turning facilities indicated on the approved plans shall be provided before the development is 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 Bury Unitary Development Plan Policies HT6/2 - Pedestrian and Vehicular Conflict and HT2/4 - Car Parking and Servicing.

14. A minimum hardstanding of 5.0m of the proposed private access shall be provided for the approval by the Local Planning Authority and thereafter maintained.

Reason. To allow adequate space to maintain a vehicle clear of the private access and footway in the interests of pedestrian safety pursuant to HT6/2 - Pedestrian/Vehicular Conflict and H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan and

15. 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.

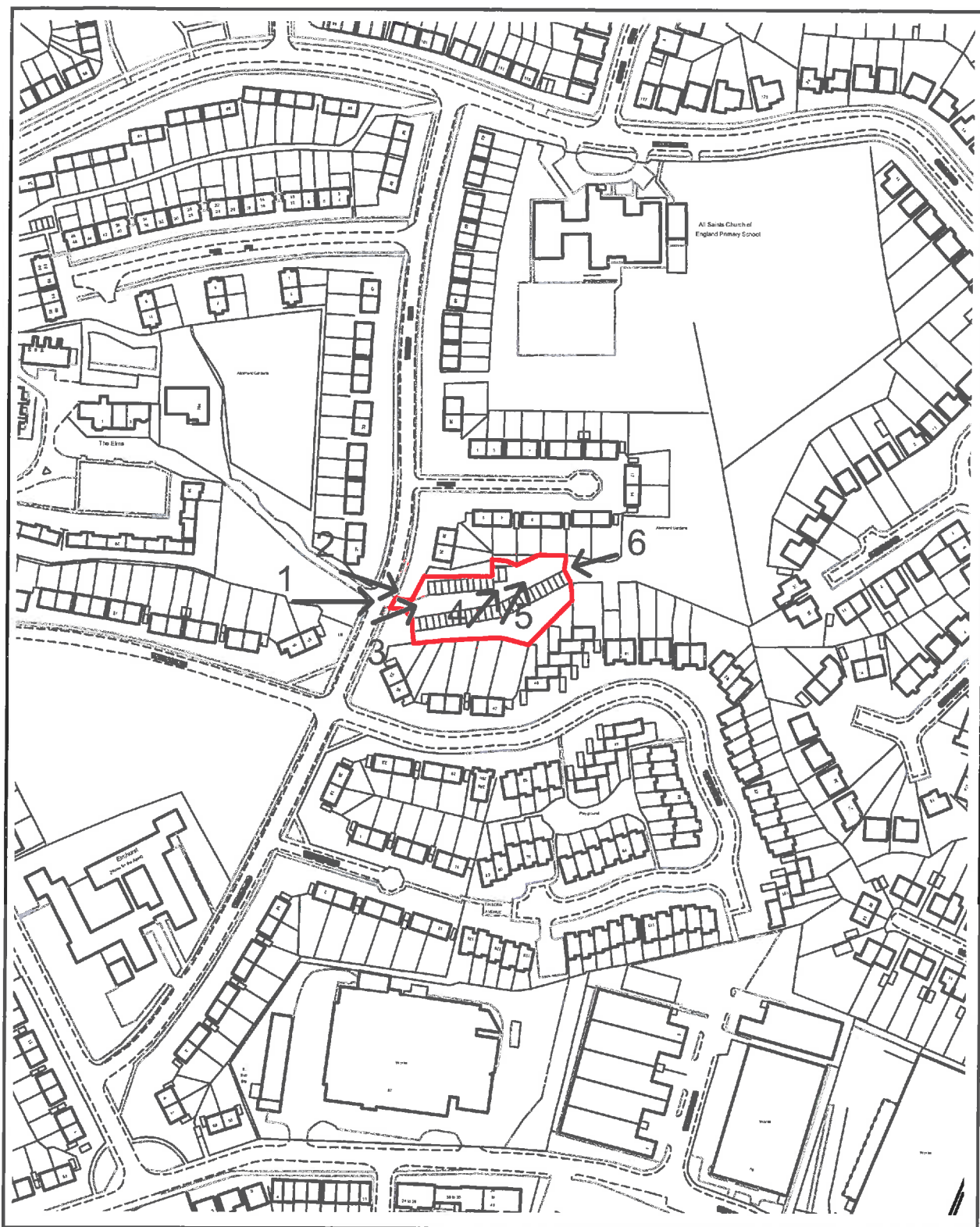
Reason. Information has not been provided with the application. To ensure that the adopted highways are kept free of deposited material from the ground works operations pursuant to Bury Unitary Development Plan Policy EN1/2 - Townscape and Built Design.

16. Details/Samples of the materials to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials 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 and H2/1 - The Form of New Residential Development.

For further information on the application please contact **Jennie Townsend** on **0161 253-5320**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 59241

ADDRESS: Garage site between 22 & 24 Whalley Road
Whitefield



Bury
COUNCIL

Planning, Environmental and Regulatory Services

(C) Crown Copyright and database right (2015). Ordnance Survey 100023063.

59241

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION

NOTE: To be read in conjunction with the Design and Access Statement.

Key

F1 - Timber fence 900mm high
F2 - Timber fence 2100mm high

 Encroachment Area: 491.7m²

F1 - Timber fence 900mm high
F2 - Timber fence 2100mm high

Woody Species, Shrubs and Climbers
Equal mix of 5 species from the above listed provided by ecologist. Contractor / Landscaper to specify plants suitable for area where species are planted. Climbers to be used along timber fencing alongside shrubs. Shrubs to be maintained by occupiers. Bat and bird boxes to be provided due to potential loss of biodiversity and wildlife.

Schedule of Accommodation

2B3P Bungalows - 100% parking

Total Units: 5

Floor Area of 2B3P Bungalow: 57m²

J	15.12.15	BLB	As per comments from the resident at no. 8 Melrose Close, location of pedestrian access gate relocated to suit existing.
H	08.12.15	BLB	As per comments from planning highways agent amendments made.
G	02.12.15	BLB	Site boundary amendments.
F	01.12.15	BLB	Site amendments as per planners comments at the meeting on 01/12/15.
E	18.11.15	BLB	Site re-design due to comments from planners per the meeting on 12/11/15.
D	27.10.15	MA	Layout amended in line with Planners comments.
C	15.09.10	BLB	Proposed Finished Floor Levels added to drawing.
B	15.09.02	BLB	Parking space for Plot 6 relocated to allow access to rear garden parking for no. 4 Melrose Close.
A	15.08.25	BLB	Secure store bins added, boundary fence to plot site amended and house type amendments to suit recommendations from Secure by Design.
Rev	Date	Int	Description

btp ARCHITECTS
RIBA Chartered Practice

Client:
SVHA

Project:
Melrose Close, Whitefield

Description:

Proposed Site Plan

Purpose of Issue:

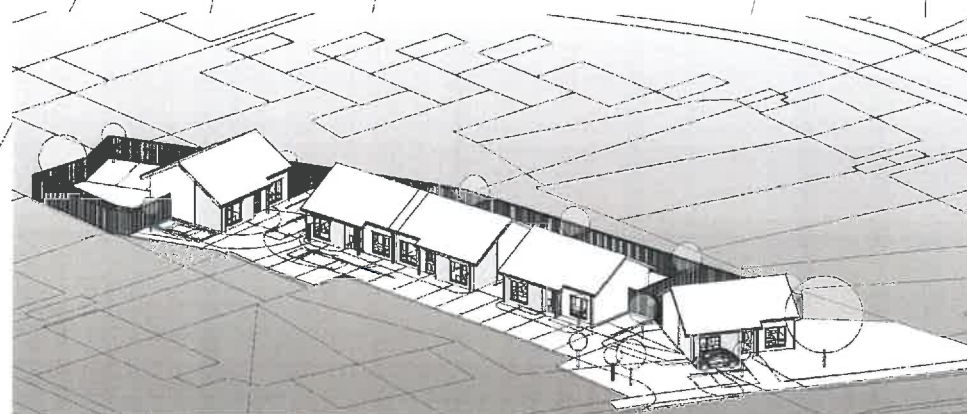
Planning

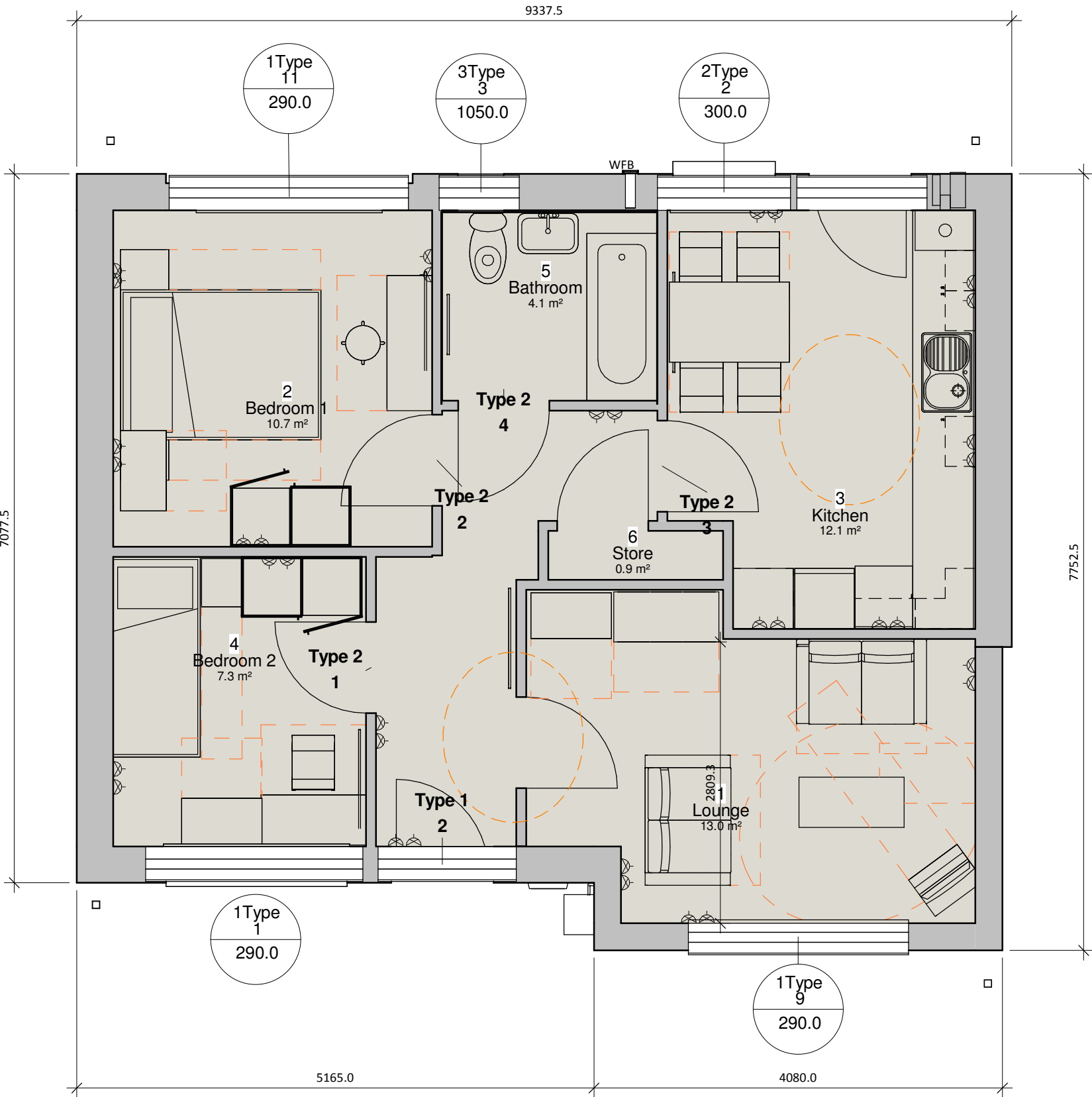
Drawn By: BLB
Checked By: VJS
Date: 15/09/10
Scale @ A2: 1 : 200

Job No: 2885
Status Code: S2
Drawing No: P102
Rev: J

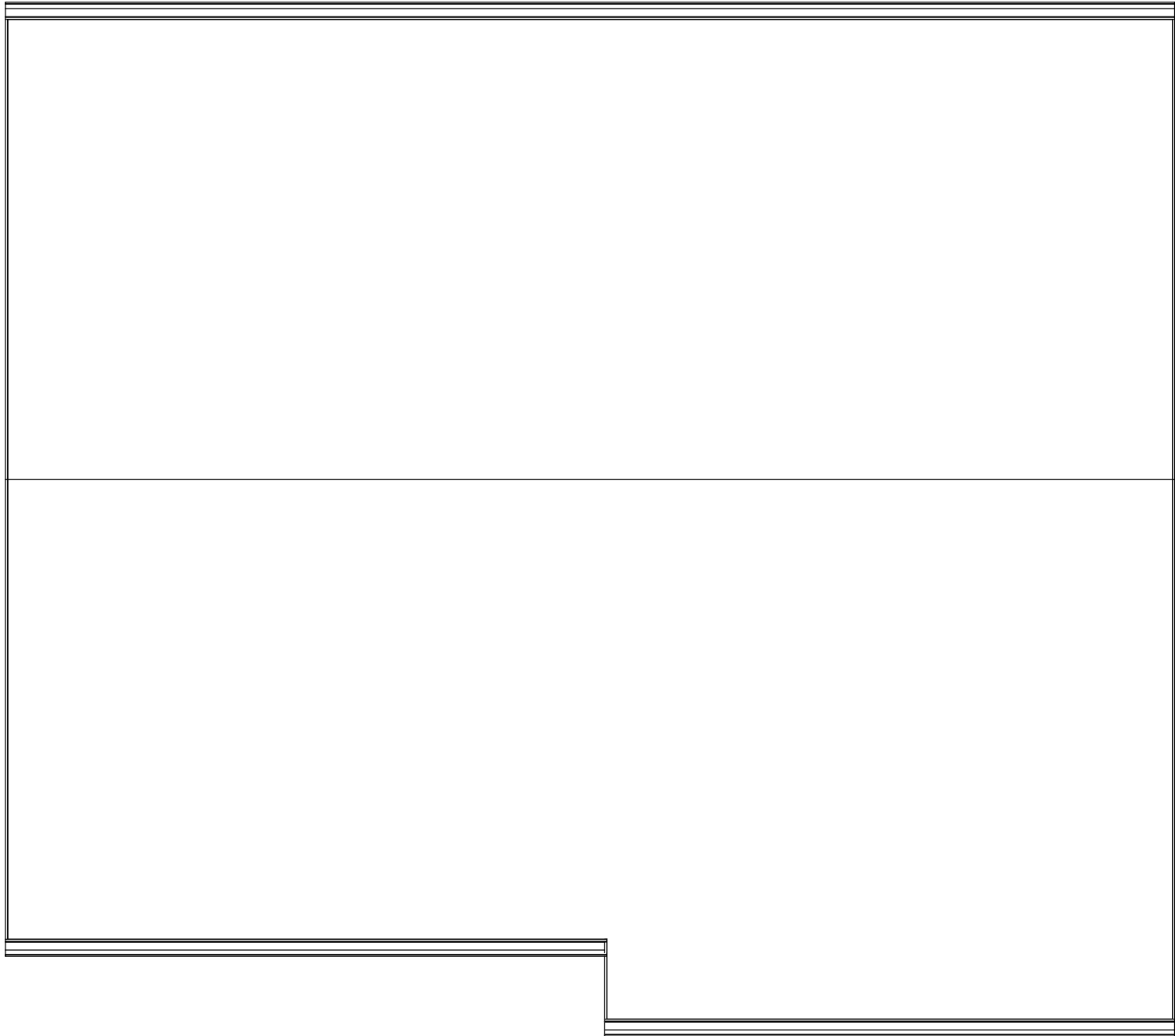
File Identifier:
MC-BTP-00-SP-DR-A-2885_P102J

Elizabeth House, 488 Didsbury Road, Heaton Mersey, Stockport, SK8 8BS
t 0161 443 1221 e info@bernardtaylor.co.uk w www.btparchitects.co.uk





00 Proposed FFL



01 Roof Plan

A	15.12.04	BLB	Unit set out to Building Regulation requirements.
Rev	Date	Int	Description

btp
ARCHITECTS

RIBA
Chartered Practice

Client:
SVHA

Project:
Melrose Close, Whitefield

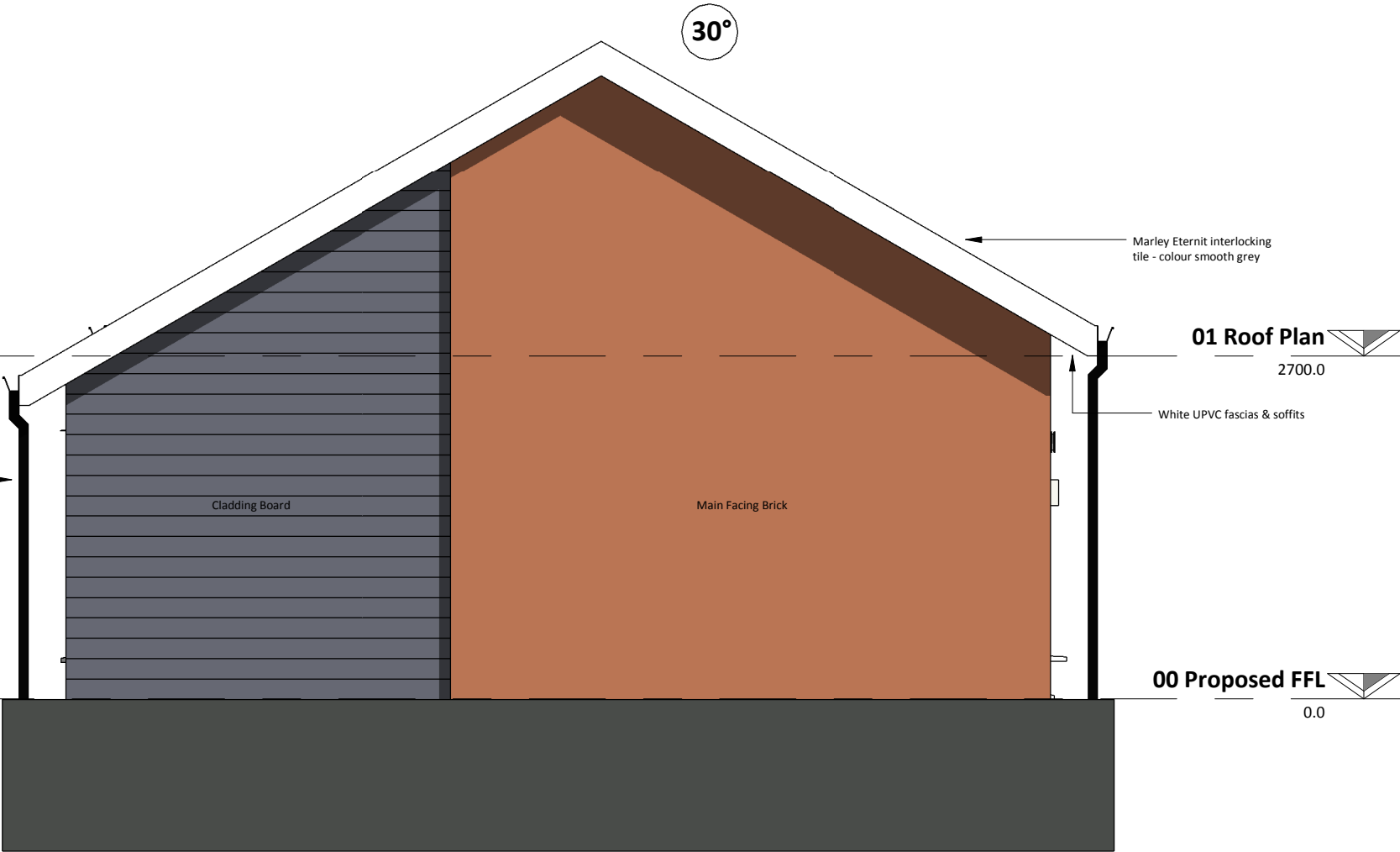
Description:
**2B3P Bungalow - 61.47m²
Plans**

Purpose of Issue: Information			
Drawn By:	Checked By:	Date:	Scale @ A2:
PC	VJS	15/07/29	1 : 50
Job No:	Status Code:	Drawing No:	Rev:
2885	S2	P103	A

NOTE: Please refer to the proposed site plan, drawing P102G for the Proposed Finish Floor Level.



Front Elevation
1 : 50



Gable Elevation
1 : 50



Rear Elevation
1 : 50

A	15.12.04	BLB	Unit set out to Building Regulation requirements.
Rev	Date	Int	Description

btp
ARCHITECTS

RIBA
Chartered Practice

Client:
SVHA

Project:
Melrose Close, Whitefield

Description:			
2B3P Bungalow Elevations			
Purpose of Issue:			
Planning			
Drawn By:	Checked By:	Date:	Scale @ A2:
BLB	VJS	15/07/29	1 : 50
Job No:	Status Code:	Drawing No:	Rev:
2885	S2	P104	A
File Identifier:			
MC-BTP-01-E-DR-A-2885_P104A			
Elizabeth House, 486 Didsbury Road, Heaton Mersey, Stockport, SK4 3BS t 0161 443 1221 e info@btparchitects.co.uk w www.btparchitects.co.uk			

Ward: Ramsbottom and Tottington -
Ramsbottom

Item 04

Applicant: St. Vincent's Housing Association

Location: Garage site at Fern Street, Ramsbottom, Bury, BL0 0BA

Proposal: Demolition of existing garages and erection of 7 no. dwellings with associated landscaping and car parking

Application Ref: 59249/Full

Target Date: 16/11/2015

Recommendation: Approve with Conditions

The Development Manager has recommended a site visit take place before the Planning Control Committee meeting.

Description

The application relates to an garage colony site, which contains 15 garages. The garages are arranged in two rows with a central turning area. The site slopes from east to west with a electricity substation located in the western part of the site. The site is bounded by Fern Street and Quarry Street, which in turn leads to Patmos Street, which is unadopted. The garage colony is accessed at the corner of Fern Street and Quarry Street.

There are residential properties to the south and east of the site. There is open land and mature trees to the north and this is protected recreation land.

The proposed development involves the demolition of the garages and the erection of 6 dwellings. The proposed dwellings would be two storeys in height and would be constructed from stone, cladding and a tile roof. Quarry Street would be widened and a footpath would be provided along the northern boundary of the street. Access would be taken from Quarry Street and a car park of 10 spaces would be provided in lieu of the garages.

Relevant Planning History

51869 - Construction of a single garage at plot 4, Fern Street, Ramsbottom. Approved with conditions - 21 December 2009

Publicity

The neighbouring properties were notified by means of a letter on 1 October and a press notice was published in the Bury Times on 8 October 2015. Site notices were posted on 12 October 2015.

87 copies of a standardised letter have been received, which have raised the following issues:

- It is not in keeping with the local conservation area.
- it will damage the wildlife corridor on Fern Street.
- It will lead to an increase in roadside parking on Fern Street and Peel Brow, which would be dangerous to pedestrians.
- There will be access problems to and from the proposed development especially as there is a blind sharp corner on Quarry Street.
- Houses on Peel Brow will be overlooked.
- The footpath between Quarry Street and the allotments would become unusable if cars use the bottom access.
- Views over the town will be spoilt.
- Increased street and house lighting will spoil the wildlife corridor and cause damage to

the wildlife. It will be oppressive to those on Fern Street and Peel Brow.

- The garages are an important community asset and they will be lost.
- Quarry Street and its history as part of the conservation area will be spoilt and lost forever.
- Mature trees many of which are over 30 years old and hedges will be destroyed.
- The size of the development and the design are not in keeping with the immediate area.

25 letters were received from the occupiers of 4, 6, 10, 12, 16, 50, 59 Fern Street, 31, 45, 49, 55, 122, 192 Peel Brow, 49 Garnett Street, 21 Eliza Street, 3 Windermere Drive, 4, 8, 18 Meadow Heights, 16 Stanley Street, 16, 11, 75 Fir Street, Ramsbottom Heritage Society, 46 Lansdowne Close, 10 Green Oak Place, Cleveleys, which have raised the following issues:

- What overlooking distances should the properties meet?
- Many of the garages are still used by residents.
- There is a very steep gradient on Quarry Street.
- There is no parking provision for visiting vehicles or for street parking along Quarry Street.
- The users of the garages need to be added to the calculation regarding density. Where will these cars be parked if the garages are removed?
- Can 7 bins be accommodated without spilling out onto the road?
- The proposed development does not include any reference to the conservation area management plan.
- How would the extended Quarry Street be integrated into Patmos Street?
- With the Right to Buy initiative will these properties remain as affordable dwellings?
- Impact upon wildlife with the vegetation being removed.
- The design of the proposed dwellings is inappropriate.
- Object to the loss of the cobbles on Quarry Street.
- The density of the proposed development is too high.
- Loss of privacy for the existing residents on Fern Street and Peel Brow.
- The garages are privately owned by the residents and are used on a daily basis.
- Concerned about the impacts of the build on the existing dwellings which are over 100 years old and do not have foundations.
- The proposed development would have an adverse impact upon the wildlife corridor.
- Impact upon bats which are seen using the area regularly.
- The proposed development does not respect the existing street pattern.
- Access for emergency vehicles would be difficult.
- It is not in keeping with the local conservation area.
- it will damage the wildlife corridor on Fern Street.
- It will lead to an increase in roadside parking on Fern Street and Peel Brow, which would be dangerous to pedestrians.
- There will be access problems to and from the proposed development especially as there is a blind sharp corner on Quarry Street.
- Houses on Peel Brow will be overlooked.
- The footpath between Quarry Street and the allotments would become unusable if cars use the bottom access.
- The widening of Quarry Street is unacceptable and would harm the Conservation Area.
- The proposed dwellings should be stone and slate.
- We visit the area regularly and struggle to park now. The proposed development would cause further problems.

The neighbouring properties and objectors were notified of revised plans by means of a letter on 21 December 2015. There is no requirement to re-advertise or carry out site notices for revised plans.

4 letters have been received from the occupiers of 31, 56, 164 Peel Brow, 4 Fern Street, which have raised the following issues:

- Concerned by the loss of parking spaces as there would be an increase in congestion from parking on street and possible accidents.

- The proposed development would destroy many indigenous flora and fauna.
- The former mill site near the river would be perfect for redevelopment.
- Plans are out of character with Ramsbottom heritage.
- Plans include covering of cobbled street with tarmac.
- Worry that Patmore Street would be used as a through road.
- I refer to paragraph 64 of the NPPF. The houses are of poor design and not in keeping with the area.
- Peel Brow is often used by HGVs and parking places for residents is limited.
- The garage colony is underused due to poor management of the site. Residents should be offered the plots and this could be maintained by the local residents.

The objectors have been notified of the Planning Control Committee meeting.

Consultations

Traffic Section - No objections in principle. Further comments and conditions will be reported in the Supplementary Report.

Drainage Section - Comments awaited.

Environmental Health - Contaminated Land - No objections, subject to the inclusion of conditions relating to contaminated land.

Property Services - No response received.

United Utilities - No objections, subject to the inclusion of conditions relating to foul and surface water drainage.

GM Ecology Unit - No objections, subject to the inclusion of conditions relating to bats, nesting birds and landscaping.

Waste Management - No objections.

Unitary Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H4/1	Affordable Housing
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN6/4	Wildlife Links and Corridors
EN7	Pollution Control
EN7/5	Waste Water Management
HT2/6	Replacement Car Parking
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
SPD5	DC Policy Guidance Note 5: Affordable Housing
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) and 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 Policy 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 - Following revocation of the North West Regional Strategy on 20 May 2013, there is no statutory housing target for Bury. Work has commenced on the Greater

Manchester Spatial Framework and this will bring forward a new statutory housing target for the Borough. This will subsequently be incorporated into Bury's future Local Plan.

In the meantime, the National Planning Policy Framework should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. There is a particular emphasis, as in previous national planning guidance, to identify a rolling five year supply of deliverable housing land.

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.

The site is located within the urban boundary and there is residential development to the east and south of the site. As such, the proposed development would not conflict with the surrounding uses. The site contains garages and would be considered as previously developed land. The site is located in a sustainable location with regard to public transport and services. Therefore, the proposed development is sustainably located and would be in accordance with Policy H1/2 of the Bury Unitary Development Plan.

Design and layout - The proposed dwellings would be located off Quarry Street and would be two storeys in height, which is similar to the surrounding dwellings.. The proposed development would be located outside the conservation area but close to the boundary. The proposed dwellings would be constructed from stone, grey cladding and render with a tile roof, which would preserve the character of the conservation area and would add visual interest to the elevations. There is a mix of materials on the existing buildings - stone, render and brick and the proposed dwellings would complement the existing dwellings.

The proposed dwellings would have a rear garden and the level of private amenity space for the individual dwellings is reasonable and would be acceptable. There would be space within the rear gardens for bin storage. The proposed boundary treatment would be a timber fence, which would be acceptable. Therefore, the proposed development would be in accordance with Policies H2/1, H2/2, EN1/2, EN2/1 and EN2/2 of the Bury Unitary Development Plan.

Impact upon residential amenity - SPD6 provides guidance on aspect standards between residential properties and as such, would be relevant in this case.

There would be a minimum of 20 metres between the proposed dwellings and the rear of the existing dwellings on Peel Brow, which would be in accordance with the aspect standard.

There would be a minimum of 14 metres between the gable of plot 6 and the existing dwellings on Fern Street, which would be in excess of the 13 metres required.

Therefore, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties.

Trees - The proposed development would result in the removal of 3 trees from the site and all are of poor quality. All of the trees to the west of the electricity sub station would be retained as would those on the protected recreation space to the north. As such, the loss of these trees would not have an adverse impact upon the character of the area. Therefore, the proposed development would be in accordance with Policy EN8/2 of the Bury Unitary Development Plan.

Ecology - A ecological survey has been submitted with the application. The survey states that the habitats and floral species on site are common but it is recommended that the development incorporate 'wildlife friendly' landscaping into the scheme. The garages and

trees have negligible potential to support bats. GM Ecology Unit has no objections to the proposal, subject to the inclusion of conditions relating to bats, nesting birds and landscaping.

A revised plan was received on 21 December and GM Ecology Unit were re-consulted on this plan. While the proposed car park would result in a section of trees and grassland being removed to the east of the substation, this would be compensated by the retention of the western section of grassland and trees. Any bats potentially utilising the substation to roost would still have connectivity to the wider foraging and commuting habitat. As such, the comments from GM Ecology Unit still stand and no further survey work is required.

Therefore, the proposed development would not cause harm to a protected species or ecological matters and would be in accordance with Policies EN6 and EN6/3 of the Bury Unitary Development Plan and the NPPF.

Highways issues - The site would be accessed from Quarry Street, which would be widened to allow two way traffic along the length of the highway and provide a parking area. The proposed development would provide a footpath for access by pedestrians and there would be acceptable levels of visibility at the junction of Quarry Street and Fern Street.

The existing site is in use as a garage colony and contains 15 garages. It is not possible to ascertain how many of the garages are used to park vehicles in them. Of these garages, 12 of the occupants live within 0.25 mile of the garage site and as such, it is reasonable to conclude that these garages could be used for the parking of vehicles.

The proposed development would include a parking area of 10 spaces, which would replace the existing parking facility.

The Traffic Section has no objections in principle to the proposed development and further comments will be reported in the Supplementary Report. Therefore, the proposed development would be in accordance with Policies H2/1 and H2/2 of the Bury Unitary Development Plan.

Parking - SPD11 states that the maximum parking standards for a two bedroom dwellings is 1.5 spaces per dwelling, which equates to 9 spaces.

The proposed development would provide 6 spaces for the proposed dwellings and 10 spaces in lieu of the garages. The site has good access to public transport and is in close proximity to Ramsbottom town centre. As such, the level of parking provision in this instance would be acceptable. The proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Response to objectors

It is evident that there is locally a strong feeling in the consideration of a small number of dwellings on a site that has been the preserve of garaging. Many of the issues reported are posing questions, which have been incorporated into the revised plans that have been re-consulted upon.

The site is not within the Conservation Area but adjoins it and the dwellings proposed have adopted a layout and design including materials that are strongly reflected in the Conservation Area.

The proposed development would comply with the aspect standards within SPD6. As such, the proposed development would not have an adverse impact upon the amenity of the neighbouring properties by means of loss of privacy or overlooking.

There would be paths connecting to the rear gardens of each plot and there would be space within the rear gardens for the storage of bins. The impact upon the existing dwellings would be dealt with as part of the Party Wall Act.

The site is an existing developed brownfield site within the urban area and is not within the Green Belt. As such, the principle of development is demonstrated in the report above.

The concerns of the loss of garaging is an important consideration, particularly as on-street parking is in high demand. As a result, many of the comments made by local residents and also in the judgement of the Local Planning Authority, some replacement provision was sought. Without the replacement provision, the scheme may well have not been supportable. Revisions show 10 spaces to be provided, which given the levels of useage of the existing garages, is a reasonable replacement provision, which is supported by the Traffic Section. A further consideration is the highly sustainable location of the site.

GM Ecology Unit have been consulted on the revised plan. While the proposed car park would result in a section of trees and grassland being removed to the east of the substation, this would be compensated by the retention of the western section of grassland and trees. Any bats potentially utilising the substation to roost would still have connectivity to the wider foraging and commuting habitat. As such, GM Ecology Unit has confirmed that their original comments still stand and no further survey work is required.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 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 2886 P100, 2886 S2 P103, 2886 S2 P104, 2886 S2 P106, 2886 S2 P108 A 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.
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 the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.

4. No development shall commence unless and until:-
- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.
- Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
5. Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
- Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
6. No works shall be carried out to the trees that would disturb nesting birds between 1st March and 31st August inclusive in any year.
- Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
7. A landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. It shall be implemented not later than 12 months from the date the building(s) is first occupied; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
- Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
8. No development shall commence unless or until details of a scheme for the disposal of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. Only the approved scheme shall be implemented prior to occupation of the dwellings hereby approved.
- Reason. No details of the drainage have been submitted and to ensure a satisfactory means of drainage pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan.

9. Notwithstanding the details indicated on approved plan reference 2886 S2 P108 Revision A, no development shall commence unless and until full details of the following have been submitted to and approved in writing by the Local Planning Authority:
- Full reconstruction of the widened section of Quarry Street to a specification to be agreed, incorporating the provision of a 5.5m min. wide carriageway, 1.8m min. wide footway, revised alignment adjacent to Plot 1 and the proposed car park access to tie into the existing kerbline, including revised limits of resurfacing, and all associated highway and highway drainage remedial works;
 - Revised car park layout to take into consideration the above and provide an acceptable rubbing strip between the first parking space and Quarry Street;
 - Provision of a street lighting scheme on the widened section of Quarry Street;
 - Scheme of remedial works on the remaining length of Quarry Street between the widened section and Patmos Street.
- The details subsequently approved shall be implemented to an agreed programme.
- Reason. No information has been submitted and to ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway 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.
10. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved in writing by the Local Planning Authority and shall confirm/provide the following:
- Access route for construction traffic from the highway network;
 - Hours of operation and number of vehicle movements;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
 - Parking on site of operatives' and construction vehicles together with storage on site of construction materials.
- The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials
- Reason. No information has been provided and to mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period, in the interests of highway 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 Layour of New Residential Development.
11. Minimum hardstanding lengths of 5.5m clear of the adopted highway shall be provided at each dwelling to the satisfaction of the Local Planning Authority and thereafter maintained
- Reason. To enable a vehicle to stand clear of the highway whilst the garage doors are opened and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

12. The replacement garage colony car parking accessed off Quarry Street indicatively shown on approved plan reference 2886 S2 P108 Revision A (the layout of which is subject to Condition 9 above) shall be surfaced, demarcated and made available for use prior to the dwellings hereby approved being occupied and thereafter maintained at all times.

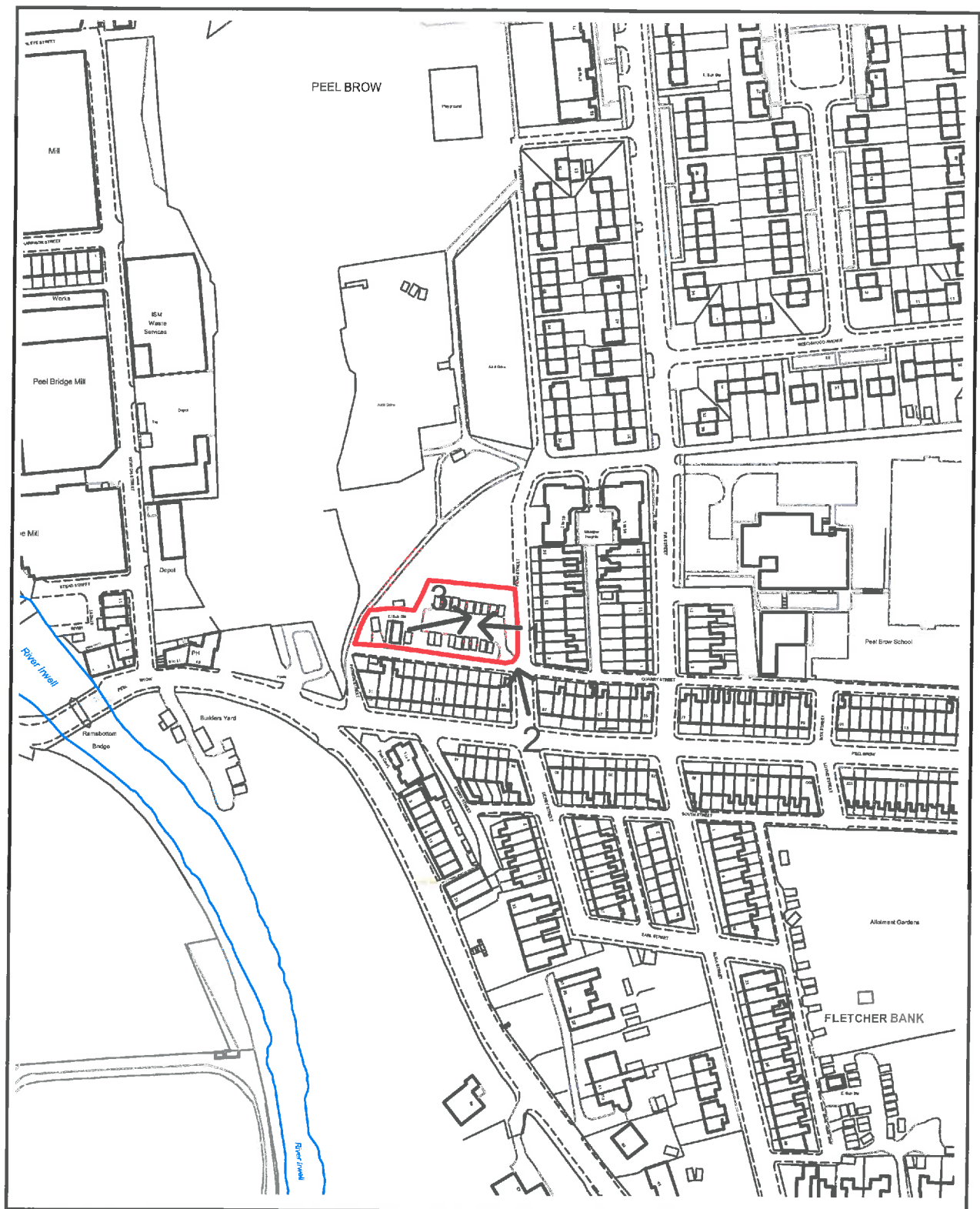
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

13. 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.

For further information on the application please contact **Helen Longworth** on **0161 253 5322**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 59249

ADDRESS: Garage site at Fern Street
Ramsbottom

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

59249

Photo 1



Photo 2



Photo 3



DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION

NOTE: To be read in conjunction with the Design and Access Statment.

Schedule of Accommodation

6 no. of 2B4P Houses - 100% parking

Total Units: 6

Floor Area of 2B4P House: 74m²

6 no. of in-curtilage parking spaces

10 no. of additional parking spaces

Total Parking Spaces: 16

Key

F1 - Timber fence 900mm high
F2 - Timber fence 2100mm high

Woody Species, Shrubs and Climbers
Equal mix of 5 species from the above listed provided by ecologist. Contractor / Landscaper to specify plants suitable for area where species are planted. Climbers to be used along timber fencing alongside shrubs. Shrubs to be maintained by occupiers. Bat and bird boxes to be provided due to potential loss of biodiversity and wildlife.

Rev	Date	Int	Description
A	18.12.15	BLB	Site boundary amended in conjunction with details from the Local Authority, Plot 1 removed and a parking provision for 10 spaces created.



Client:
SVHA

Project:
Fern Street, Ramsbottom

Description:
Proposed Site Plan

Purpose of Issue:

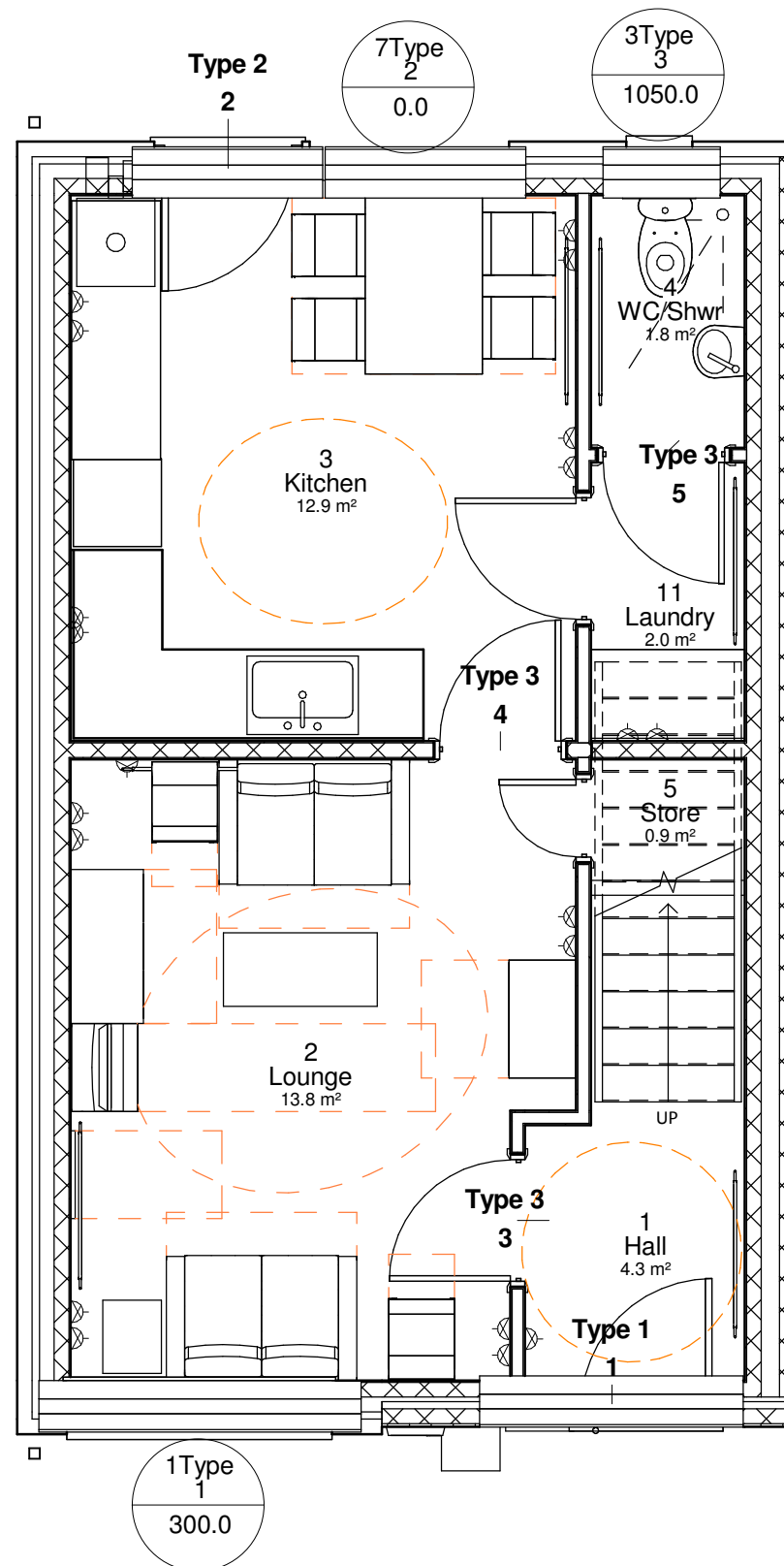
Planning

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Job No:	Status Code:	Drawing No:	Rev:
2886	S2	P108	A

File Identifier:
FS-BTP-00-SP-DR-A-2886_P108A

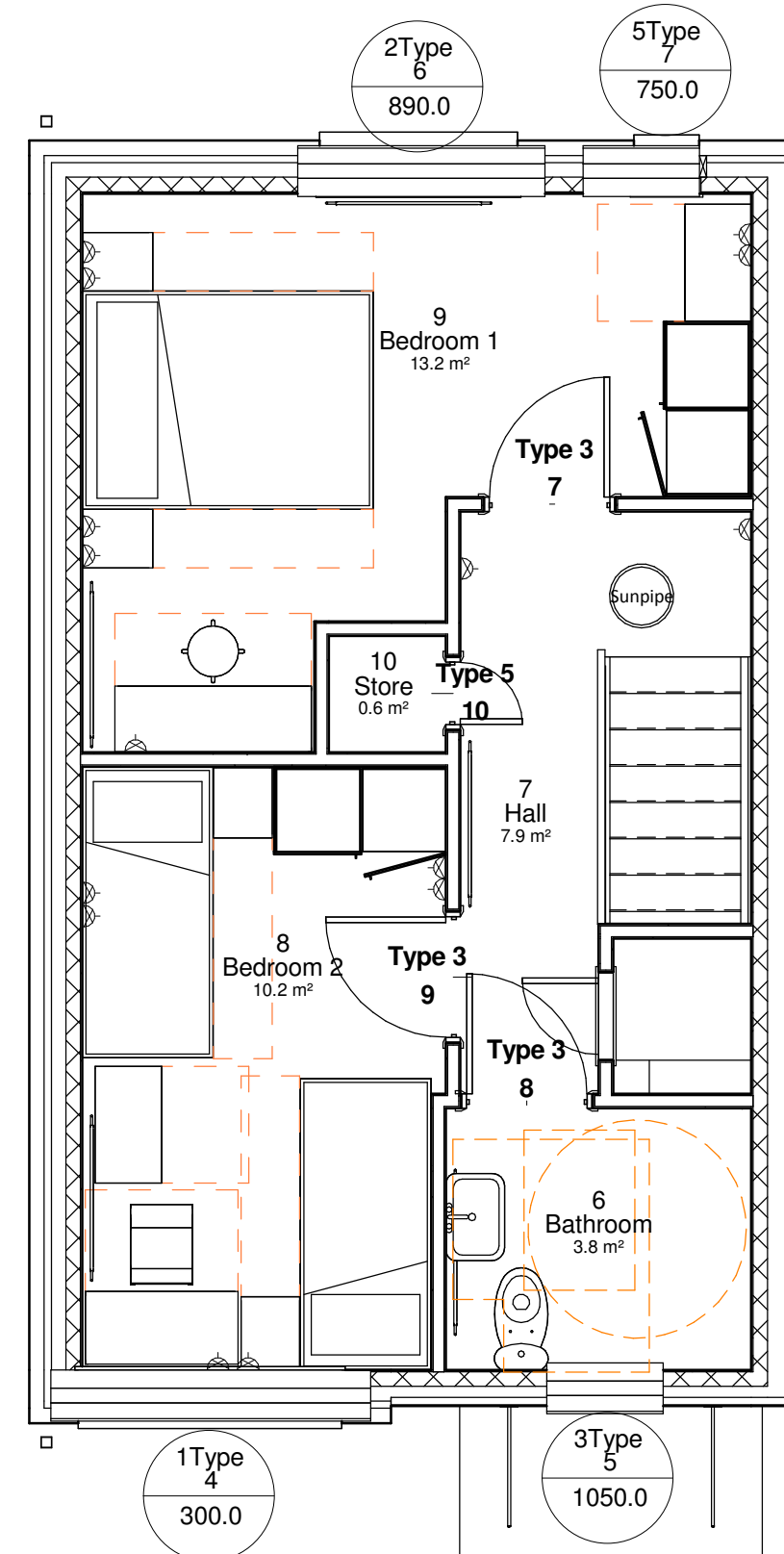
Elizabeth House, 466 Didsbury Road, Heaton Mersey, Stockport, SK4 3BS
t 0161 443 1221 e info@bernardaylor.co.uk w www.btparchitects.co.uk





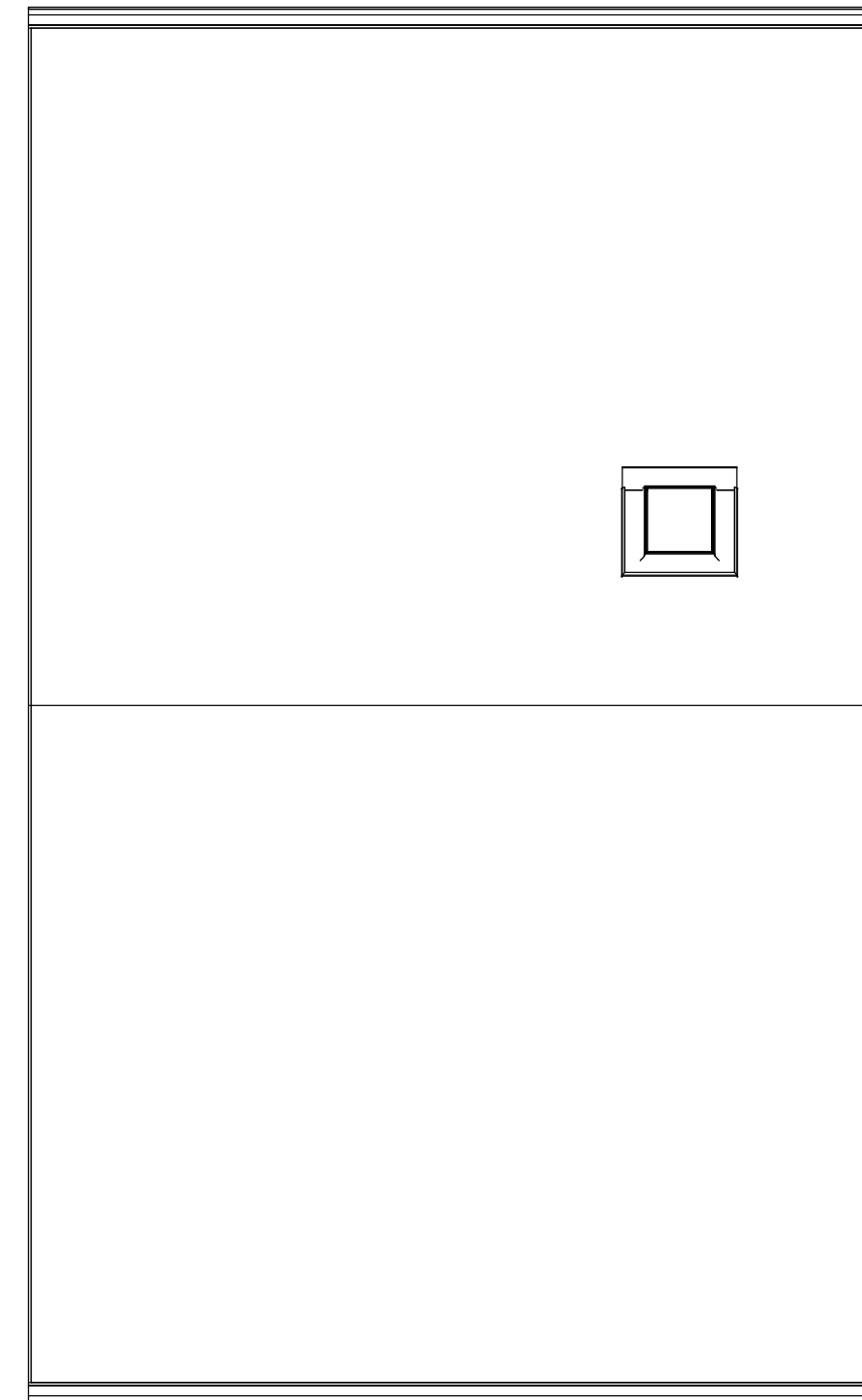
00 Ground Floor

1 : 50



01 First Floor

1 : 50



02 Roof Plan

1 : 50

Rev	Date	Int	Description
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Client:
SVHA

Project:
Fern Street, Ramsbottom

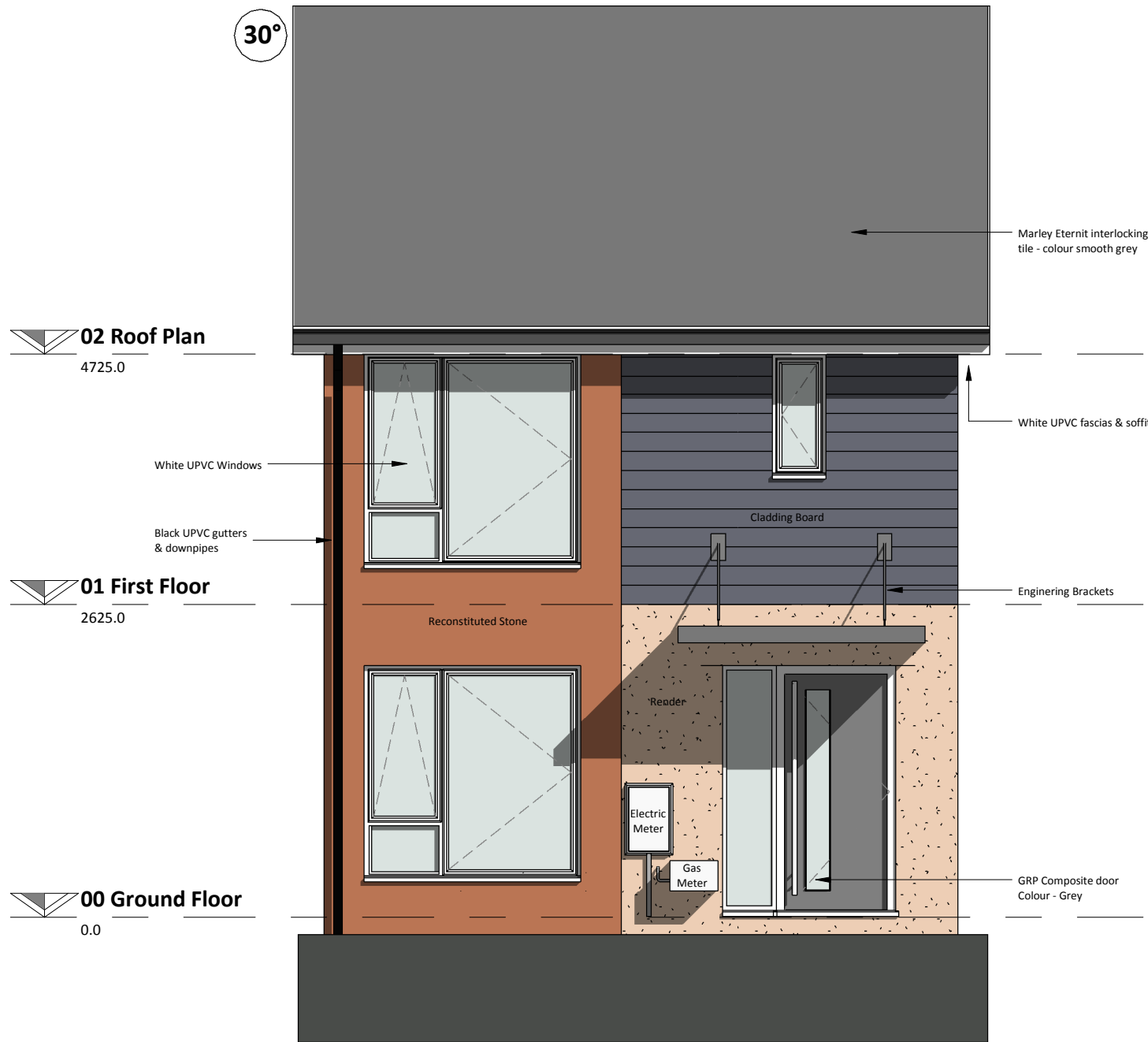
Description:

2B4P House - 74m² Plans

Purpose of Issue:
Planning

Drawn By:	Checked By:	Date:	Scale @ A2:
PC	VJS	15/07/30	1 : 50
Job No:	Status Code:	Drawing No:	Rev:
2886	S2	P103	

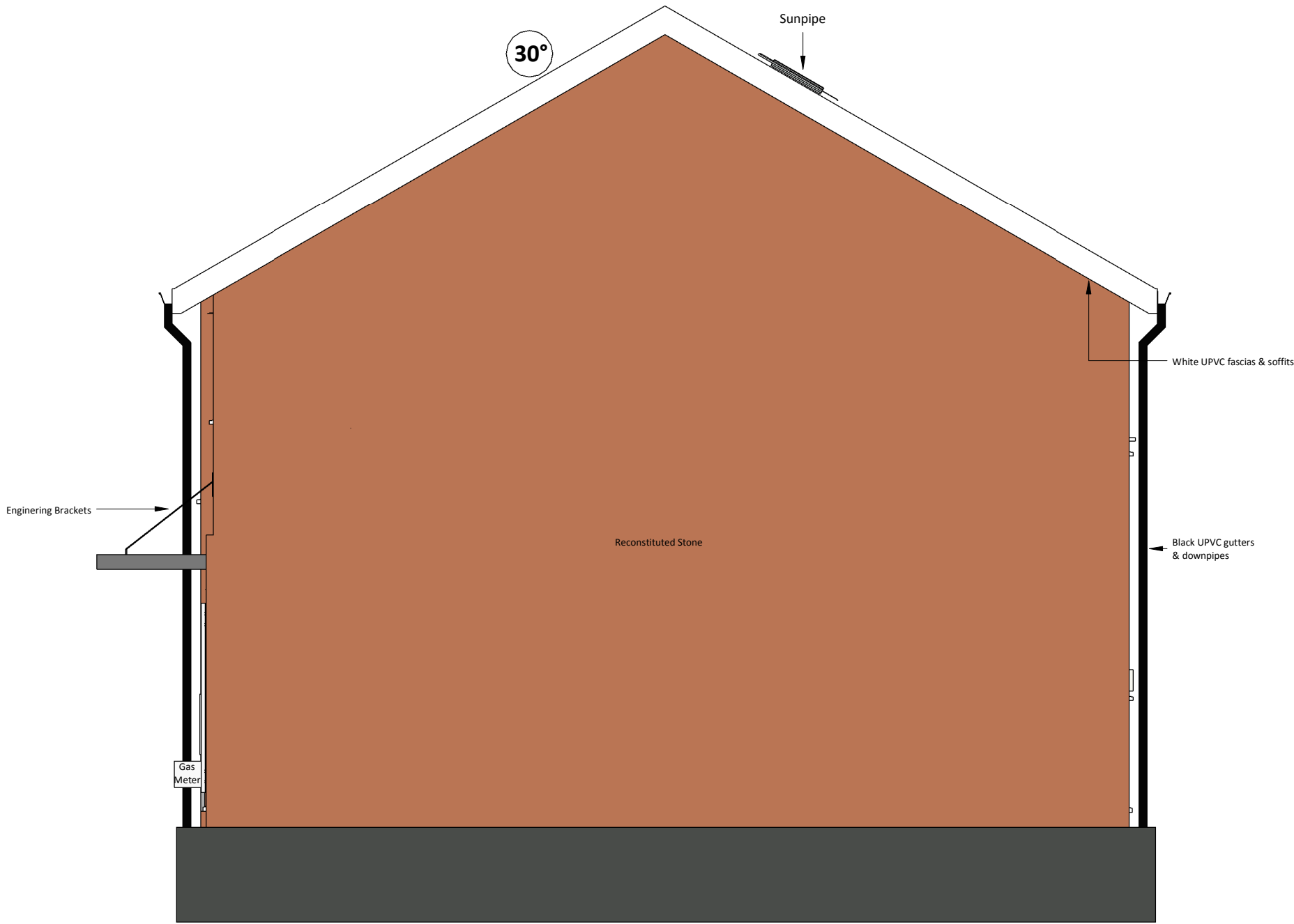
File Identifier:
FS-BTP-01-ZZ-DR-A-2886_P103



Front Elevation
1 : 50



Rear Elevation
1 : 50



Gable Elevation
1 : 50

DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION

Rev	Date	Int	Description
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btp
ARCHITECTS

RIBA
Chartered Practice

Client:
SVHA

Project:
Fern Street, Ramsbottom

Description:
**2B4P House - 74m²
Elevations**

Purpose of Issue:
Planning

Drawn By:	Checked By:	Date:	Scale @ A2:
PC	VJS	15/07/30	1 : 50
Job No:	Status Code:	Drawing No:	Rev:
2886	S2	P104	

File Identifier:
FS-BTP-01-E-DR-A-2886_P104

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Ward: Whitefield + Unsworth - Besses

Item 05

Applicant: Mr Stuart Sivvery

Location: Land at Mode Hill Lane, Whitefield, Manchester, M45 8JF

Proposal: Residential Development - 9 no. dwellings

Application Ref: 59296/Full

Target Date: 08/12/2015

Recommendation: Approve with Conditions

The Development Manager has recommended a site visit take place before the Planning Control Committee meeting.

Description

The site is located to the north of Mode Hill Lane and the northern part of the site is located within the Green Belt. The site contains vegetation and mature trees along the perimeter. There is a 1 metre high timber fence along the boundary with Mode Hill Lane.

There are residential properties to the east, south and west of the site and there are open fields to the north.

The proposed development involves the erection of 9 dwellings. The proposed dwellings would be two storeys in height with additional living accommodation in the roofspace and would be constructed from red brick and grey roof tile. Parking would be provided by driveways and would be accessed from Mode Hill Lane.

Relevant Planning History

36354 - Outline - 6 dwellings at land to north side of Mode Hill Lane, Whitefield. Approved with conditions - 1 December 2000.

41565 - Residential development - 9 townhouses and 4 flats at land off Mode Hill Lane, Whitefield. Refused - 21 January 2004.

This application was refused due to an oversupply of housing and the form of residential layout.

43583 - Residential development - 9 townhouses and 4 flats at land off Mode Hill Lane, Whitefield. Refused - 7 December 2004.

This application was refused due to an oversupply of housing and the parking space for 2 units were not large enough to accommodate a car.

Publicity

The neighbouring properties were notified by means of a letter on 14 October 2015.

15 letters have been received from the occupiers of Pule Nurseries, 34, 38, 42, 44, 48, 63, 64 Mode Hill Lane, 19, 27, 39 Marston Close, 27, 37, 39 Naseby Walk; 21 Victoria Court, 24 Wenning Close, which have raised the following issues:

- The hawthorn hedgerow, which runs east to west through the site is the boundary of the Green Belt. It is a natural habitat for wildlife and should be retained.
- The site is low lying and very wet and waterlogged for most of the year. This must be taken into consideration.
- The proposal to build 9 units with a communal parking area would lead to problems for local residents. Who would police and keep these areas clean and safe?
- A reduction in the number of dwellings to 6/7 would remove the need for the rear

access.

- Mode Hill Lane is full of parked cars in the evenings and weekends and this application will add further cars.
- Impact upon emergency access to Mode Hill Lane, Marston Close, Bosworth Close and Naseby Walk.
- Impact on traffic as the road is icy during winter months
- Object to the height of these dwellings, which would overlook the existing properties.
- Loss of value to the existing dwellings.
- Unit 2, the car parking and access road would be located in the Green Belt and are not permitted.
- No information has been submitted with regard to foul drainage.
- The proposed dwellings are not in keeping with the existing properties.
- Children will not be able to play in the streets.
- The land was deemed not fit for dwellings in the past. What has changed?
- 1 parking space per household is not enough.

The neighbouring properties and objectors have been notified of revised plans by means of a letter on 18 December 2015.

8 letters have been recieved from the occupiers of 27, 33, 39 Naseby Walk, 34, 42, 44, 50, 52 Mode Hill Lane, which have raised the following issues:

- The revised plan has removed the development from within the Green Belt but has also removed the additional parking. Parking is a problem in the area.
- Mode Hill Lane is narrow and the only place for parking is on the side of the proposed development.
- Mode Hill Lane cannot accommodate any additional traffic.
- There are many children on the estate who play outside. The proposed development would create more potential for accidents.
- No information has been provided on drainage and sewerage.
- Bury Council has recently reduced the speed limit from 30mph to 20mph, indicating that there is a problem.
- Mode Hill lane regularly ices up during winter months.
- Annoyance at the letter being received just before Christmas.
- Loss of light to the existing properties.
- Loss of value to existing properties.
- Has the Council any proposals to increase the parking for other residents?
- There is less parking and no space to park vans, which are often owned by people living on the estate.
- The site is being overdeveloped.

The objectors have been notified of the Planning Control Committee meeting.

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to details of footpath widening, construction management plan, driveways and measures to prevent mud from passing onto the highway.

Drainage Section - Comments awaited.

Environmental Health - Contaminated Land - No objections, subject to the inclusion of conditions relating to contaminated land.

Waste Management - No objections.

United Utilities - No objections, subject to the inclusion of conditions relating to foul and surface water drainage.

Public Rights of Way Officer - Comments awaited.

GM Ecology Unit - No objections, subject to the inclusion of conditions relating to nesting birds and landscaping plan and an informative relating to great crested newts..

Unitary Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN6/4	Wildlife Links and Corridors
EN7	Pollution Control
EN7/2	Noise Pollution
EN7/5	Waste Water Management
OL1/2	New Buildings in the Green Belt
RT2/2	Recreation Provision in New Housing Development
HT2/4	Car Parking and New Development
HT4	New Development
HT6/2	Pedestrian/Vehicular Conflict
SPD1	Open Space, Sport and Recreation Provision
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
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) and 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 Policy 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 (Green Belt) - The National Planning Policy Framework (NPPF) states that great importance is attached to the Green Belt. The construction of new buildings within the Green Belt would be inappropriate development and exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate buildings for outdoor sport, outdoor recreation and for cemeteries, as long as they preserve the openness of the land and does not conflict with the purposes of including land within it;
- the extension of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The northern part of the site is located within the Green Belt. The original plans submitted indicated that a car park and part of the rear gardens for the proposed dwellings would be located within the Green Belt. The revised plans indicate that the proposed dwellings and associated gardens would be located on the southern part of the site and would not be located in the Green Belt. As such, the proposed development would not impact upon the

Green Belt and would not conflict with Policy OL1/2 of the Bury Unitary Development Plan and the NPPF.

Principle (residential) - 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.

The site is located within the urban area and there is residential development to the south, east and west of the site. The proposed development would not conflict with the surrounding land uses and would be in a sustainable location with good access to public transport and services. Therefore, the proposed development would be in accordance with Policy H1/2 of the Bury Unitary Development Plan.

Design and layout - The proposed dwellings would be located off Mode Hill Lane and would be two and a half storeys in height (with a room in the roofspace). The proposed dwellings would be constructed from red brick with a grey tile roof, which would match the surrounding dwellings. The use of bay windows, canopies and cills and headers would add visual interest to the elevations. Therefore, the proposed development would not be a prominent feature in the streetscene and would be in accordance with policies H2/1, H2/2 and EN1/2 of the Bury Unitary Development Plan.

The level of private amenity space for the individual dwellings would be acceptable and there would be space within the side/rear gardens for bin storage. The proposed fencing would be timber boarded fence, which would be acceptable and would match the existing fencing in the locality. Therefore, the proposed development would be in accordance with Policies H2/1, H2/2 and EN1/2 of the Bury Unitary Development Plan.

Impact upon residential amenity - SPD6 provides guidance on aspect standards between residential properties and is relevant in this case.

There would be a minimum of 20.6 metres between the proposed dwellings and Nos 38 - 50 Mode Hill Lane, which would be acceptable. A revised plan shall be submitted in relation to the aspect between plots 1 & 2 and Nos 34 & 36 Mode Hill Lane. Therefore, the proposed development would comply with the aspect standards in SPD 6 and would not have an adverse impact upon the residential amenity of the neighbouring properties.

Ecology - The site is located within an area of search for Great Crested Newts and a survey has been submitted with the application. GM Ecology Unit have no objections to the proposed development subject to the inclusion of an informative in relation to great crested newts and conditions relating to nesting birds and a landscaping plan. Therefore, the proposed development would not harm a protected species and would be in accordance with Policies EN6 and EN6/3 of the Bury Unitary Development Plan and the NPPF.

Highways issues - The proposed dwellings would be accessed from Mode Hill Lane via driveways. There would be acceptable levels of visibility. The Traffic Section has no objections, subject to the inclusion of conditions relating to details of footpath widening, construction management plan, driveways and measures to prevent mud from passing onto the highway. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

Parking - SPD11 states that the maximum parking standards for a dwelling with 3 bedrooms is 2 spaces per unit, which would equate to 18 spaces.

The proposed development would provide 18 spaces (2 per dwelling) and would comply with the maximum parking standards. Therefore, the proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Response to objectors

The issues relating to the Green Belt, parking, design of the dwellings, traffic and impact upon privacy have been addressed in the main report.

The issues of the loss of value to existing properties is not a material planning consideration and cannot be taken into consideration.

The previous applications were refused as there was an oversupply of housing in 2004.

There is not an oversupply of housing currently and the proposed development would be acceptable in principle.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 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 the drawings received on all plans received on 2 October 2015 and proposed site plan received on 18 December 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.
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 the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.
4. No development shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas

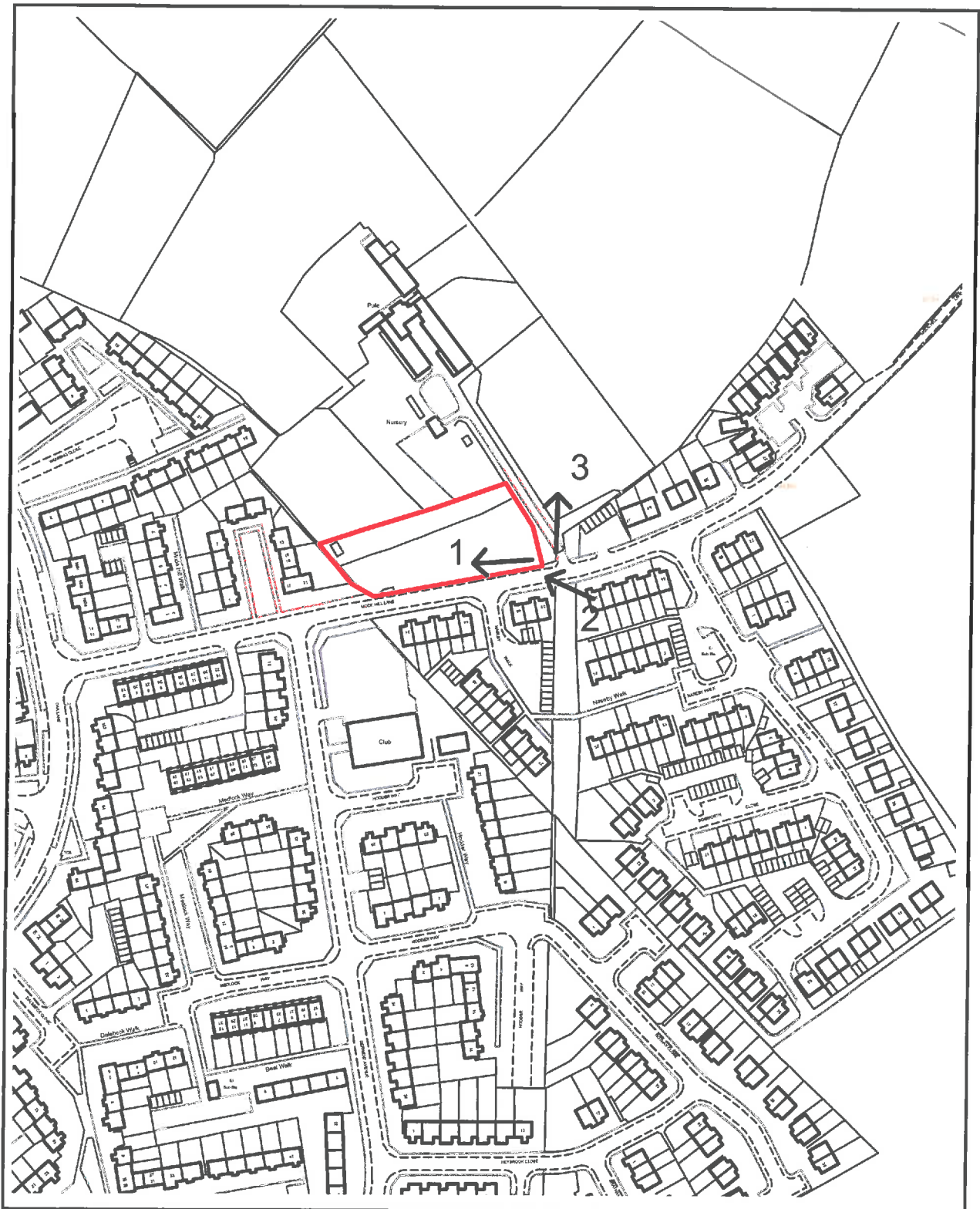
and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

5. Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
6. No works shall be carried out to the trees that would disturb nesting birds between 1st March and 31st August inclusive in any year.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
7. A landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. It shall be implemented not later than 12 months from the date the building(s) is first occupied; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
8. No development shall commence unless or until details of a scheme for the disposal of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. Only the approved scheme shall be implemented prior to occupation of the dwellings hereby approved.
Reason. No details of the drainage have been submitted and to ensure a satisfactory means of drainage pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan.
9. Notwithstanding the details indicated on approved plan reference Drawing No. 2, no development shall commence unless and until full details of the following have been submitted to and approved in writing by the Local Planning Authority:
 - Full reconstruction and widening of the adopted footway abutting the site on Mode Hill Lane to a specification to be agreed, incorporating the formation of the proposed vehicular crossings and all associated highway and highway drainage remedial works;
 - Replacement/relocation of the street lighting column affected by the development.The details subsequently approved shall be implemented to an agreed programme.
Reason. No information has been submitted and to ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway 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 Layour of New Residential Development.

10. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved in writing by the Local Planning Authority and shall confirm/provide the following:
- Access route for construction traffic from the highway network;
 - Hours of operation and number of vehicle movements;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
 - Parking on site of operatives' and construction vehicles together with storage on site of construction materials.
- The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials.
- Reason. No information has been provided and to mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period, in the interests of highway 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.
11. Minimum hardstanding lengths of 5.5 metres clear of the adopted highway shall be provided at each dwelling and thereafter maintained.
- Reason. To enable a vehicle to stand clear of the highway whilst the garage doors are opened and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.
12. 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.

For further information on the application please contact **Helen Longworth** on **0161 253 5322**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 59296

**ADDRESS: Land At Mode Hill Lane
Whitefield**



Bury
COUNCIL

Planning, Environmental and Regulatory Services

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59296

Photo 1

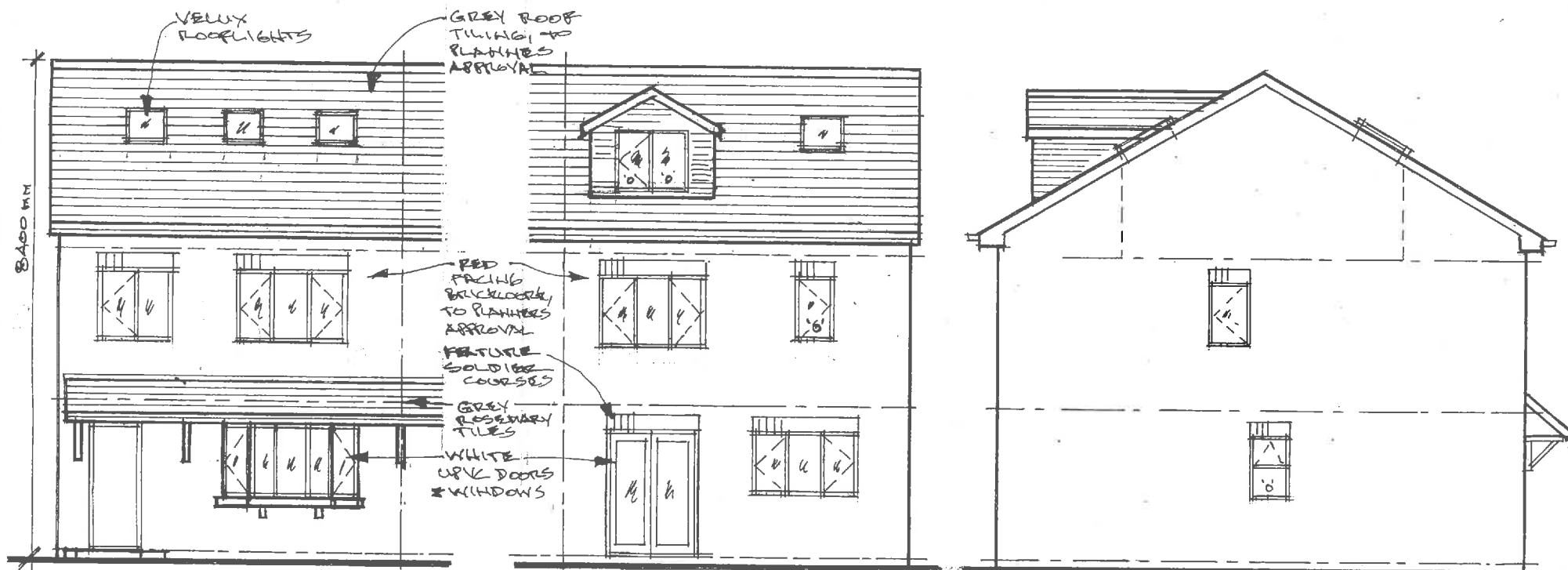


Photo 2



Photo 3

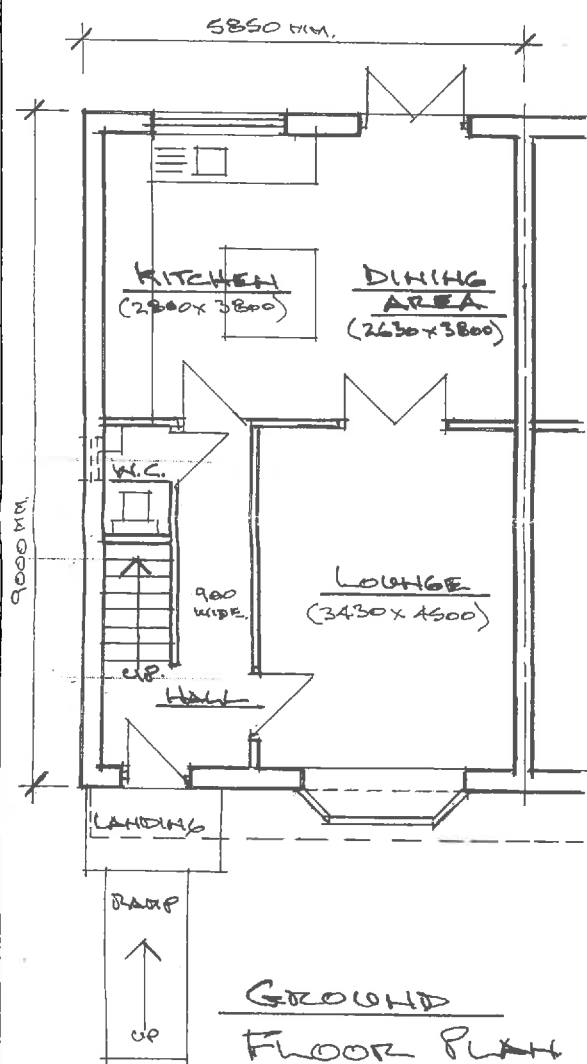




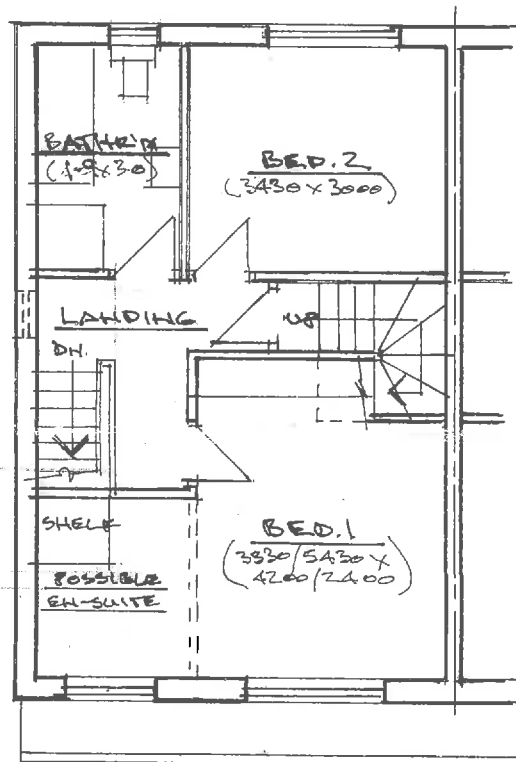
FRONT ELEVATION

REAR ELEVATION

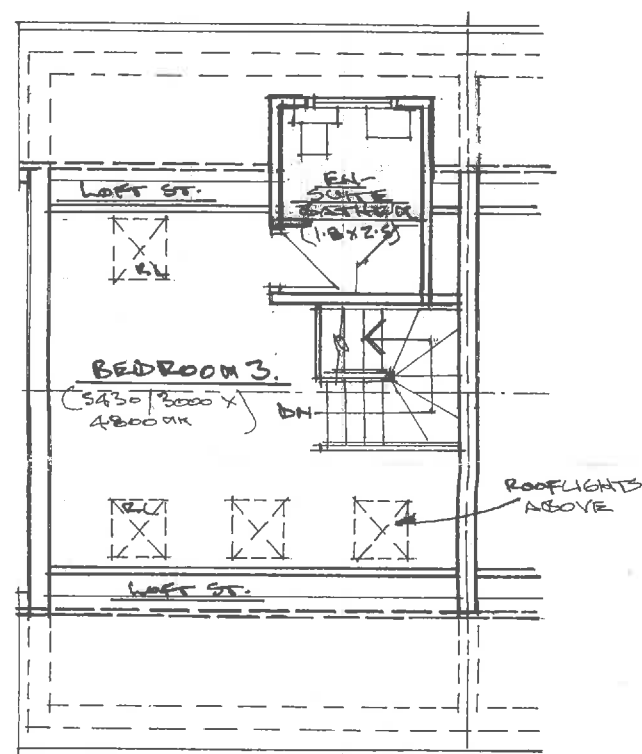
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Architectural & Building Services

NEIL BUTTERWORTH

Tel:
Mobile: 07785 275483

89 Higher Ainsworth Road,
Radcliffe, Manchester M26 4JJ

Job Title PROPOSED HOUSING DEVELOPMENT (No)
ON LAND AT MODE HILL LANE,
WHITEFIELD,, MANCHESTER.

Drawing Title PROPOSED HOUSE TYPE 1

Scale
1:100

Date
JAN. 15

Drawn by
NB

Drawing No.
3

Ward: North Manor

Item 06

Applicant: Mr Terry Ratcliffe

Location: Rear of 1 Ivy Street, Ramsbottom, Bury, BL0 9RW

Proposal: Erection of 1 no. dwelling with associated car parking and landscaping

Application Ref: 59345/Full

Target Date: 12/01/2016

Recommendation: Approve with Conditions

Description

The site forms part of the rear garden to No. 1 Ivy Street. The site is level and there is a lower garden area, which is approximately 2 metres lower. There are a number of mature trees in the lower garden area. Access is taken from Ivy Street and there is parking for 2 vehicles.

There are residential properties to all boundaries.

The proposed development involves the erection of a dwelling in the rear garden of No. 1 Ivy Street. The proposed dwelling would be single storey at the rear of No. 1 Ivy Street with a lower ground floor set into the slope of the land. The proposed dwelling would be constructed from stone and render with a sedum mono pitch roof. The site would be accessed from Ivy Street with parking for 4 vehicles

Relevant Planning History

None relevant.

Publicity

The neighbouring properties were notified by means of a letter on 18 November 2015.

5 letters have been received from the occupiers of 1, 3, 5, 7, 9, Ash Grove, which have raised the following issues:

- Loss of privacy
- Impact upon local wildlife.
- Concerns about the impact of the building and its footings on the surrounding properties.
- The location of the windows and balcony would compromise the privacy of the occupiers of Ash Grove.
- The proposed dwelling is not in keeping with the surrounding properties.
- The proposal would result in the loss of a valuable green space within a residential area.
- No assurances have been given as to the retention of the mature trees.
- Wish to see as many trees as possible retained and if any have to be removed, they are replaced.
- The balcony to the south west elevation should be removed.

The objectors have been notified of the Planning Control Committee meeting.

Consultations

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

Drainage Section - Comments awaited.

Environmental Health - Contaminated Land - No objections, subject to the inclusion of conditions relating to contaminated land.

Waste Management - No objections.

United Utilities - No response received.

GM Ecology Unit - No objections, subject to the inclusion of a condition relating to nesting birds.

The Coal Authority - No objections.

Unitary Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/6	Garden and Backland Development
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN7	Pollution Control
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
HT2/4	Car Parking and New Development
HT4	New Development
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) and 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 Policy 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 - Following revocation of the North West Regional Strategy on 20 May 2013, there is no statutory housing target for Bury. Work has commenced on the Greater Manchester Spatial Framework and this will bring forward a new statutory housing target for the Borough. This will subsequently be incorporated into Bury's future Local Plan.

In the meantime, the National Planning Policy Framework should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. There is a particular emphasis, as in previous national planning guidance, to identify a rolling five year supply of deliverable housing land.

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.

The site is located within the urban boundary and there are residential properties to all boundaries. The proposed development would not conflict with the surrounding land uses and would be located in a sustainable location with regard to public transport and services. Therefore, the proposed development would be in accordance with Policy H1/2 of the Bury Unitary Development Plan.

Design and layout - The proposed dwelling would be located in the rear garden of No. 1 Ivy Street and would be two storeys in height. The proposed dwelling would be set into the sloping site and only the ground floor of the building would be visible from street level, with the lower ground floor below. The proposed dwelling would be modern in design and would

use a variety of materials, including stone, render and a sedum roof. The proposed materials would add interest and break up the elevations. There is a variety of materials and the style of dwellings in the immediate area and as such, the proposed dwelling would not be a prominent feature within the streetscene.

The proposed dwelling would have a rear garden and the level of private amenity space would be acceptable. There would be space within the rear garden for bin storage. The proposed boundary treatment would be a timber fence, which would be acceptable. Therefore, the proposed development would be in accordance with Policies H2/1, H2/2, EN1/2, EN2/1 and EN2/2 of the Bury Unitary Development Plan.

Impact upon residential amenity - SPD6 provides guidance on aspect standards between residential properties.

There would be 27 metres between the proposed dwelling and the building to the south. There would be 18 metres between the proposed dwelling and No. 7 Ash Grove. No. 7 Ash Grove is located on an angle in relation to the proposed dwelling and the distance of 18 metres would be acceptable as there would not be a direct relationship.

There would be a minimum of 30 metres between the proposed dwelling and the properties on Ash Grove. The applicant has removed the balcony on the south west elevation, which would prevent overlooking and as such, this distance would comply with the aspect standards.

There would be 4.4 metres between the window to bedroom 3 and the boundary to the garden. The proposed window would be located at ground floor level and the proposed 2 metre fence would prevent any loss of privacy.

Therefore, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties.

Trees - 6 trees and a group of trees (G6) would be removed with 8 trees along the southern and western boundary being retained. All of these trees to be removed are category C or U and are of poor quality. As such, there would be no objections to their removal, subject to the retention of the 8 trees, which would be secured by a condition. Therefore, the proposed development would be in accordance with Policy EN8/1 of the Bury Unitary Development Plan.

Highways issues - The proposed dwelling would be accessed from Ivy Street and would share this access with the existing dwelling. There would be an acceptable level of visibility at the junction of Ivy Street and Bolton Road West and turning facilities would be provided. The Traffic Section has no objections, subject to the inclusion of conditions relating to turning facilities and car parking. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies H2/1 and H2/2 of the Bury Unitary Development Plan.

Parking - SPD11 states that the maximum parking standards for a 3 bed dwelling is 2 spaces.

The proposed development would provide 2 parking spaces for the proposed dwelling and 2 parking spaces would be retained for use by the existing dwelling. The proposed development would comply with the maximum parking standards and would provide appropriate parking facilities for the existing dwelling. Therefore, the proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Response to objectors

The issues of design, impact upon privacy and overlooking and trees have been addressed in the report above. The proposed balcony on the southwest elevation has been deleted

from the scheme. The issue relating to the impact of the building during construction works is not a material planning consideration.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

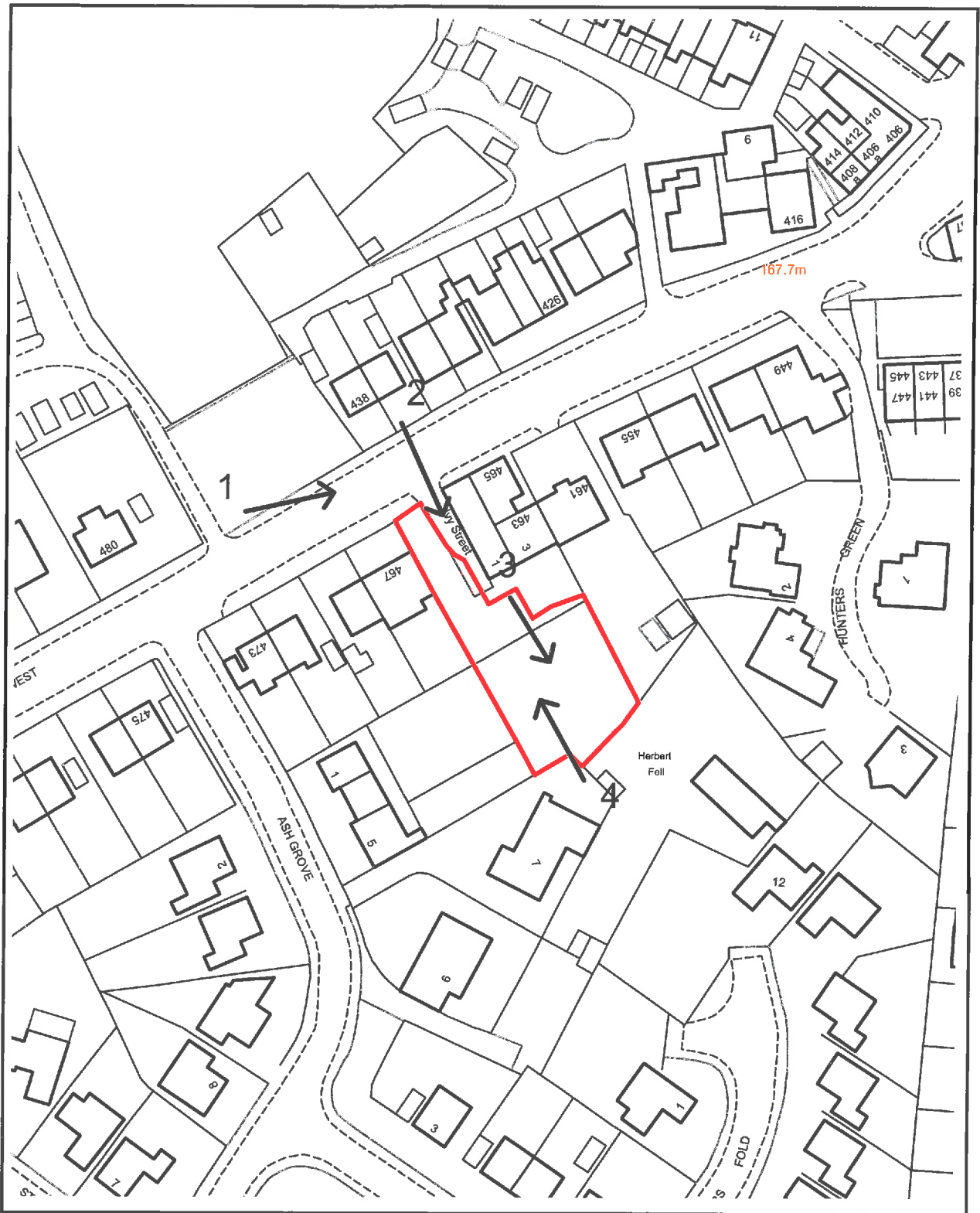
Conditions/ Reasons

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 7590 L07 A, 7590 L08 A, 7590 L10 A, 7590 E02 A, 7590 P07 B, 7590 P08 B 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.
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 the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.
4. No development shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

5. Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
6. All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
7. No works shall be carried out to the trees that would disturb nesting birds between 1st March and 31st August inclusive in any year.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
8. No development shall commence unless or until details of a scheme for the disposal of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. Only the approved scheme shall be implemented prior to occupation of the dwellings hereby approved.
Reason. No details of the drainage have been submitted and to ensure a satisfactory means of drainage pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan.
9. The turning facilities indicated on approved plan reference 7590 P07 Revision B shall be provided before the dwelling is first occupied and the areas used for the manoeuvring of vehicles 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.
10. The car parking indicated on approved plan reference 7590 P07 Revision B shall be surfaced, demarcated and made available prior to the dwelling hereby approved being occupied and thereafter maintained at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

For further information on the application please contact **Helen Longworth** on **0161 253 5322**

Viewpoints



59345

Photo 1



Photo 2



Photo 3



Photo 4



■ TREES TO BE REMOVED



DRAWING TITLE
PROPOSED GROUND FLOOR PLAN

STATUS	PLANNING
--------	----------

DATE	DRAWN	CHECK	SCALE @ A2
FEB 15	SP	RSL	1:100

PROJECT NUMBER	UNIT / BLOCK	CL / MFR CODE	TYPE & NUMBER	REVISION LETTER
7590			P07	B

Site Location Plans	L	QA Plans	P	Drawings	E
Sections	B	Details	B	Project Color	C

THE RATCLIFFE GROVES PARTNERSHIP
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LONDON W1G 4EP
T: 020 7906 6600 E: london@rpf.co.uk



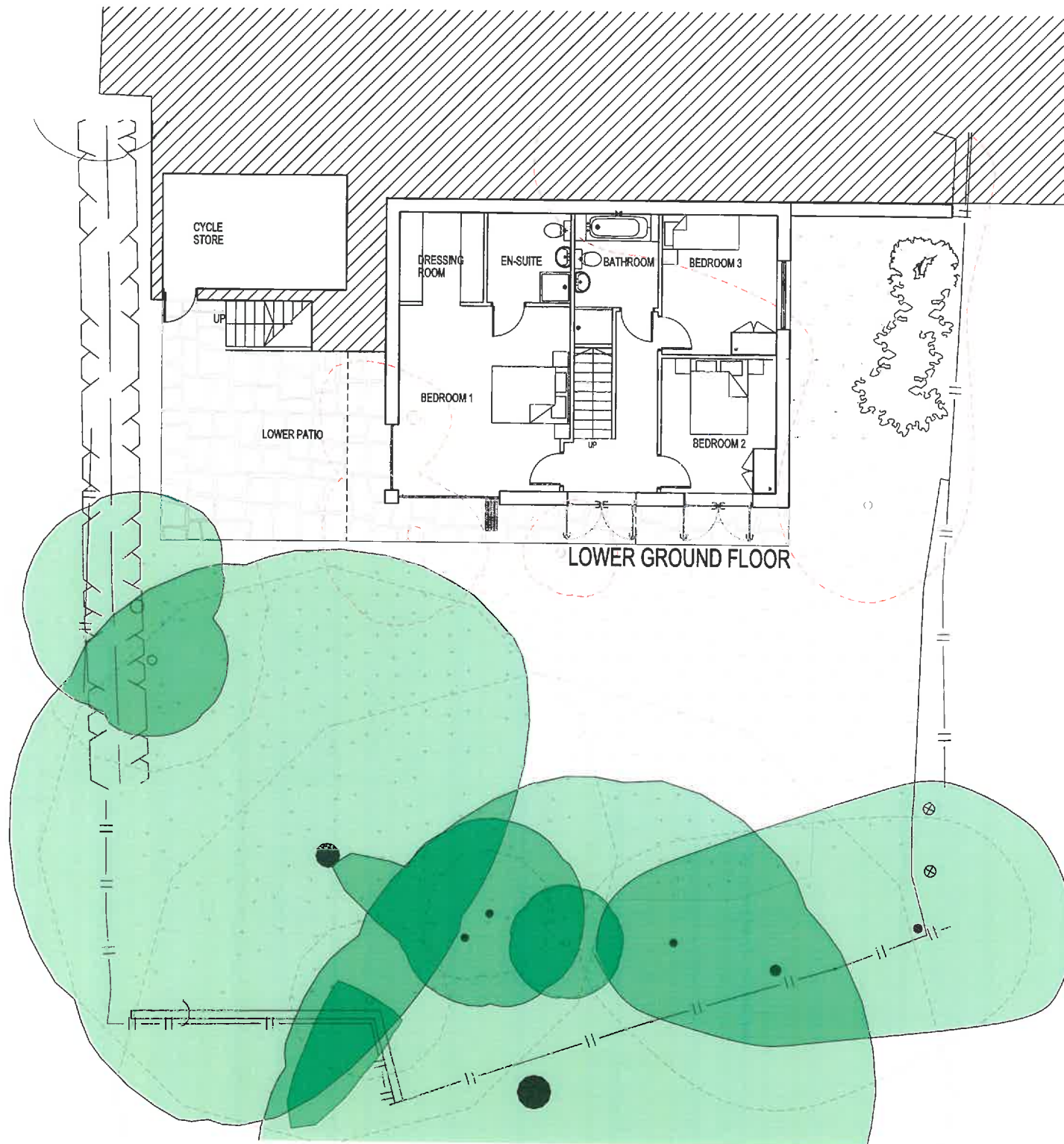
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SITE SPECIFIC HAZARDS

IN ACCORDANCE WITH THE REQUIREMENTS OF THE CON REGULATIONS 2015 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:

KEY

--- TREES TO BE REMOVED



REV.B 05.01.16	CYCLE STORE WALL ADJUSTED	SP	
REV.A 02.11.15	TREE CONSTRAINTS UPDATED	SP	
REV.	DATE	NOTES	INIT.

CLIENT / PROJECT

IVY HOUSE
BOLTON ROAD WEST
HOLCOMBE BROOK

DRAWING TITLE

PROPOSED
LOWER GROUND FLOOR PLAN

STATUS **PLANNING**

DATE	DRAWN	CHECK	SCALE @ A3	
FEB 15	SP	RSL	1:100	
PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
DRAWING NO.				

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	B	Details	D	Profile Colour	C

THE RATCLIFFE GROVES PARTNERSHIP

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105 MANCHESTER ROAD
BURY LAKE, MANCHESTER B15 9TD
T. 0161 797 6090 E. manchester@rgp.co.uk
www.rgp.co.uk

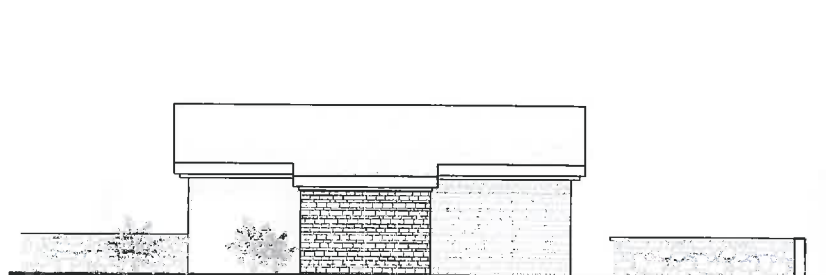
LONDON
18 BEDFORD ROW
LONDON WC1R 4EB
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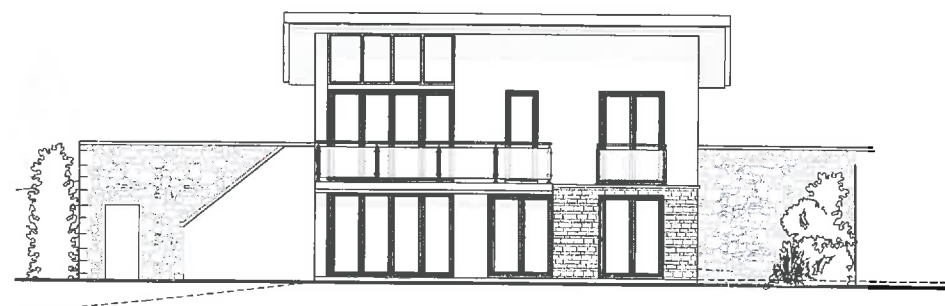
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SITE SPECIFIC HAZARDS

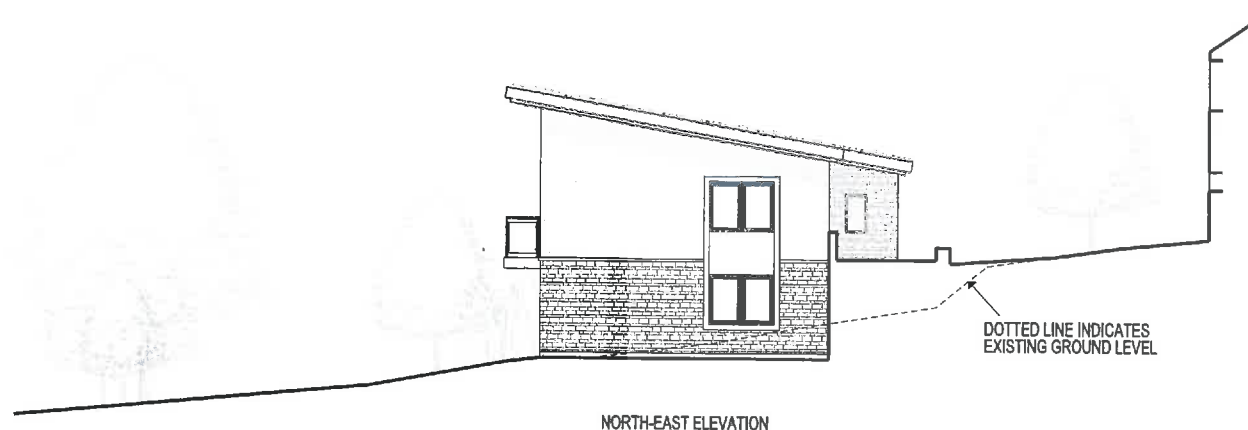
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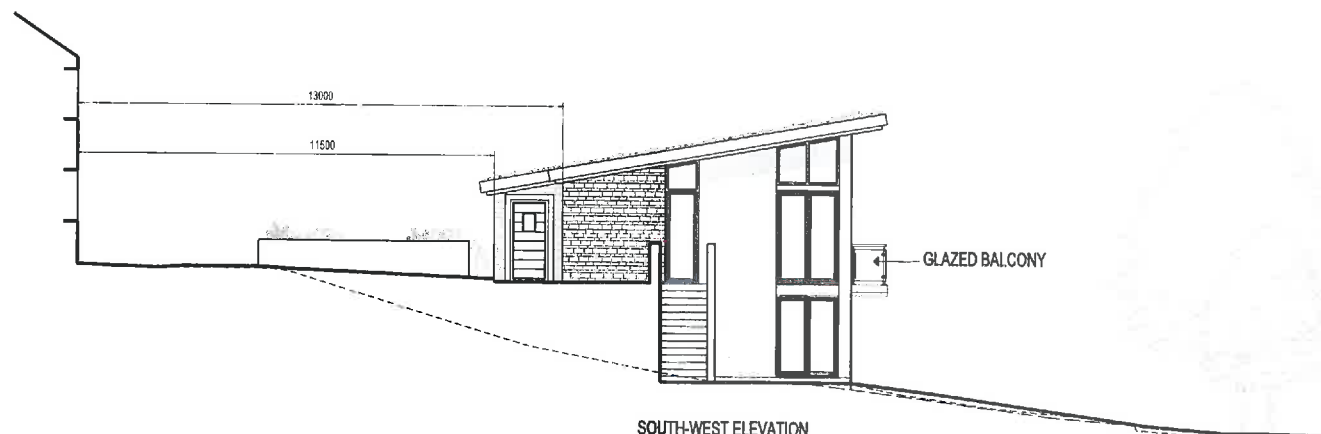
NORTH-WEST ELEVATION



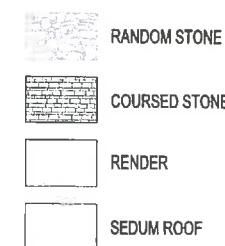
SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION



SOUTH-WEST ELEVATION



- TIMBER DOORS
- POWDER COATED DOUBLE GLAZED ALUMINUM FRAMED WINDOWS

REV	DATE	NOTES	SP	WET
-----	------	-------	----	-----

CLIENT / PROJECT
 IVY HOUSE
 BOLTON ROAD WEST
 HOLCOMBE BROOK

DRAWING TITLE
 PROPOSED ELEVATIONS

STATUS		PLANNING	
DATE	DRAWN	CHECK	SCALE @ A2
FEB 15	SP	RSL	1:100
PROJECT NUMBER	LINE / BLOCK	CU / SPS CODE	EXPL L PLANNER
7590			
DRAWING NO.	E02	A	

THE RATCLIFFE GROVES PARTNERSHIP
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Ward: Prestwich - St Mary's

Item 07

Applicant: Companion Care (Services) Limited

Location: 474-504 Bury New Road, Prestwich, Manchester, M25 1AD

Proposal: Installation of mezzanine floor to be used as retail/pet care, treatment and grooming facility, gas bottle store and alteration to existing roller shutter door

Application Ref: 59355/Full

Target Date: 15/12/2015

Recommendation: Approve with Conditions

Description

This application relates to a large retail store to the north of Prestwich Town Centre, next to Marks and Spencer's. The store, currently a retail carpet outlet fronts onto the car park which is accessed from Bury New Road. The rear of the building is adjacent to Highfield Road. The service yard, which is shared with Marks and Spencer's, lies directly to the south and to the north is the side gable of No.1 Highfield Road.

In addition to converting the ground floor (559sqm) to a pet retail store (Pets at Home), it is proposed to add an internal mezzanine level, measuring 226sqm, at the rear which would include a veterinary facility comprising three consulting rooms, lab and pharmacy and a grooming and dog training service, all of which are sui generis uses (not within the other standard uses classes). The mezzanine level would be accessed internally from the pet store.

The initial planning permission included the installation of 16no. air conditioning units and a gas bottle storage unit on the rear/Highfield Road elevation. Following concerns expressed by the Local Planning Authority with regard to the siting and appearance of the air conditioning units, these have been omitted from the scheme. The applicant intends to submit a separate planning application for the units at a future date after further investigation into the most appropriate siting.

Relevant Planning History

None relevant.

Publicity

The following 35 neighbours notified by letter dated 26/11/15.

1-10, 12-20(even) Highfield Road, 3-11(odd) Fairfax Road, 508 and 512 Bury New Road.

One letter of objection from 20 Highfield Road concerned about increased traffic and parking, smells and noise from AC units and changing gas bottles.

One letter received from resident at 8 Highfield Road who whilst not objecting to the new business, is concerned about the AC units on the rear, fronting Highfield Road instead of on the side elevation, facing into the service yard.

Those making representations have been notified of the Planning Control Committee meeting.

Consultations

Traffic Section - No objection.

Environmental Health - No objection subject to a condition relating to noise levels for the air conditioning units (now omitted from the scheme).

Unitary Development Plan and Policies

S1/2	Shopping in Other Town Centres
S2	Control of New Retail and Non-Retail Development
S2/4	Control of Non-Retail Uses in All Other Areas
HT2/4	Car Parking and New Development
EN1/2	Townscape and Built Design
EN7/2	Noise Pollution

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) and 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 Policy 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.

Use - The main ground floor retail use of the building will not change. Given that the additional pet care facilities on the mezzanine level are closely associated with the main pet store and are within the building itself, this element of the scheme is considered acceptable in terms of use and would not have a detrimental impact on the town centre.

Bringing back a relatively large retail unit back into use is welcomed and would have a positive effect on the vitality and viability of the town centre shopping area. The proposal is generally acceptable and complies with UDP shopping policies.

Visual amenity - Given that the air conditioning units have been omitted from the scheme, the only remaining external alterations are the new roller shutter door over the service entrance on the service yard elevation and the new gas bottle storage unit on the rear elevation. Neither of these elements would have a seriously detrimental impact on the visual amenity of the locality.

Traffic - Although the car parking to the front of the building is often busy, given the location of the unit within the central area Prestwich of Prestwich, the location of this and other car parking facilities and proximity to public transport routes, the proposed veterinary facilities on the new mezzanine level would not have a significantly detrimental impact on existing traffic levels. The Traffic Section does not object to the proposal which complies with UDP Policy HT2/4 Car Parking and New Development and the NPPF.

Residential amenity - As there are no new openings proposed on the building, there is unlikely to be any significant increase in undesirable smells or noise from any animals/pets brought to the new veterinary facility. Given that there is a car park directly in front of the unit and with other town centre parking nearby, there is unlikely to be a significant impact on residential amenity from customers parking on surrounding streets many of which are restricted by double yellow lines or permit parking. The impact of any air conditioning units on nearby residents would be assessed in a future application.

This proposal does not raise any serious concerns relating to residential amenity and complies with UDP policies listed.

Servicing - The unit would be serviced from the existing service yard as the previous carpet retailer was. This is acceptable.

Objections - Both objections refer to the impact of the air conditioning units which have been omitted from this scheme in order to 'rethink' their layout and siting. The issues relating these AC units will be addressed should a new application be submitted for this

element in future.

The issues relating to noise from the building and traffic have been addressed above.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework.

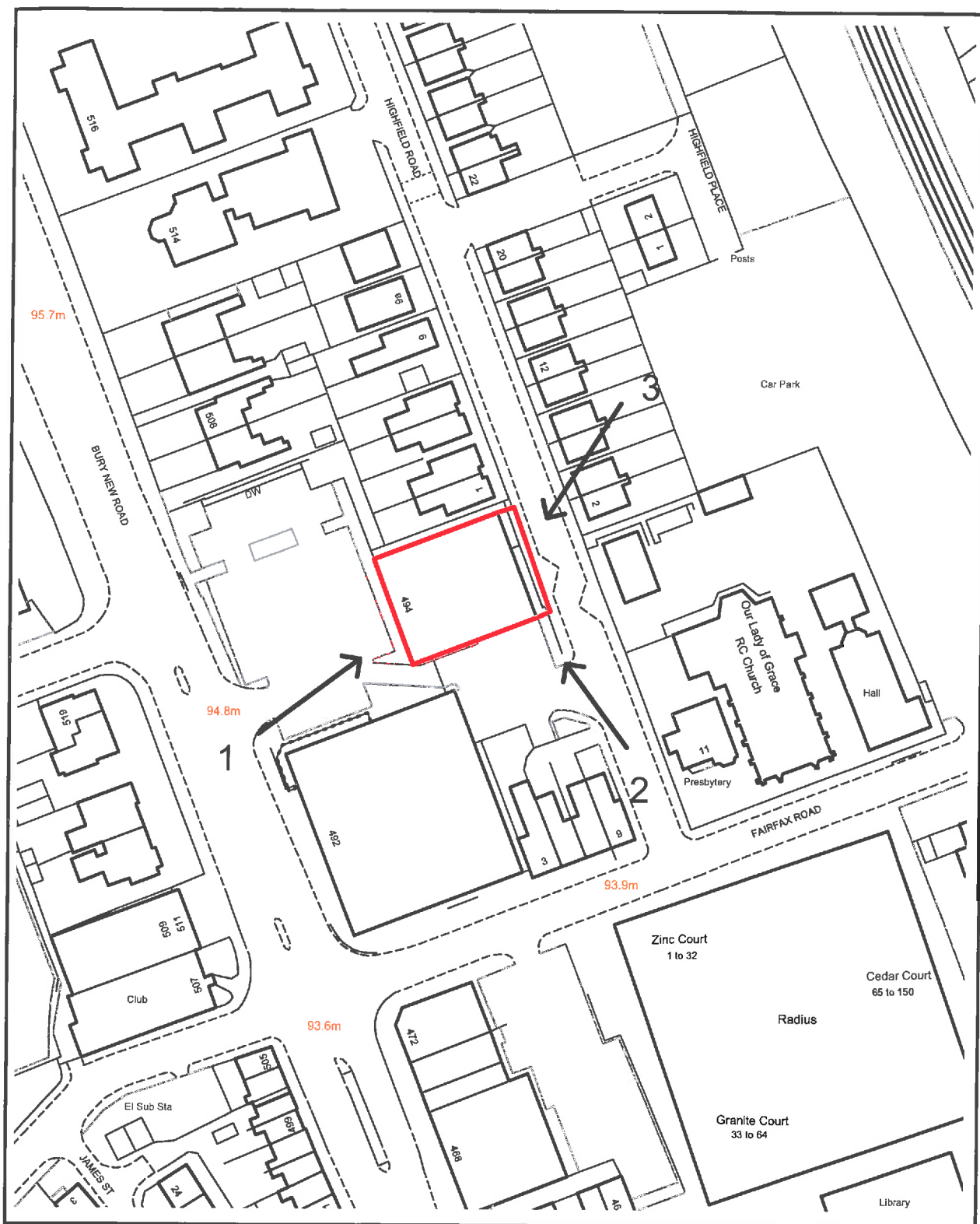
Recommendation: Approve with Conditions

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 5806/04A, 10/C and 13 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.

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 59355

**ADDRESS: 474 - 504 Bury New Road
Prestwich**

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

Survey 20023063.

59355

Photo 1

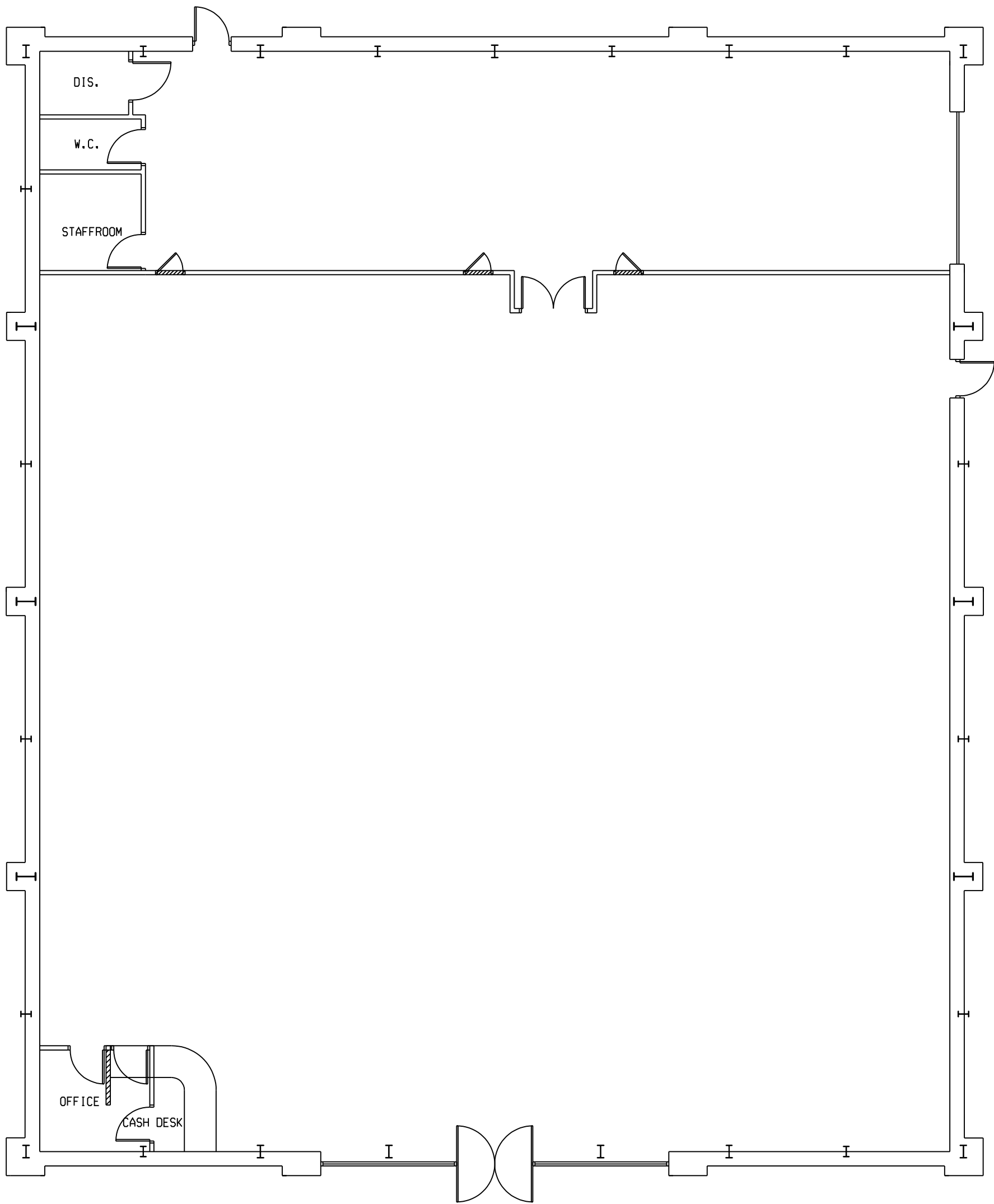


Photo 2

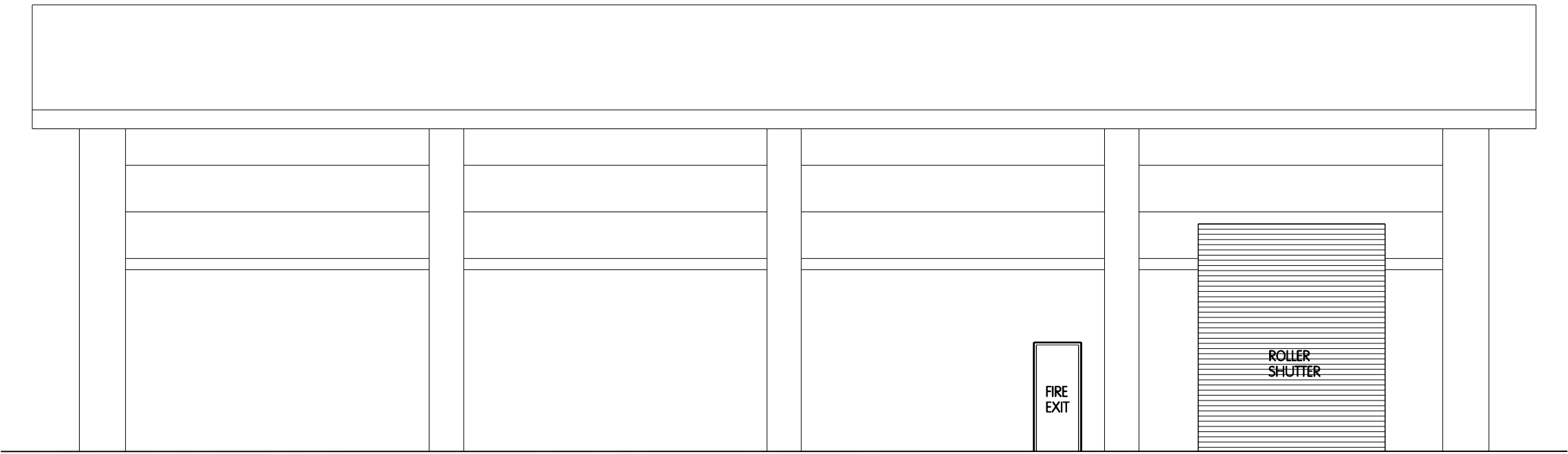


Photo 3

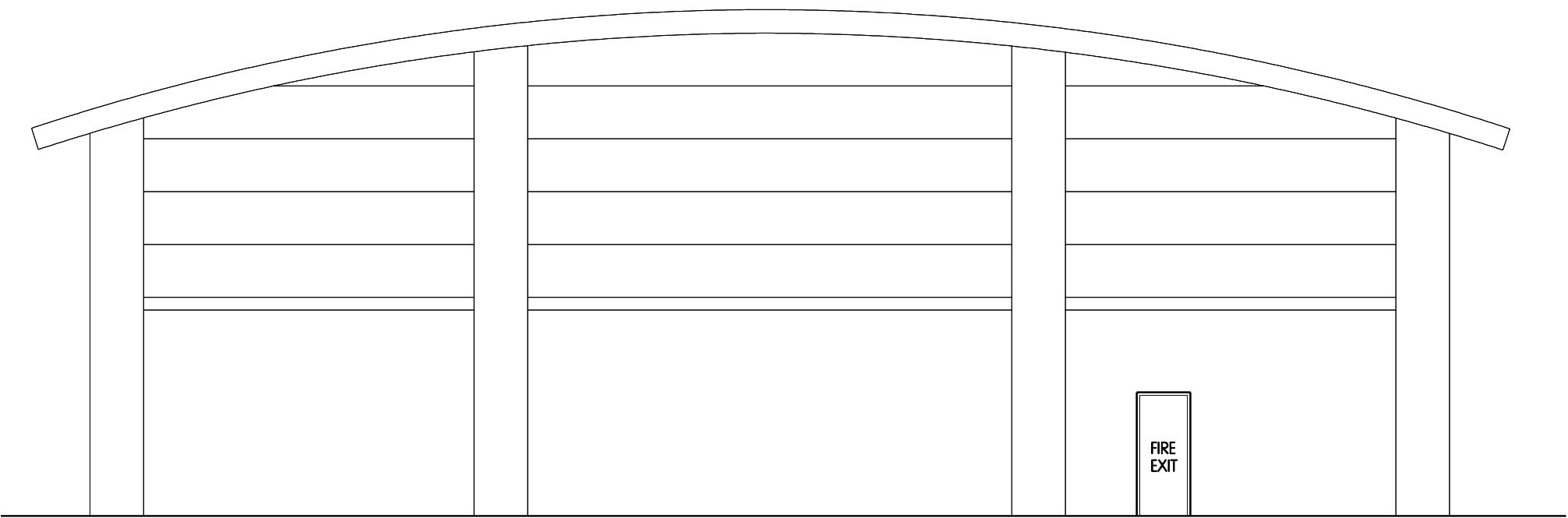




DEVELOPERS GROUND FLOOR LAYOUT PLAN 1:100



EXISTING SIDE ELEVATION 1:100



EXISTING REAR ELEVATION 1:100

Developers Drawing Number(s):

PRESTWICH 1579-01 Rev F

NWd
Architecture and Interiors

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North Wales Office
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T 01758 713694 F 01758 712258

enquiries@nwdesign.co.uk [W nwdesign.co.uk](http://nwdesign.co.uk)

CLIENT
Pets at Home Limited
Epsom Avenue,
Stanley Green Trading Estate,
Handforth, Cheshire, SK9 3RN



PROJECT
PRESTWICH
474-504 Bury New Road, Prestwich,
Greater Manchester, M25 1AD

DESCRIPTION
Existing Ground Floor Plans and Elevations.

SCALE A1
1:100 / 1:200

SCALE A3

DATE
18 June 2015

DRAWN BY
KA

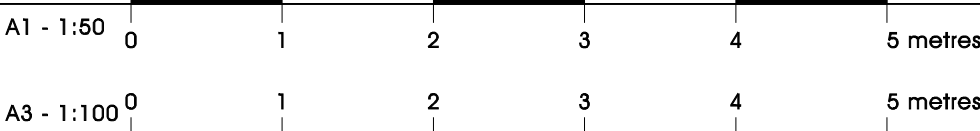
DRAWING NO.

5806/04

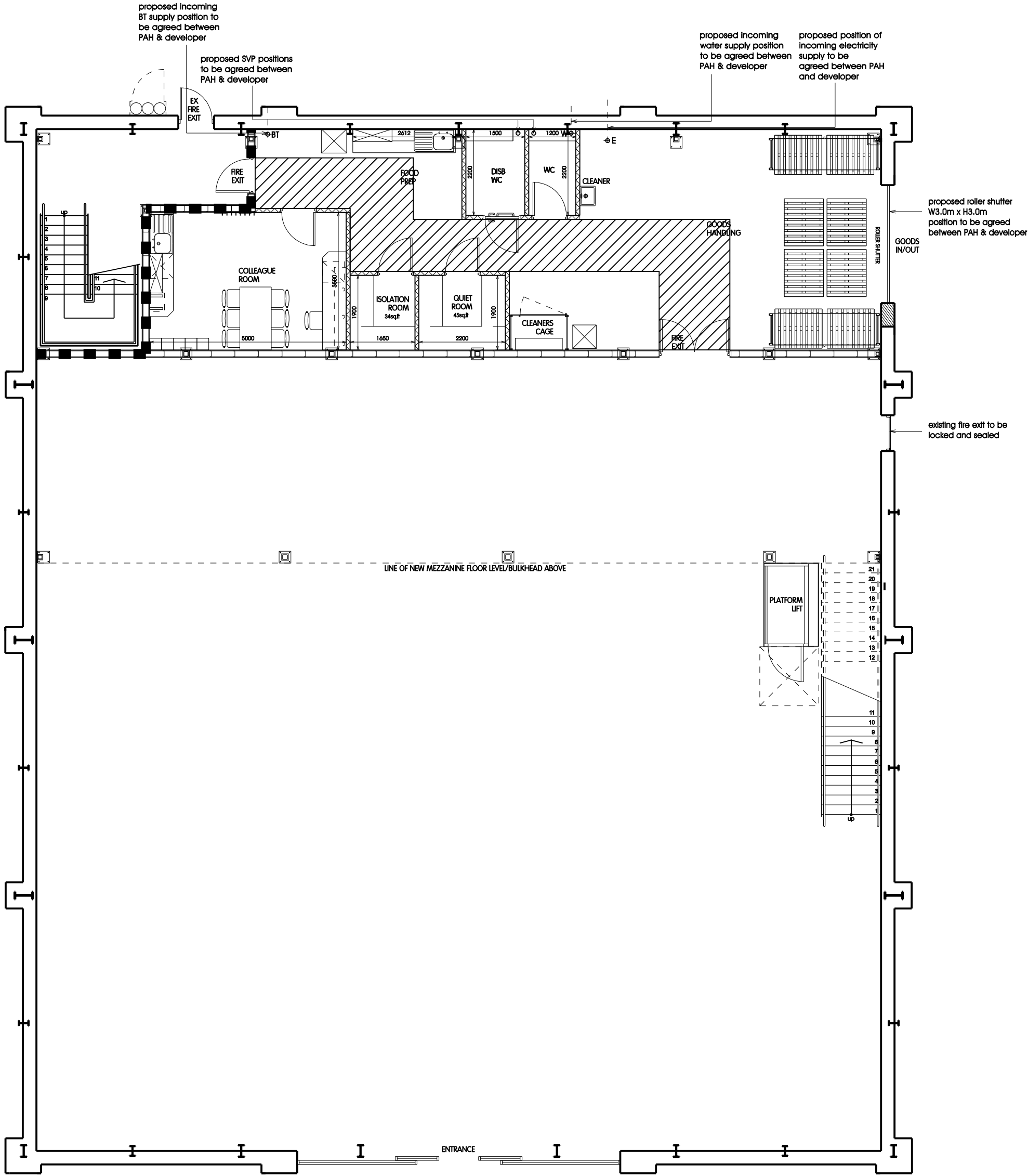
REVISION

A

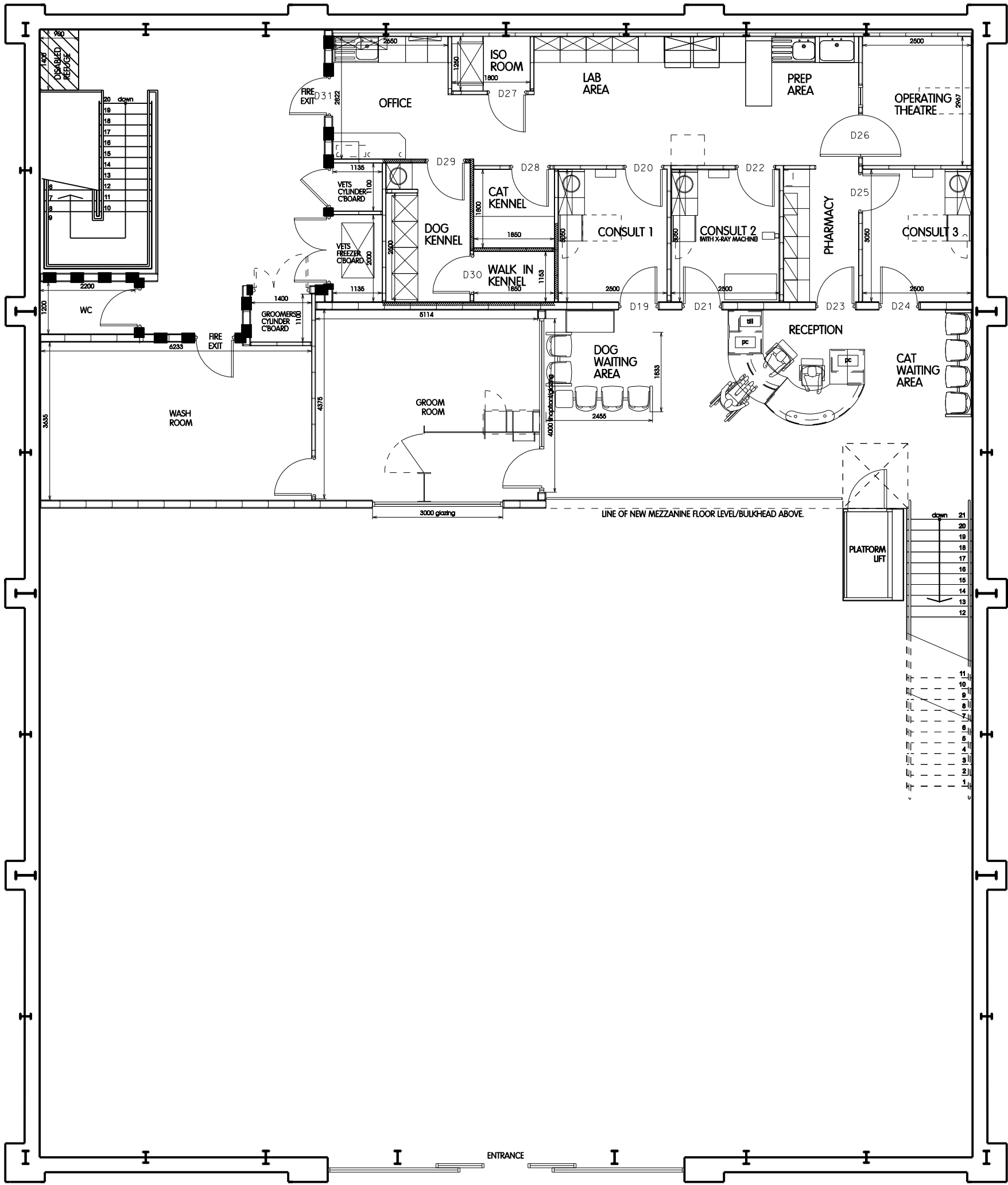
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REV	DATE	DESCRIPTION	BY
A	01.10.15	Side and rear elevations added	MJT



PROPOSED GROUND FLOOR PLAN



PROPOSED MEZZANINE FLOOR PLAN

NOTE:-
EXISTING PAH RETAIL AREA/AMENITY BLOCK ROOM SIZES, LAYOUTS, FIXTURES AND PALETTE NUMBERS TO BE CHECKED ON SITE BY PROJECT MANAGER AND ANY DISCREPANCIES BETWEEN SITE AND LAYOUT INDICATED ON THE DRAWINGS TO BE BROUGHT TO THE ATTENTION OF NORTHWEST DESIGN

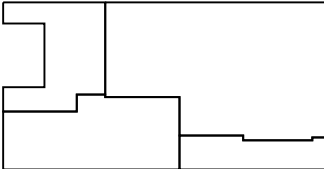
ALL NEW INCOMING SERVICE POSITIONS TO BE AGREED AND CONFIRMED BETWEEN PAH PROJECT MANAGER AND DEVELOPER

MEZZANINE
PLEASE NOTE THAT ALL COLUMN, STAIRCASE AND PLATFORM LIFT POSITIONS RELATING TO NORTHWEST DESIGN DRAWINGS ARE SHOWN AS INDICATIVE ONLY. NORTHWEST DESIGN DRAWINGS TO BE READ IN CONJUNCTION WITH MEZZANINE CONTRACTORS SPECIALIST DRAWINGS

FLOOR FINISHES:-

NOTE:-
PLEASE REFER TO PETS AT HOME STANDARD SPECIFICATION/SCHEDULE OF WORKS FOR FLOOR FINISHES TO SALES AND AQUATICS AREAS

AREAS (FOR RETAIL PURPOSES ONLY)



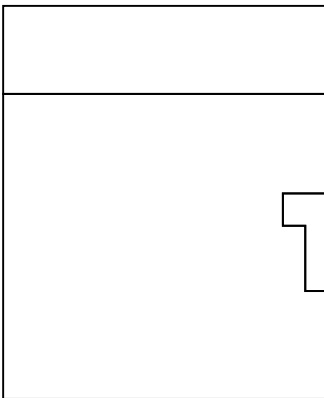
MEZZANINE

RETAIL AREA= 20.4sq.m/220sq.ft
AMENITY AREA= 35.2sq.m/379sq.ft
GROOMERS AREA = 51.4sq.m/553sq.ft
VETERINARY SURGERY AREA = 119.0sq.m/1281sq.ft



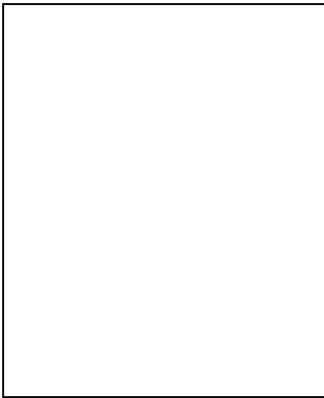
MEZZANINE

GROSS AREA = 225.9sq.m/2432sq.ft



GROUND FLOOR

RETAIL AREA = 421.0sq.m/4532sq.ft
AMENITY AREA = 138.0sq.m/1485sq.ft



GROUND FLOOR

GROSS AREA = 559.0sq.m/6017sq.ft



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enquiries@nwdesign.co.uk W nwdesign.co.uk

CLIENT
Pets at Home Limited
Epsom Avenue,
Stanley Green Trading Estate,
Handforth, Cheshire, SK9 3RN

PROJECT
PRESTWICH
474-504 Bury New Road, Prestwich,
Greater Manchester, M25 1AD

DESCRIPTION
Proposed ground floor and mezzanine layout plans

SCALE A1
1:100, 1:500

SCALE A3
1:100, 1:500

DATE
24 June 2015

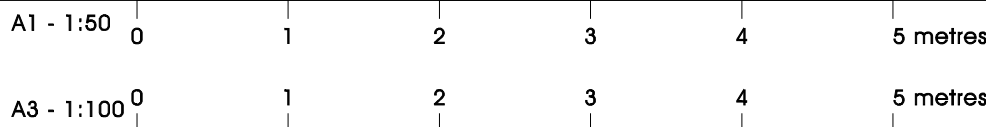
DRAWN BY
MJT

DRAWING NO.
5806/10

REVISION
C

Area	Model Ceiling Heights	Store Ceiling Heights
UNDER MEZZANINE	3.0m	3.0m*
MEZZANINE FINISHED FLOOR LEVEL (MFFL)	3.57m	3.57m*
MEZZANINE/RECEPTION	3.0m	3.0m*
GROOM ROOM	2.7m	2.7m*
AMENITY	2.7m	2.7m*
SURGERY	2.7m	2.7m*
BEAMS OVER MEZZANINE	* Heights currently indicated as per Model Heights. Exact heights to be confirmed subject to survey of existing building/roof structure by Pets at Home Project Manager.	

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REV DATE	DESCRIPTION	BY
A 08.07.15	Labels added to Q and I rooms	MJT
B 08.10.15	Planning drawings	MJT
C 16.12.15	Planning drawings amended	MJT



NOTE:-
EXISTING PAH RETAIL AREA/AMENITY BLOCK ROOM SIZES,
LAYOUTS, FIXTURES AND PALETTE NUMBERS TO BE CHECKED
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BETWEEN SITE AND LAYOUT INDICATED ON THE DRAWINGS
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NOTE:-
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NOTES

NWd
Architecture and Interiors

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■ enquiries@nwdesign.co.uk W nwdesign.co.uk

CLIENT
Vets4Pets
Manor Barn, Kingston Lisle
Business Centre, Wantage,
Oxfordshire, OX12 9GX

Vets4Pets

PROJECT
MIDDLESBOROUGH
Unit M, Cleveland Retail Park, Middlesbrough, TS6 6UX

DESCRIPTION
Proposed block plan

SCALE A1
1:200

SCALE A3

DATE
06 January 2016

DRAWN BY
MJT

DRAWING NO.

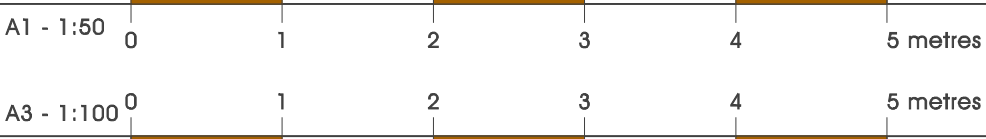
REVISION

5597/13

REV	DATE	DESCRIPTION	BY

PROPOSED BLOCK PLAN 1:500

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Ward: Prestwich - Sedgley

Item 08

Applicant: Mr Mordechai Gershon

Location: 49 - 53 Bury New Road, Prestwich, Manchester, M25 9JY

Proposal: New parking arrangement and highway works; Alterations to facade and entrance canopy/trolley store

Application Ref: 59438/Full

Target Date: 31/12/2015

Recommendation: Approve with Conditions

Description

The site comprises a popular general store (A1), with ancillary office and storage above, on the corner of Bury New Road and Buckingham Road. The site is within Sedgley Park District Shopping Centre and has a total floor area of 413sq m. Directly to the north on Bury New Road is a BT Telephone Exchange building. To the west are houses, slightly elevated and fronting Buckingham Road. To the south, across Buckingham Road are commercial properties fronting Bury New Road.

The parking area to the side of the shop. Until recently when the Council installed bollards, the area was used to park up to 8/9 cars at right angles to the public footpath along Buckingham Road. The parking spaces were sub-standard in length and were accessed by bumping over the pavement on Buckingham Road. The bollards have stopped this. There is a gated service area accessed from Buckingham Road between the rear elevation of the shop and the gable of No.2 Buckingham Road.

The application, which is a resubmission of a previously approved, but now lapsed permission, has a number of elements:

1. Front Canopy - The footway on the frontage lifted and relevelled. The new canopy would comprise of a black steel frame, open at the side and a shallow perspex covered roof. A narrow powder coated steel strip plate would hide the roof fixing and guttering.
2. On the side/Buckingham Road elevation the existing roller shutter over the entrance to the service yard would be replaced by a powder coated roller shutter in a colour to be agreed. The profiled cladding over the roller shutter would be removed and replaced with brickwork and a stone coping to the same height.
3. The proposal also involves a new parking arrangement along Buckingham Road. The scheme involves reducing the width of the road to the side of the premises and creating 6 parking bays directly off Buckingham Road with a new footway between the property and the parking spaces. The existing lighting column on the footway would need to be relocated along Buckingham Road.

Relevant Planning History

57767 - Erection of a new canopy on front elevation; Creation of 6 no. new car parking spaces; Creation of a new footpath front and side; Cladding over existing roller shutters to be replaced with brick work facade; Replacement roller shutter - Approved 02/09/14
53891 - Disabled access ramp and security shelter to front (retrospective) -Refused 15/06/2011
52931 - Siting of two temporary storage containers at rear - Approved 01/12/2010
49822 - Extension and alterations (resubmission) - Approved 24/07/2008

Publicity

The following 53 neighbours were notified by letter dated 13/11/15.

1, 2, 3, 4, 6 and 8 Buckingham Road,
45, 47, 53, 60-74(even) Bury New Road
5, 23-35(odd) Hilton Crescent
2 and 4 Arlington Crescent,
Telephone Exchange, Portugal Road.

Six representations have been received from residents at Nos.4, 6 and 15 Jesmond Avenue, 3, 12, 25, 27 Woodland Crescent, 2 Arlington Crescent, 66 Bury New Road. Points of objection raised are summarised below.

- The shelter protrudes onto the public footway and creates an obstruction. This is made worse by existing unsightly outside storage and refuse.
- Parking would still encroach onto the public footpath and pose a danger to pedestrians. There have been many incidents and the proposed parking would make the existing chaotic situation worse.
- Existing problems will not be solved by the proposed layby, reducing the width of Buckingham Road and a single yellow line along Buckingham Road.
- To exit the new parking bays car will have to reverse uphill with the risk to pedestrians and motorists on Buckingham Road.
- Delivery vehicles do not use the service yard but load and unload on Buckingham Road. Photos showing an articulated truck and stacker truck loading from Buckingham Road have been submitted as an objection. A number of safety concerns about this have been highlighted (licence, H&S issues, driver qualifications etc).

Those making representations have been notified of the Planning Control Committee meeting.

Consultations

Traffic Management - No objection subject to a condition relating to the streetworks.

Unitary Development Plan and Policies

S1/3	Shopping in District Centres
EN1/2	Townscape and Built Design
EN1/7	Throughroutes and Gateways
EN1/8	Shop Fronts
EN1/5	Crime Prevention
EC4/1	Small Businesses
HT2/4	Car Parking and New Development
HT6/1	Pedestrian and Cyclist Movement
HT6/2	Pedestrian/Vehicular Conflict
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) and 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 Policy 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.

Existing Situation - The use of the building as a retail outlet is not altered by this proposal. The unsightly shelter, ramp and trolley store that was attached to the front and extended over the adopted public footpath has been removed, although the low concrete plinth, forming a step to the entrance, is still in place.

Bollards have been installed at the side of the property to prevent illegal parking over the

footway on Buckingham Road.

It should be noted that the previous application was approved with a shorter one year, 'start by date' to encourage implementation of the proposed streetworks which were an improvement over the existing arrangement as it was at that time. However, since the previous planning decision, streetworks in the form of bollards on the footway to prevent unauthorised parking have been carried out by the Council. As such there is no longer the need to implement the proposed scheme, the subject of this application and as such the usual three year 'start by date' is considered appropriate.

Visual Amenity - The site is prominent and fronts on to Bury New Road which is a 'throughroute' within the Borough where special emphasis should be on encouraging environmental improvement and high standards of design.

The proposed open sided canopy in terms of its design, siting and construction is a significant improvement on the previous structure. The new canopy would be powder coated steel and have a more traditional appearance. It is also intended to regrade the footway at the front of shop to create a more naturally graded access. The trolleys would be stored inside the building, leaving the canopy open with a relatively unrestricted access along the frontage.

The alterations to the building on the side, Buckingham Road elevation, the replacement roller shutter and the new brickwork above would improve the appearance of the property.

In terms of visual amenity the proposed alterations would improve the general appearance of the site and would comply with UDP Policies EN1/2 Townscape and Built Design, EN1/7 Throughroutes and Gateways, EN1/8 Shopfronts and S1/3 Shopping in District Centres.

Highways - The proposed alterations to the highway, including the new parking layout and footpath realignment, have been discussed with the Council's Traffic Section prior to submission of this and the previously approved planning application (57767).

The alterations to the pavement levels at the front mean that a purpose built wheelchair ramp would not be required to access the shop.

The proposed new parking arrangement, involving the narrowing of the roadway on Buckingham Road, the introduction of chevron parking and the creation of a new public footway between the parking area and the shop, would mean that customer vehicles would not drive over the existing pavement area as they do at present but access the parking directly from Buckingham Road. It is considered that the proposed reconfiguration would represent a significant improvement over the existing situation which is particularly hazardous to pedestrians.

The proposed highway works entail the applicant entering into a S.278 Agreement under the Highways Act 1980. Subject to the S.278 agreement and planning conditions, the proposal is considered to be acceptable in terms of parking and highway safety and would comply with the following UDP policy and guidance - EN1/2 Townscape and Built Design, HT2 Highway Network, HT2/3 Improvements to Other Roads, HT2/4 Car Parking and New Development, HT5/1 Access for those with Special Needs and HT6/2 Pedestrian /Vehicular Conflict.

Objections - The issues raised by the objectors have been addressed in the above report.

The proposals are considered to represent a significant improvement over the pre-existing unauthorised situation and as such are recommended for approval subject to conditions.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 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. The external finishing materials for the proposal hereby approved shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
3. No development shall commence unless and until the details of the streetworks indicated in the approved plans, and detailed in the related S278 Agreement, have been approved in writing with the Local Planning Authority. Details shall include:
 1. Works to form the proposed parking bay on Buckingham Road and replacement adopted footway including all necessary alterations to kerblines, highway drainage, street furniture, bollards and associated remedial works.
 2. Proposals to provide rear yard access gates that do not open out into the future adopted highway and desire line of pedestrian using the replacement adopted footway.
 3. Proposals to revoke/amend any existing traffic regulation orders, including all necessary road markings and associated signage.
 4. Works to remove the existing illegal structure and concrete base on the existing adopted highway and all associated temporary remedial works.
 5. Proposals to re-grade the existing paved footway areas on Bury New Road and Buckingham Road from the front/side elevations of the building to the respective kerblines in excess of the limits shown indicatively and incorporating a maximum cross fall of 1 in 40, and all associated remedial works.
 6. Proposals to form the proposed canopy structure on the front elevation of the building to a specification to be agreed, incorporating a 2.4m minimum underside clearance above the raised pedestrian areas and application for the requisite licence under the Highways Act 1980.
 7. Proposals to incorporate adequate facilities for the off-highway storage of shopping trolleys within the curtilage of the premises.
 8. Proposals to provide rear yard access gates that do not open out into the future adopted highway and desire line of pedestrian using the replacement adopted footway.

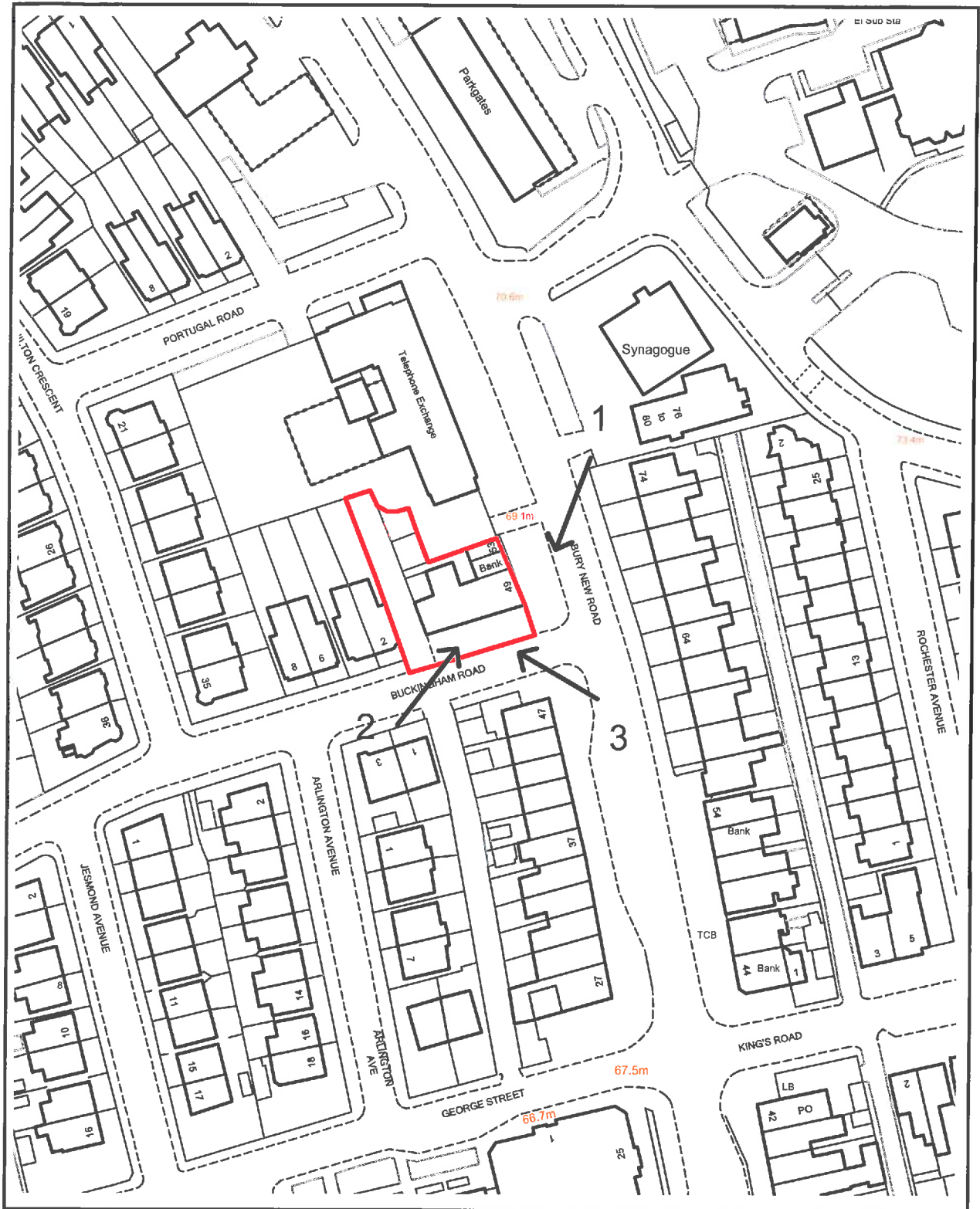
The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority.

Reason. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety pursuant to the following UDP Policies

and guidance: HT2 Highway Network, HT2/3 Improvements to Other Roads, HT2/4 Car Parking and New Development, HT5/1 Access for those with Special Needs and HT6/2 Pedestrian /Vehicular Conflict, SPD11 Parking Standards in Bury.

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 59438

**ADDRESS: 49 - 53 Bury New Road
Prestwich**

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

0023063.

59438

Photo 1

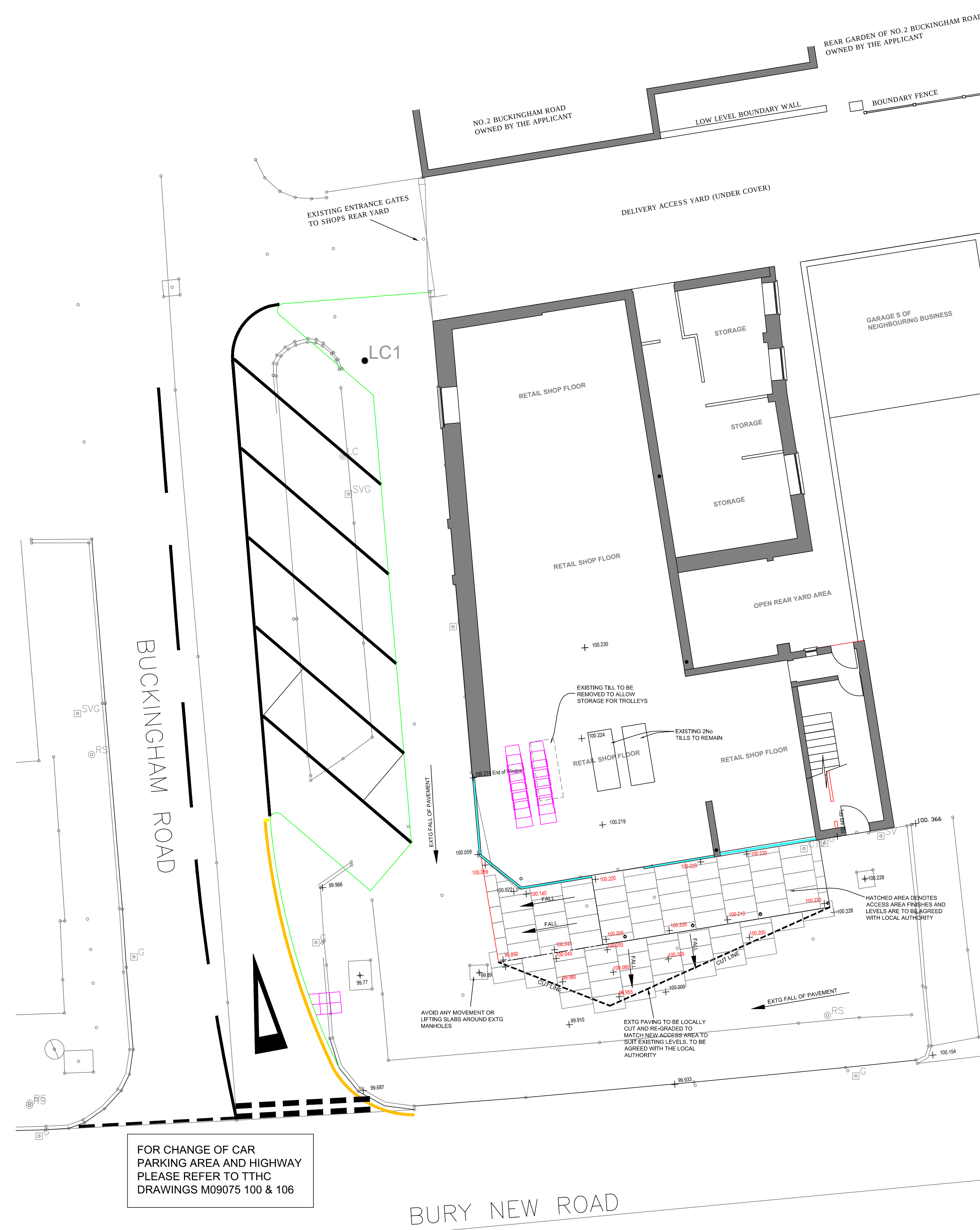


Photo 2



Photo 3





$+100,000$ DENOTES EXISTING LEVELS

$+100,000$ DENOTES PROPOSED LEVELS

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SHEFA MEHANDRIN LTD
49, BURY NEW ROAD, MANCHESTER M25 9JY

KOSHER MEAT AND GROCERY SHOP
SITE PLAN DETAILS AND NEW PARKING AREA

DRAWN BY: SRJ
SCALE 1:100
DATE 16.05.2014
CHECKED

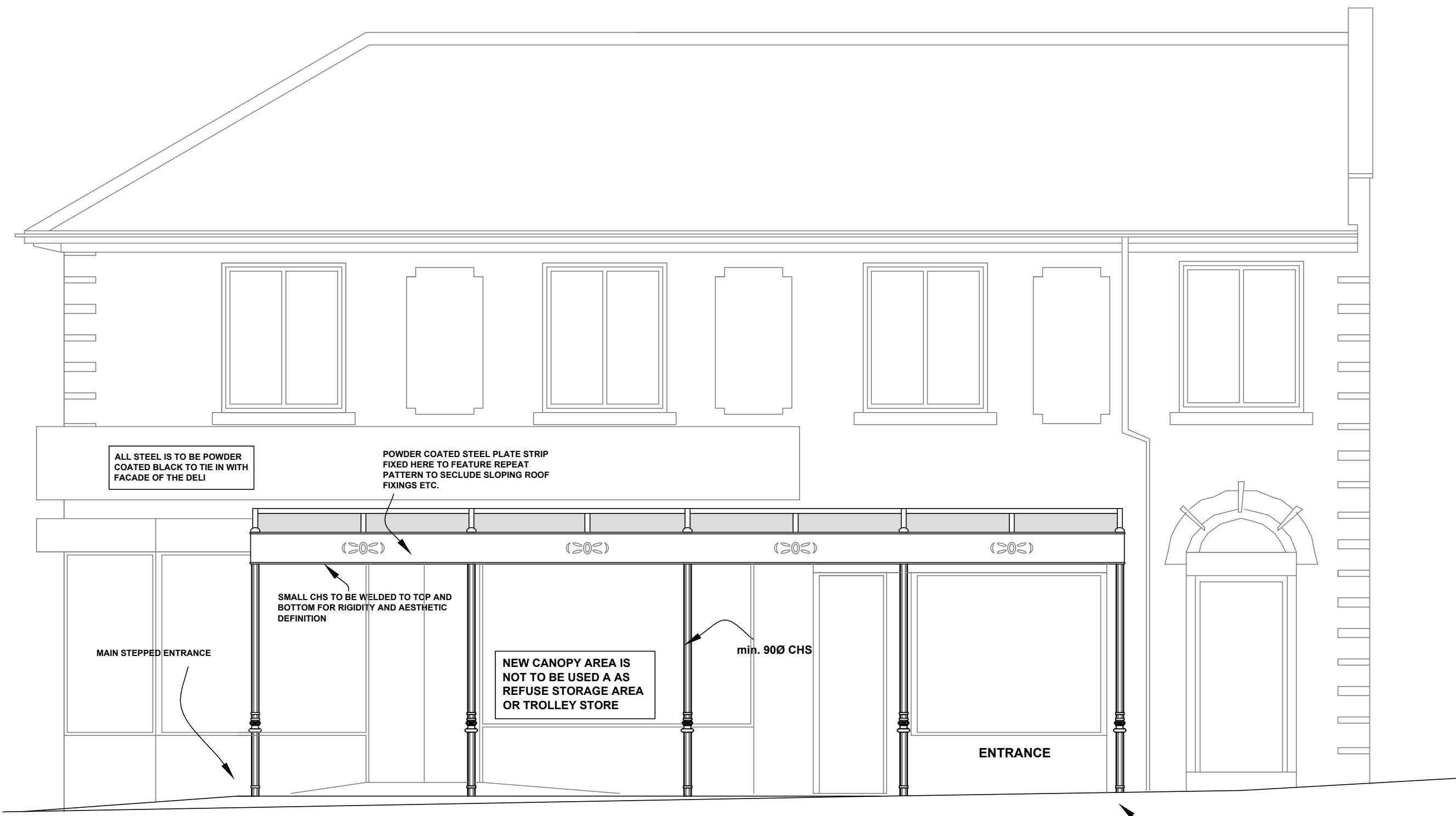
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DRAWING NO.
K1075

01 REV A

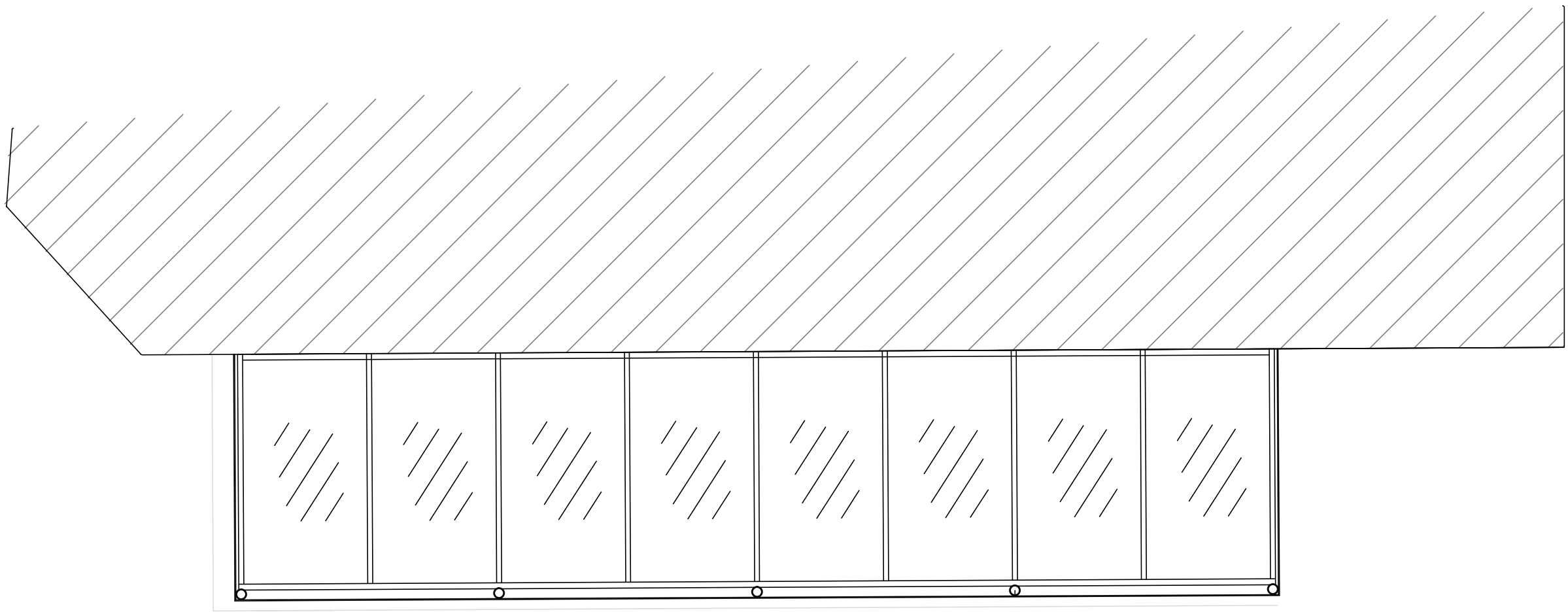


EXISTING FRONT ELEVATION VIEWED FROM BURY NEW ROAD
NO ALTERATIONS TO BE MADE

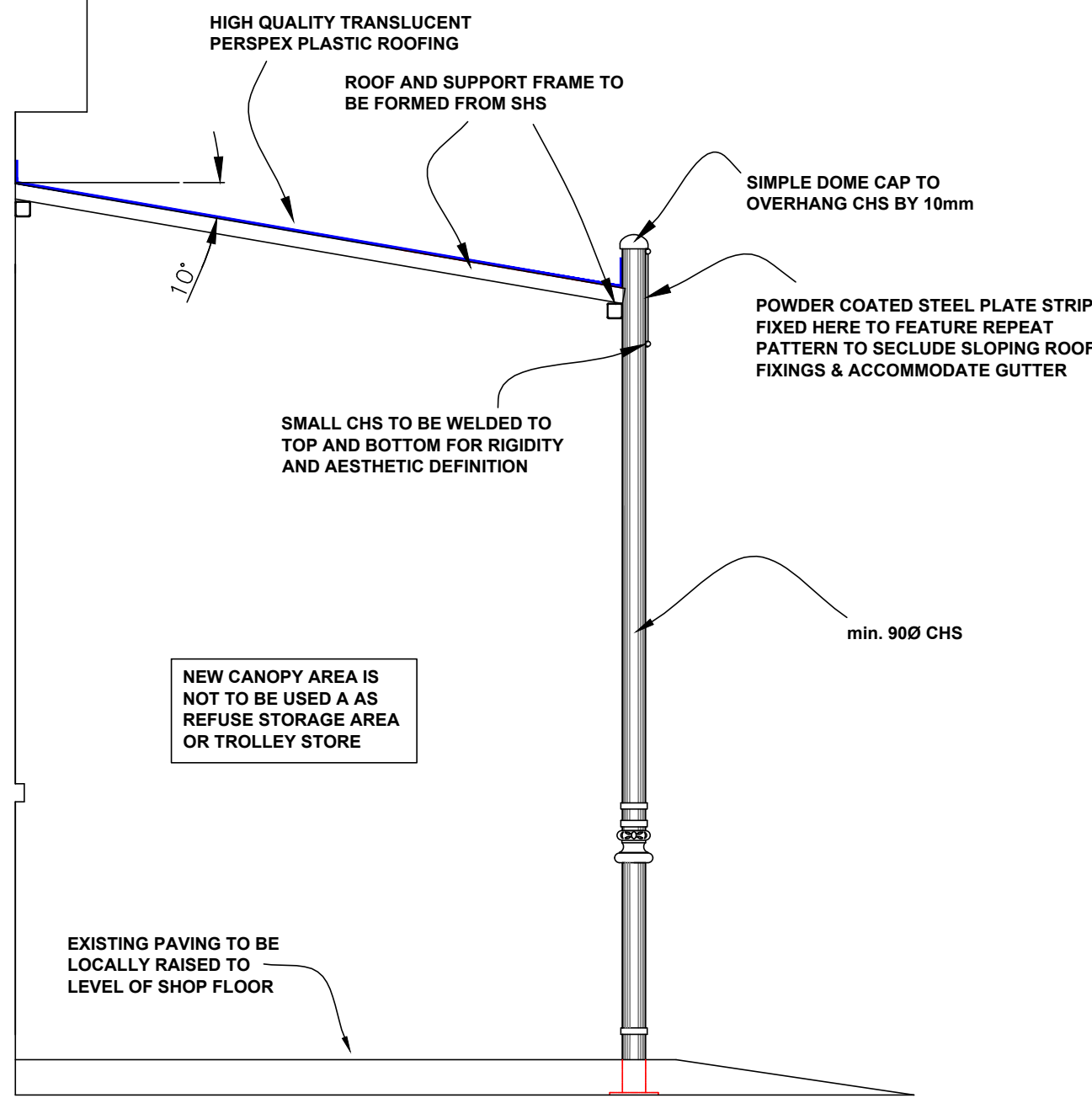


FRONT ELEVATION OF PROPOSED CANOPY

AREA IN FRONT CANOPY PAVING TO BE LOCALLY LIFTED AND GRADED TO MATCH NEW ACCESS AREA TO DELI ENTRANCE RAMP.



ROOF PLAN OF PROPOSED CANOPY



SECTION OF CANOPY DETAIL
SCALE 1:25



END ELEVATIONS OF PROPOSED CANOPY

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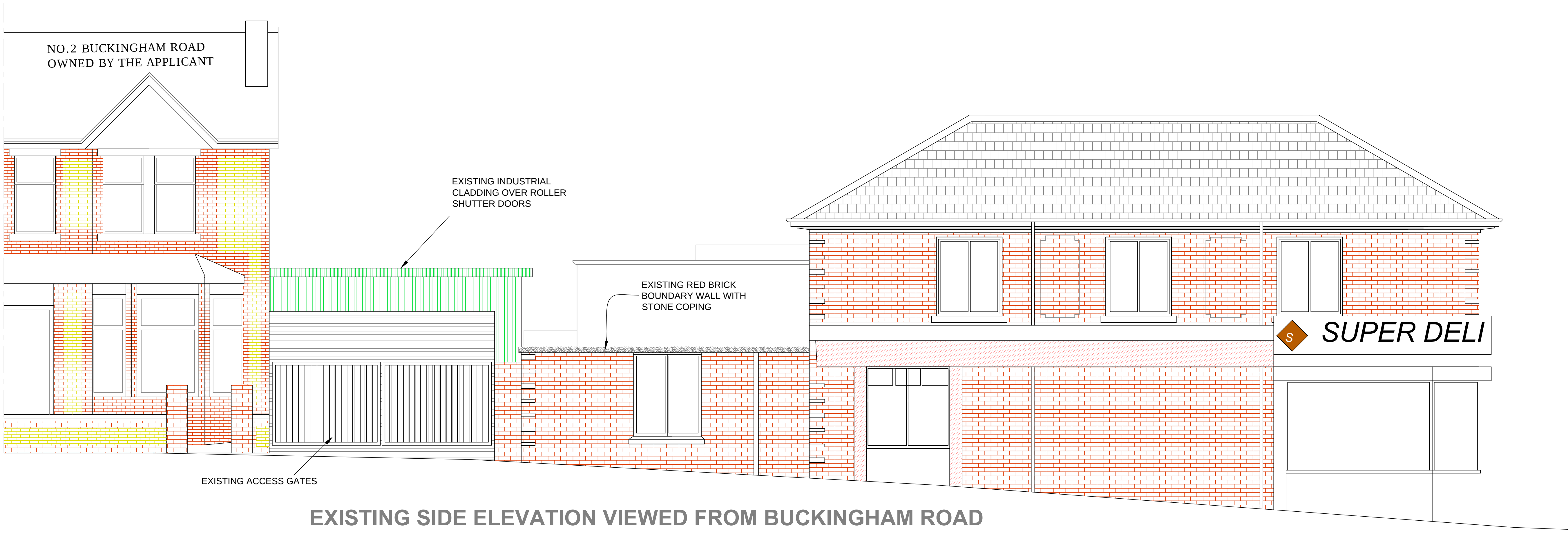
NO.	DATE	REVISIONS	CK.BY	CLIENT

PROJECT	SHEFA MEHANDRIN LTD 49, BURY NEW ROAD, MANCHESTER M25 9JY KOSHER MEAT AND GROCERY SHOP PROPOSED REPLACEMENT CANOPY TO FRONT OF SHOP
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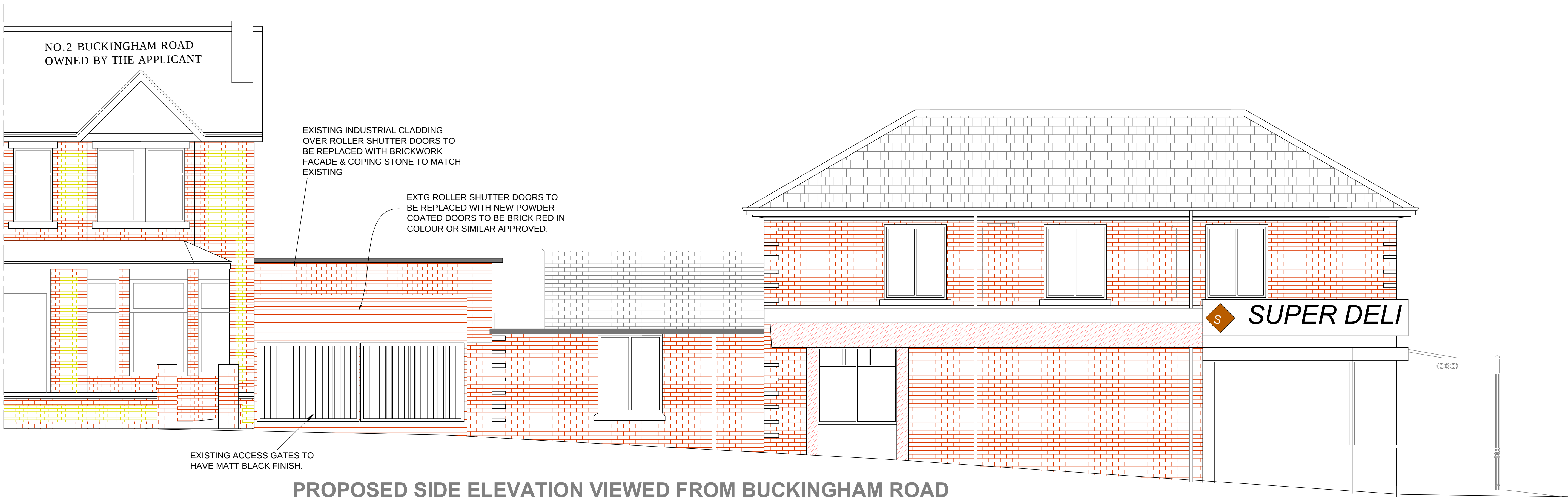
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DATE 09.11.12
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--

DRAWING NO. K1075
03 REV A



EXISTING SIDE ELEVATION VIEWED FROM BUCKINGHAM ROAD



PROPOSED SIDE ELEVATION VIEWED FROM BUCKINGHAM ROAD

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	SHEFA MEHANDRIN LTD 49, BURY NEW ROAD, MANCHESTER M25 9JY
PROJECT	KOSHER MEAT AND GROCERY SHOP PROPOSED REAR ENTRANCE ACCESS

DRAWN BY: MS
SCALE 1:50
DATE 09.11.12
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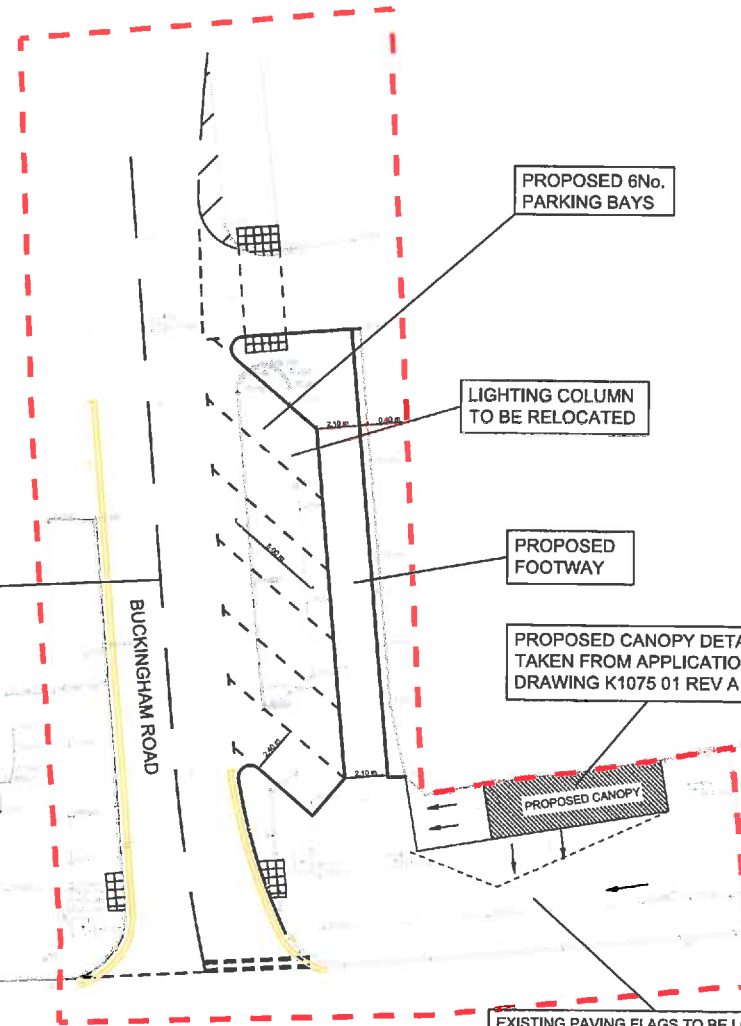
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NEW ROAD
CENTRE LINE
MARKING



BURY NEW ROAD

PROPOSED 6No.
PARKING BAYS

LIGHTING COLUMN
TO BE RELOCATED

PROPOSED
FOOTWAY

PROPOSED CANOPY DETAILS
TAKEN FROM APPLICATION
DRAWING K1075 01 REV A

PROPOSED CANOPY

EXISTING PAVING FLAGS TO BE LOCALLY
CUT AND RE-GRADED TO MATCH THE NEW
BUILDING ACCESS AREA AND TO SUIT
EXISTING LEVELS. TO BE AGREED WITH
LOCAL AUTHORITY.

REV	DATE	DESCRIPTION	DRAWN BY	AUTHORISED BY
E	08.09.15	TACTILE ADDED AT BUCKINGHAM ROAD	UD	
D	06.08.15	DOUBLE YELLOW LINES ON OTHER SIDE OF BUCKINGHAM ROAD ADDED	UD	
C	05.08.15	DRAWING AMENDED AS PER COMMENTS MADE BY BURY COUNCIL ON 27/07/15	UD	
B	15.07.15	LAYOUT AMENDED	UD	
A	18.03.11	LAYOUT AMENDED	UD	ADF

ISSUE PURPOSE

This drawing is issued solely for the purpose indicated by the original stamp in this box.
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PROJECT

SHEFA MEHADRI, BURY

DRAWING TITLE

S278 AGREEMENT WORKS
GENERAL ARRANGEMENT

CLIENT

SHEFA MEHADRI, BURY NEW ROAD

SCALE	PAPER SIZE	DATE
1:250	A3	MAR 2010

DRAWN BY	AUTHORISED BY	FILE REFERENCE
UD	ADF	M09075

DRAWING NUMBER	REVISION
M09075-A-100	E

Ward: Whitefield + Unsworth - Pilkington Park

Item 09

Applicant: Ms Barbara Critchley

Location: Dudley House, Clarks Hill, Whitefield, Manchester, M45 7TG

Proposal: Single storey extension to existing cattery building

Application Ref: 59444/Full

Target Date: 05/01/2016

Recommendation: Approve with Conditions

Description

The application relates to a well established boarding kennels and cattery with a private dwelling on the south side of Ringley Road West. Other than three neighbouring properties immediately to the east, the site is relatively isolated, surrounded by open countryside. The site is within the Green Belt and is designated within a River Valley. The site as with the immediate neighbours are all accessed via a private driveway off Ringley Road.

Within the kennels and cattery site, the applicant's house is in the north east section and the majority of the kennels are in the north west corner. Currently there are 53 kennels on the site, situated in the north west part of the site. The main cattery buildings, with accommodation for 36 cats, are on the eastern side of the site, to the south of the main dwelling.

The proposal involves extending the cattery building on the south side to create a further 11 cattery pens with external exercise quarters. The extension, with a footprint 14.8m by 7.7m, would have a roofline continuing down from the existing cattery roof and follow the existing slope in the land. It would be constructed in painted blockwork with a corrugated steel roof as are most of the existing buildings on the site.

Relevant Planning History

48510 - Two new cattery units to replace existing cattery and dog kennels (resubmission - Approved 03/09/2007

57210 - Erection of kennel/stable block - Refused 16/04/2014

57535 - Erection of additional domestic kennelling facility (resubmission of 57210). - Approved 25/06/2014

Publicity

The following six properties were notified by letter dated 13/11/15. Hurstwood, Clarks Hill Cottage, The Cottage Clarks Hill, Hurstwood Cottage, Clarks Hill House and Outwood Gate Farm.

One letter of objection from the occupiers of The Cottage, Clarks Hill. They are concerned that the cat accommodation isn't used by more noisy dogs and the additional facilities will lead to increased traffic.

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

Consultations

Traffic Section - No objection.

Drainage Section - No objection.

Environmental Health - No objection.

Unitary Development Plan and Policies

OL1/2	New Buildings in the Green Belt
OL5/2	Development in River Valleys
EC4/1	Small Businesses
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
NPPF	National Planning Policy Framework
EN7/2	Noise Pollution
HT2/4	Car Parking and New Development

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) and 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 Policy 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.

Policy - The proposal involves a new building in the Green Belt and as such the following policies are involved.

The NPPF and the Council's UDP Policy OL1/2 New Buildings in the Green Belt indicates that new buildings in the Green Belt are inappropriate unless they are for agriculture/forestry, essential facilities for outdoor sport and recreation and limited extensions to existing buildings and limited infill development.

The proposed extension constitutes an increase of less than a third of the existing cattery building. Set down at a lower level and being relatively well screened by the existing building and boundary planting, the extension would not have a seriously detrimental impact on the character and openness of the Green Belt and is considered acceptable in principle.

Given the Green Belt location, it is considered appropriate to attach a condition requiring the removal of the new build when the cattery use ceases.

UDP Policy EC4/1 Small Businesses and the National Planning Policy Framework indicates that proposals from small businesses, where appropriate, should be supported.

Need - The kennels and cattery are well a established and popular facility. The applicants state that there is a growing need for better quality cat pens which include an external exercise area, particularly during busy periods. The extension will allow the business to grow and remain financially secure.

Visual amenity and character of the Green Belt - The new extension would be relatively modest in scale, set down from the existing building and be relatively well screened. As such the extension would not be particularly prominent within the site.

Residential amenity - The extension would be on the far side of the existing cattery which itself is located well away from the nearest neighbours (Clarks Hill House) approximately 60m away to the north east. The extension to the cattery would be only used for cats and a condition would prevent its use for dogs. Given the nature of the use, its relatively remote siting and existing boundary screening, there would not be a significant impact on the residential amenity of the neighbours as compared to the existing cattery.

Traffic and Parking - Given the limited scale of the extension and the existing parking facilities on site, it is not considered that there would be significant traffic or parking issues arising from the proposal. It is noted that there have been issues relating to customers dropping off dogs/cats early in the morning when the gates to the kennels have been closed but these problems have been sporadic and do not warrant a reason to refuse this

application. The proposal is acceptable and complies with UDP policies relating to traffic and parking.

Objections - The concerns raised by the objectors, relating to noise and access, have been addressed in the above report. The proposed cattery pens would be restricted to cats only by an appropriate condition.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework.

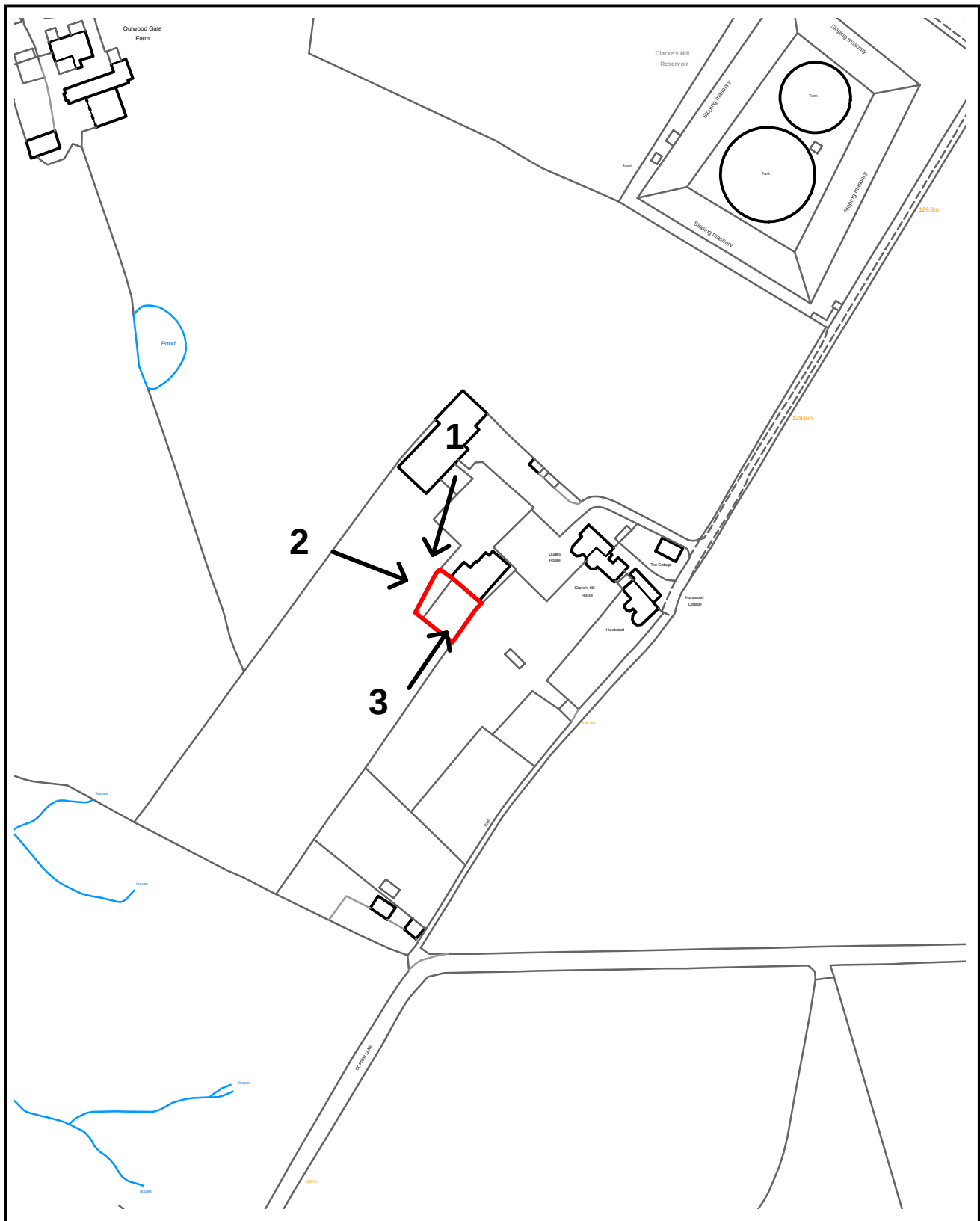
Recommendation: Approve with Conditions

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 456.1/CHK/SLP and PL1 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.
3. The cattery pens hereby approved shall only be used to provide accommodation for cats only. No dogs shall be housed in the pens, subject to this application, at any time.
Reason. To prevent excessive noise and disturbance the interests of residential amenity pursuant to UDP Policy EN7/2 Noise Pollution and the NPPF.
4. The cattery pens hereby approved shall be removed from site to the written satisfaction of the Local planning Authority within 6 months of ceasing use.
Reason: In the interests of the visual amenity pursuant to UDP Policy OL1/2 New Buildings in the Green Belt and SPD8 New Buildings in the Green Belt.

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 59444

ADDRESS: Dudley House
Clarke's Hill
Whitefield

Planning, Environmental and Regulatory Services



Bury
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59444

Photo 1



Photo 2



Photo 3





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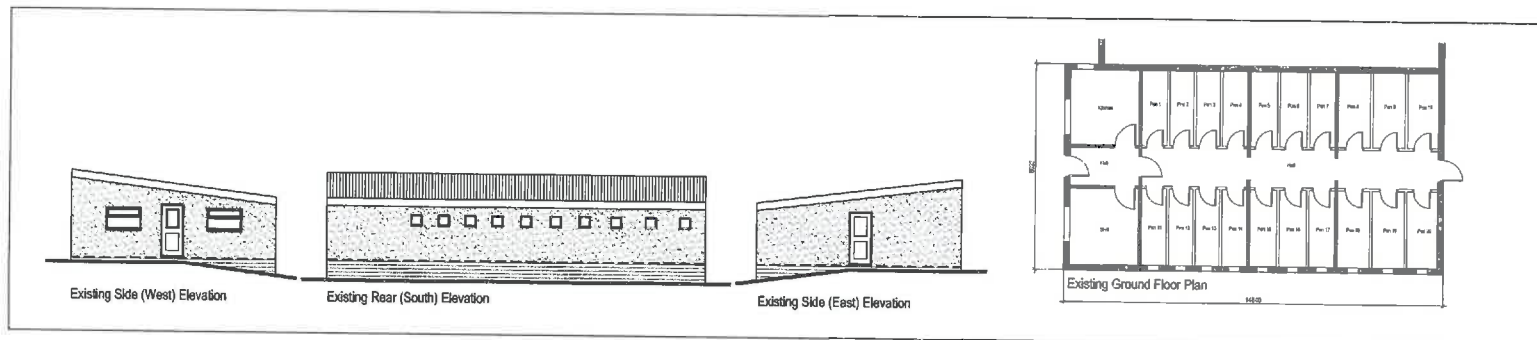
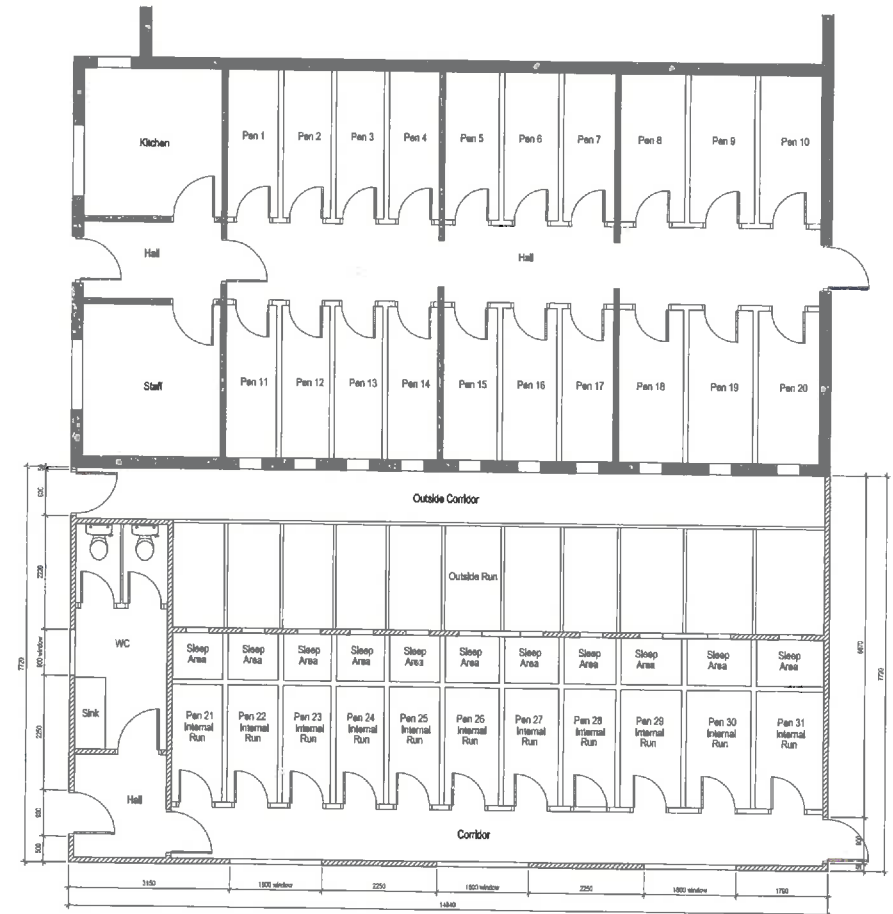
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Bury
 COUNCIL

Clarks Hill Kennels and Cattery, Whitefield Manchester M45 7TG



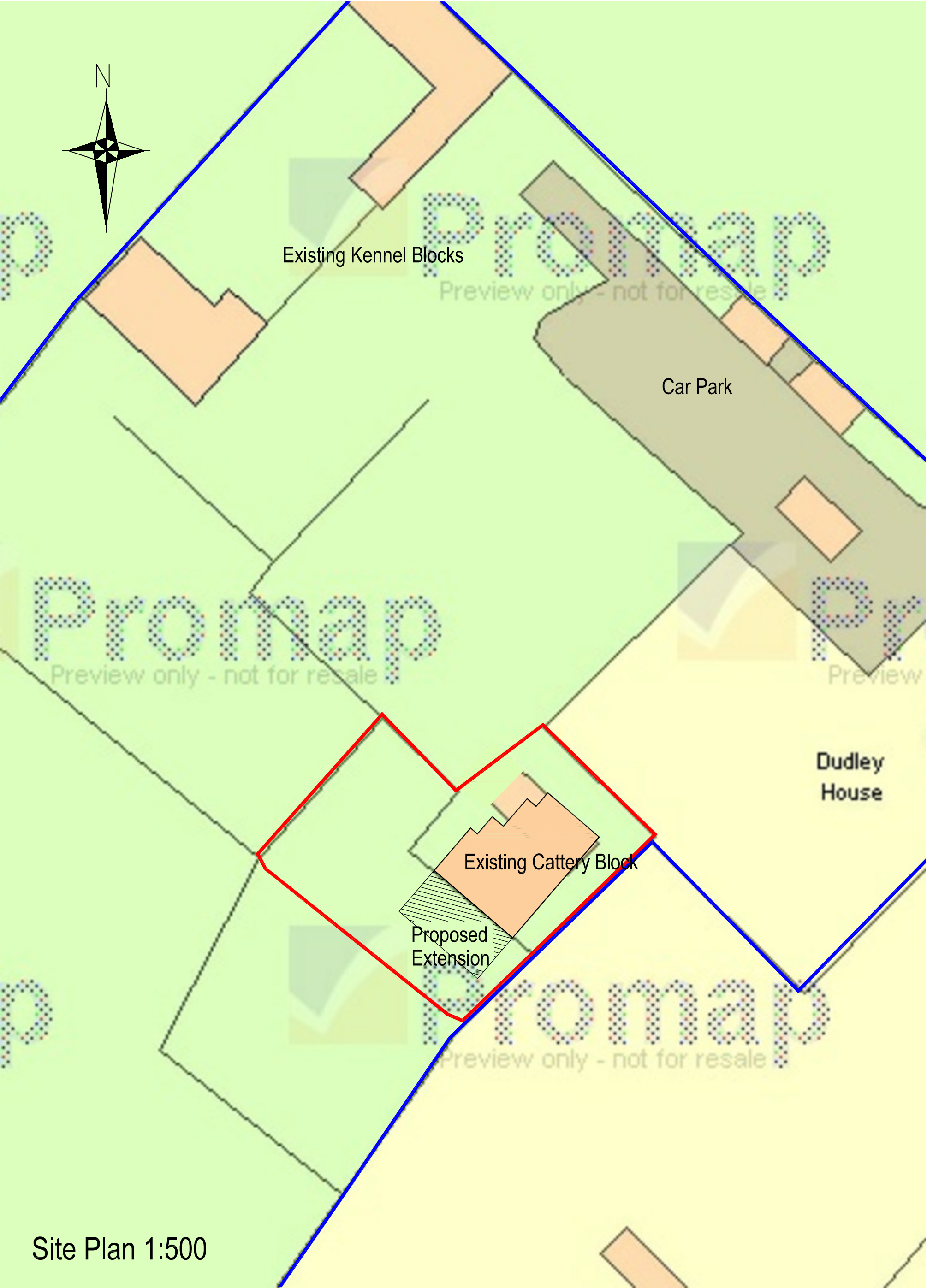
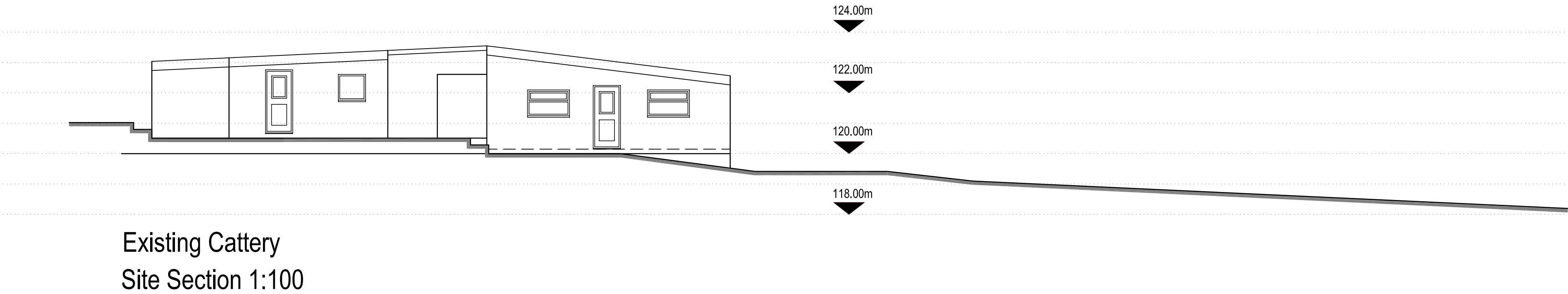
bpd Architecture
 chartered practice
 100-102, Whitefield Road, Whitefield, Manchester M45 7TG
 Tel: 01204 228610
 Email: info@bpdarchitecture.co.uk

Project
 Clarks Hill Kennels and Cattery
 Whitefield Manchester M45 7TG

Title
 Proposed Cattery Extension

Scale @ A1: 1:50/1:100
Date: Oct 2015
Ref: Job 456
Drawn: JSWR
Rev:
456.1/CHK/PL1

Clarks Hill Kennels and Cattery, Whitefield Manchester M45 7TG



 bpd Architecture chartered practice Suite 5, Hearle House, 5 East Terrace Bus, Park, Exton Lane Exton, Chorley, Lancashire PR7 6TB Tel: 01257 220510 web: www.betterplan.co.uk email: info@betterplan.co.uk			
Project Clarks Hill Kennels and Cattery Whitefield Manchester M45 7TG			
Title Proposed Cattery Extension			
Scale @ A1 As Shown	Date Oct 2015	Ref Job 456	Drawn JSWR
Dwg No 456.1/CHK/SLP			Rev

Ward: Radcliffe - East

Item 10

Applicant: Mr Shamraze Arshad

Location: 222 - 224 Dumers Lane, Radcliffe, Manchester, M26 2QJ

Proposal: New shop front; roller shutters; New first floor access to the side elevation with additional window; Alterations to the rear ground floor roof

Application Ref: 59452/Full

Target Date: 04/01/2016

Recommendation: Approve with Conditions

Description

The application site comprises two terraced properties in a predominantly residential area. They form shop premises at ground floor with living accommodation above. The end terrace is No.224 which was the original shop with No.222 receiving consent for a change of use from dwelling to shop in 2012. To the front is a paved forecourt and to the side a street which leads round to a back street and the rear yards to the terraces.

The application proposes a new shop front comprising of aluminium frame in purple and glazing which would extend across the two ground floor shops with a central entrance and new roller shutters.

To the rear a new flat roof would replace the existing monopitch the wall height increased by 0.5m and the addition of a parapet wall a further 0.5m to the gable elevation. To the first floor gable side elevation a door and window would be added to provide access to a first floor staff room via the existing rear steps.

A separate application was submitted for replacement signage.

Relevant Planning History

45253 - Single storey extension at front - Refused 17/10/05

53589 - Change of use from dwelling (Class C3) to shop (Class A1) and new shop front; Extension at rear and roller shutter door at rear - Withdrawn 16/06/2011

54875 - Change of use (no. 222) from dwelling (Class C3) to shop (Class A1); Extension at rear and roller shutter door at rear; New shop front and boundary wall to front (resubmission) - AC 18/04/2012.

58706 - Variation of condition no. 2 (approved plans) of planning permission 54875 for alterations to the shop front, forecourt, new pitched roof at rear and omission of rear roller shutter - AC 24/06/15.

59459 - 1 No. non-illuminated fascia sign - AC 18/12/15.

Publicity

9 notification letters were sent to addresses at 218, 220, 226, 297-305 & 411 Dumers Lane on 13/11/15. A further 10 day letter was sent on 21/12/15 to 220 & 226 Dumers Lane with regard to the relocation of the access door from the first floor rear to the side and additional window.

Responses have been received from 220 Dumers Lane who object to the application their concerns in summary are:-

- Whilst noting the changes to the application and the side access to 224 Dumers Lane first floor I am still concerned and objecting to further modifications to this already unsightly and poorly constructed development which strayed outside its original planning

application remit.

- The new first floor entrance to the property will create an unacceptable invasion of privacy.
- It will also create a significant security risk to access the first floor roofs and windows. The side access creates public access to the roof space which then can be used to access my property. Without an increase in the height of the rear boundary fence between mine and 222 Dumers Lane my objection on the grounds of privacy and security remain.
- The previous planning application maintained the front of 222 Dumers Lane as a terraced house (ignored by the previous shop keeper) and this application now creates a double fronted shop on a small terraced row of houses which changes the presentation and image of the block.
- Object due to the creeping nature of this shop, which due to poor planning decision and building enforcement has been allowed to become a shanty town building of poor quality and dreadful appearance which is blighting Dumers Lane. Making the appearance of it bigger will not help.
- Opening hours are too long.

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

Consultations

None.

Unitary Development Plan and Policies

EN1/8	Shop Fronts
EN1/2	Townscape and Built Design
S1/5	Neighbourhood Centres and Local Shops
HT5/1	Access For Those with Special Needs
EC6/1	New Business, Industrial and Commercial

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) and 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 Policy 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.

Background - The existing shop front is a single one to No.224 with the adjoining No.222 retaining the terraced frontage. The previous owner did not complete works to the shop front as approved under application 54875 in April 2012. Following a complaint to the Enforcement Team application 58706 was submitted and approved in June 2015 to vary the approved plans retaining the frontage of 222 as a terraced appearance.

The site now has a new owner and part of this application proposes to combine the shop front to one extending across both Nos.222 and 224.

Visual amenity - The proposed shop front would provide a combined frontage for the premises with a central entrance. Whilst glazing and aluminium are a more modern material than those to the terraces, which have a traditional appearance, it is not untypical of a small local shop front and would not result in an intrusive feature in the street.

The roller shutters would have 1.5m of open slat to the middle providing vision through and would not then be of a solid appearance when the premises are closed. They would also be in the same purple colour as the shop frame the corporate one to Premier convenience stores.

The new roof to the rear would be screened by the walls to the single storey which would be increased by 0.5m and finished in a matching render.

The proposal complies with UDP Policies EN1/8 - Shop Fronts and EN1/2 - Townscape and Built Design.

Access - The new shop front would have level access suitable for disabled use and would then comply with UDP Policy HT5/1 - Access For Those with Special Needs.

Residential amenity - The alterations to the rear to replace the roof would see a small increase in height with the sloping monopitch now at flat roof. The new access door and additional window would be located to the side elevation which has an existing first floor window and which overlooks the side street and has moved away from the originally intended position next to the neighbouring property.

Response to objection - The issue raised regarding the appearance of the shop front is covered in the above report.

There is no evidence to suggest the proposal would have any further risk to security than the existing premises which has access to the first floor via the staircase and only a shallow pitch to the roof.

The plans have been revised to locate the new access door to the side elevation facing the side street and therefore there would be no loss of privacy.

The opening hours of 0630-2230hrs Monday to Saturday and 0730-2230hrs Sundays and Bank Holidays were approved under application 54875 at the planning control committee meeting on 17/04/12. The hours are relatively conservative in consideration of the surrounding residential area.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework.

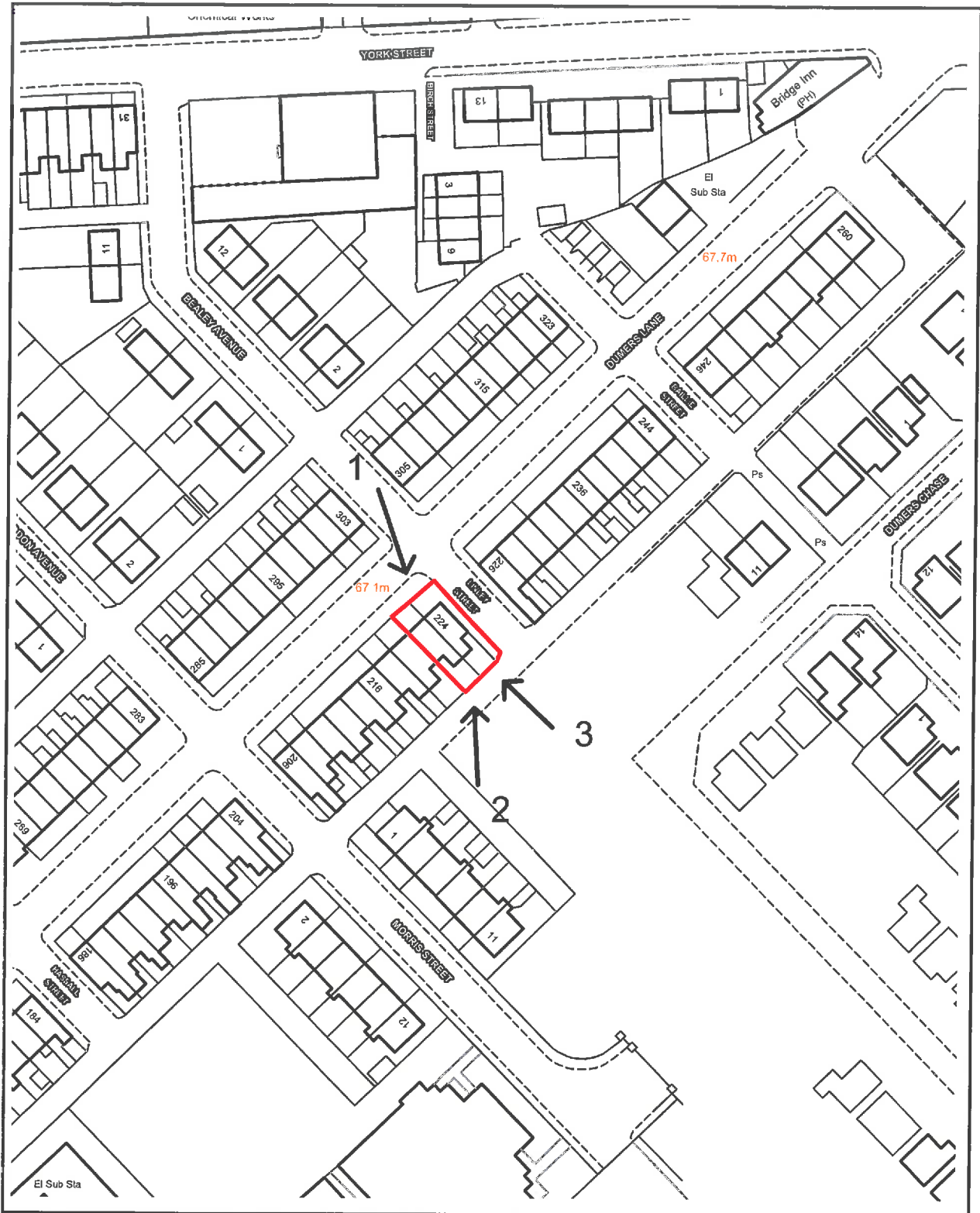
Recommendation: Approve with Conditions

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 Sheet 1, Sheet 2 Rev 3, Sheet 3 Rev 2 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.

For further information on the application please contact **Jane Langan** on **0161 253 5316**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 59452

**ADDRESS: 222 - 224 Dumers Lane
Radcliffe**

Planning, Environmental and Regulatory Services

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Bury
NCIL

0023063.

59452

Photo 1

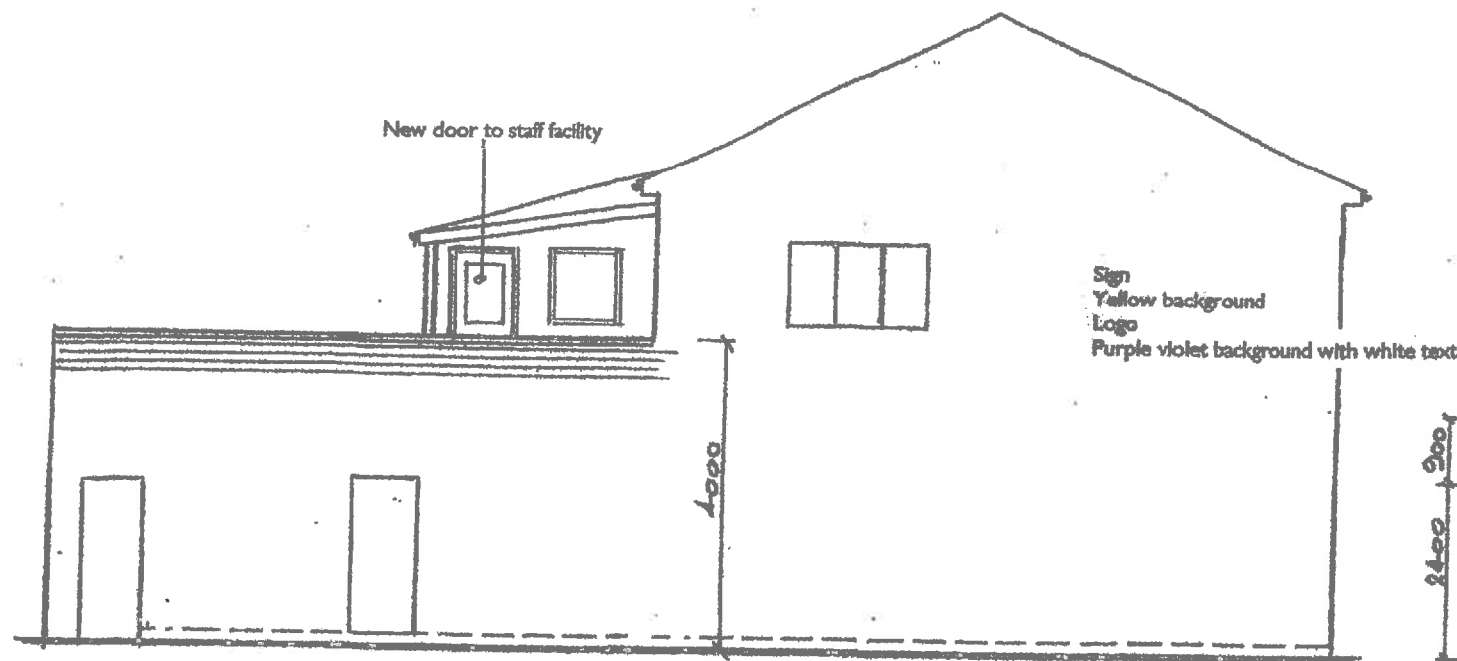


Photo 2



Photo 3

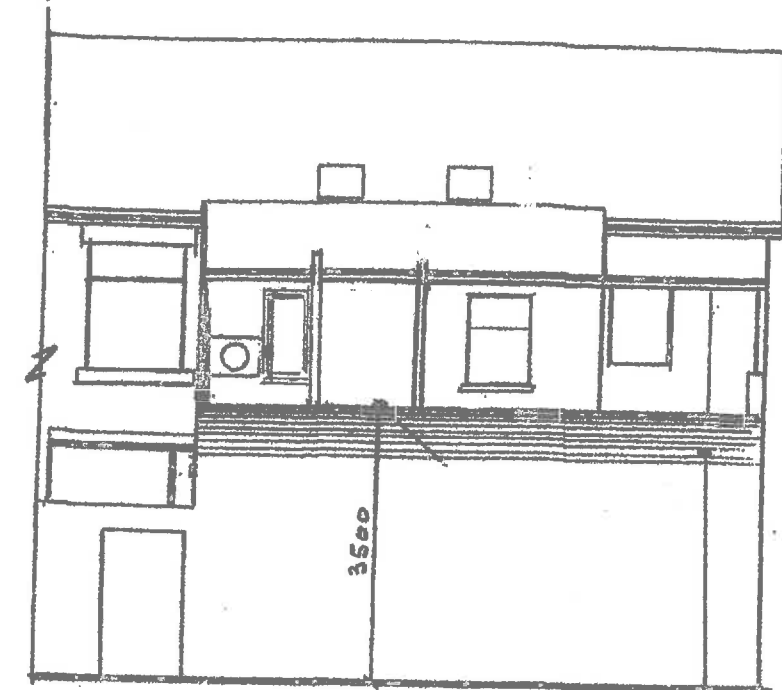




Proposed Side Elevation



Proposed Front Elevation

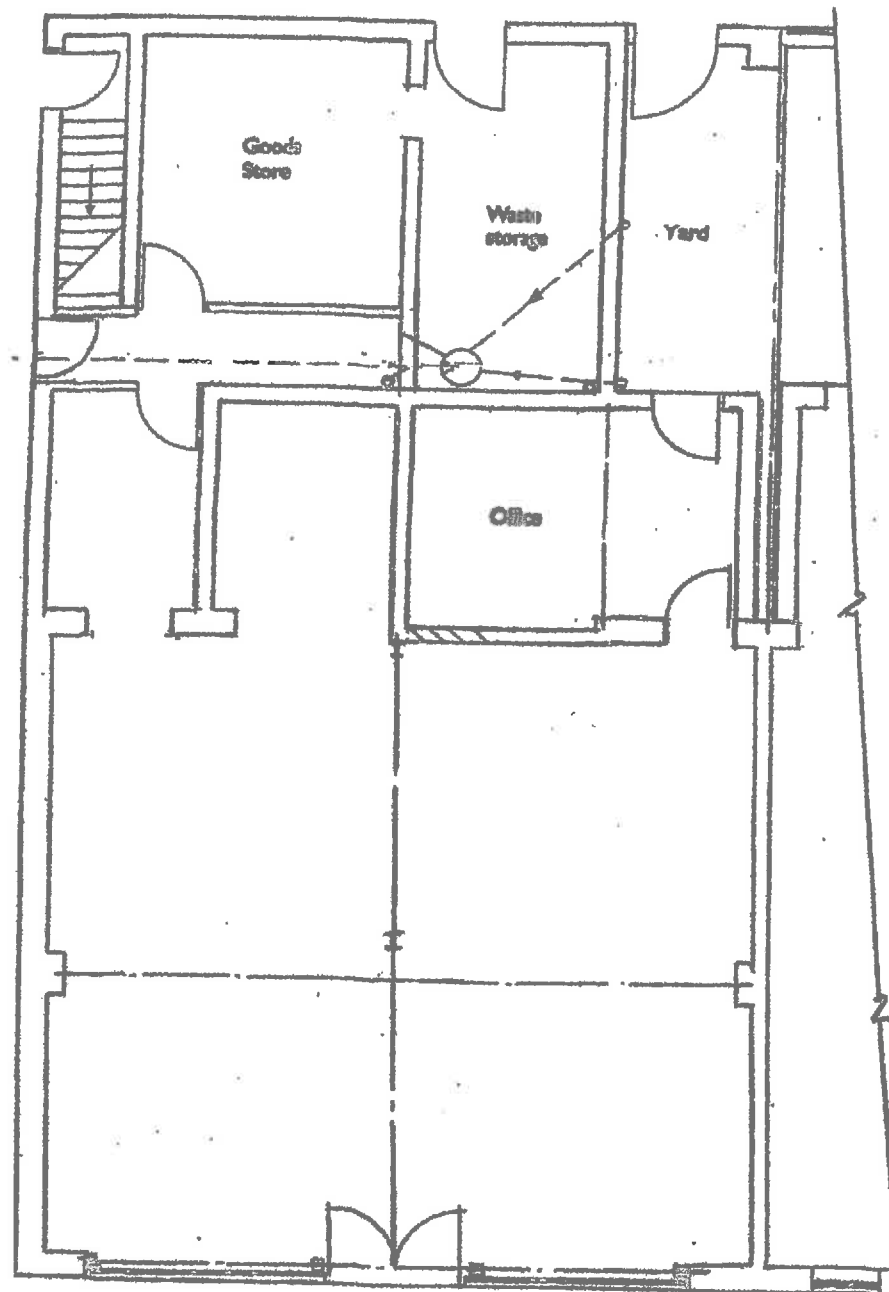


Proposed Rear Elevation

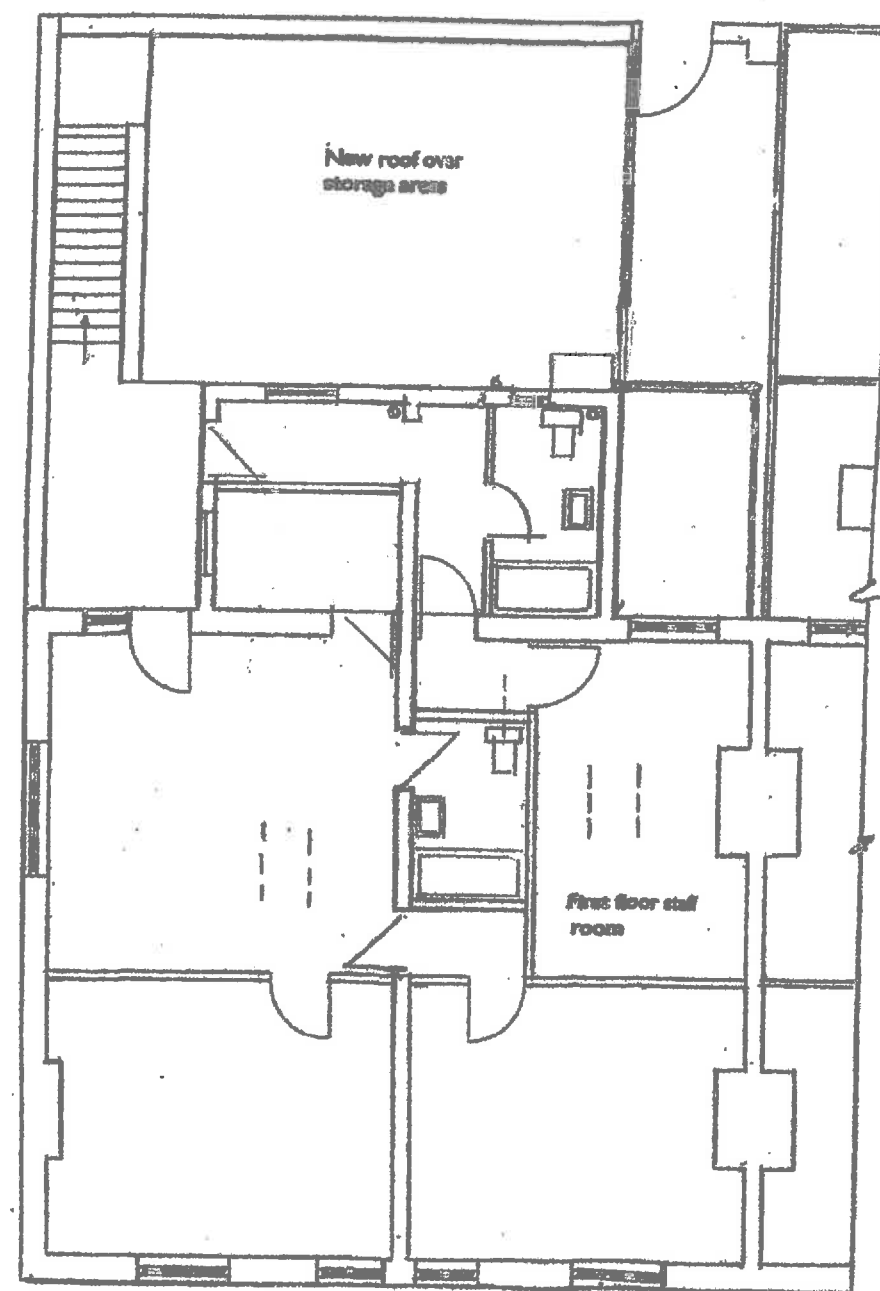
All glazing to doors and windows to be fitted with laminated safety glass to BS 6206/6262 in accordance with Part N section 1 of the building regulations.

Shop front Aluminium frames colour RAL 4007 Purple violet as sign logo

Rear wall increased in height with brickwork
Render extended walls as existing

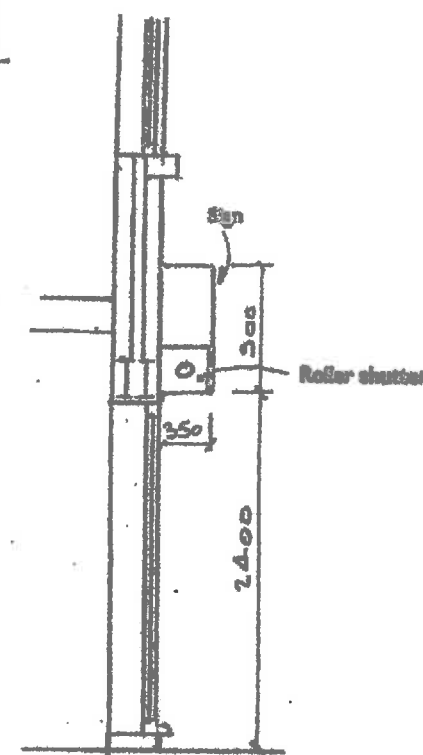


Proposed Ground Floor Plan



Proposed First Floor Plan

Roller shutters installed behind fascia sign
Brick pattern punched slots with approx 40% through vision over middle 1.5 m of shutter
Powder coated Colour RAL 4007 Purple violet



Section thro' Window

Proposed Side Elevation

Sheet 2
Proposed Plans & Elevations
222-224 Durners Lane
Bury M26 2QJ
Scale 1:100 Date October 2015

REV 3

Ward: Bury West - Church

Item 11

Applicant: Mr & Mrs Franks

Location: Land Adjacent To 11 Bowland Close, Bury, BL8 3DJ

Proposal: Erection of 1 no.dwelling (revised house type)

Application Ref: 59453/Full

Target Date: 04/01/2016

Recommendation: Approve with Conditions

Description

The application site relates to a vacant plot of land which previously formed part of the domestic garden of the adjacent detached property, No 11 Bowland Close. It had accommodated a double garage for this property, which has since been demolished.

The plot is located at the end of a cul de sac which serves 14 No. 2 storey detached houses. The houses opposite the site are elevated above the road. The land beyond the southern and western boundary of the plot is designated as Green Belt, Special Landscape Area, West Pennine Moors and a Wildlife Corridor, as defined in the Bury UDP, and has a blanket TPO (Order No 211).

The application seeks the erection of a single 4 bedroomed, 2 storey dwelling. It would be slightly set back from the front elevation of No 11, and would follow the slightly staggered building line which runs along the length of this side of the cul de sac. The footprint of the dwelling would utilise the majority of the width of the plot, with a pathway running down the eastern side leading to a rear garden area. The property would incorporate an integral double garage and a driveway which would be accessed directly off Bowland Close. A 1.8m high boundary fence would be erected along the western boundary and enclose part of the garden at the front.

The dwelling would be comparatively modern in design to the other properties in the area, and proposes materials of red multi facing brick, dark grey tiles and white upvc window frames, with art stone heads, cills and keystone detailing.

Relevant Planning History

58010 - Certificate of lawful development: The proposed operations to provide one single detached dwellinghouse in accordance with planning permission dated 17th March 2010 (reference 52182) would be lawful development - Granted 24/10/2014

52182 - Detached dwelling; detached garage to No 11 Bowland Close - Approved 17/3/2010

Publicity

11 letters sent on 17/11/2015 to properties at Nos 3,5,6,7,8,9,10,11,12,14,16 Bowland Close.

One letter of objection received from No.14 Bowland Close which raises the following issues:

- The architect references the previous application ref 52182 but this design bears little resemblance to that approval;
- The new design is not in keeping with the street scene at all and will be nothing but an eyesore on the landscape of Bowland Close;
- Why the applicant does not design a property in keeping with the street scene is a mystery;
- No issue with previously approved scheme reference 52182.

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

Consultations

Traffic Section - No objection subject to conditions.

Drainage Section - No objection subject to condition.

Environmental Health Contaminated Land - No objection subject to conditions.

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/6	Garden and Backland Development
EN1/2	Townscape and Built Design
EN6/4	Wildlife Links and Corridors
EN8/1	Tree Preservation Orders
HT2/4	Car Parking and New Development
EN9/1	Special Landscape Areas
OL1	Green Belt
OL7/2	West Pennine Moors
EN8/1	Tree Preservation Orders
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
HT6/2	Pedestrian/Vehicular Conflict
EN5/1	New Development and Flood Risk

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) and 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 Policy 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 - Following revocation of the North West Regional Strategy on 20th May 2013, there is no statutory housing target for Bury. Work has commenced on the Greater Manchester Spatial Framework and this will bring forward a new statutory housing target for the Borough. This will subsequently be incorporated into Bury's future Local Plan.

In the meantime, the National Planning Policy Framework should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. There is a particular emphasis, as in previous national planning guidance, to identify a rolling five year supply of deliverable land.

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.

UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development takes into consideration factors relating to the height and roof type of adjacent buildings, the impact of developments on residential amenity, the density and character of the surrounding area and the position and proximity of neighbouring properties. Regard is also given to parking provision and access, landscaping and protection of trees/hedgerows and external areas.

H2/6 - Garden and Backland Development - Proposals would not be permitted which result in the loss of private gardens and backland for infill development unless it can be demonstrate that proposals would not adversely affect the character and amenity of the area. special regard would be had to the concentration of such development in the surrounding area, the relative density, the impact on neighbouring properties and local environment and access arrangements.

Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties provides useful guidance in terms of acceptable aspect standards between dwellings and design criteria.

The principle of residential development for one dwelling on this piece of land has previously been accepted through the grant of planning permission reference 52182. This application also included a new garage for No 11 Bowland Close. As the garage has been built out within the lawful timescale imposed by the grant of this permission, this planning permission has been lawfully implemented and as such the previously approved dwellinghouse could also be lawfully built out. This has been established by the grant of a Lawful Development Certificate in 2014 and establishes the principle of a dwellinghouse on the site.

The proposed development would be carried out on land within an approved housing plot, and as such in terms of land use, the proposal would be acceptable in policy principle.

The proposed development would be located within an established residential estate in the urban area and would therefore not conflict with the local environment in terms of the character and surrounding land uses. There is existing access and infrastructure in place to facilitate the development and the scale of the proposal would not result in over development of the site.

As such, the principle is considered to be acceptable and would be in compliance with the NPPF and UDP Policies H1/2, H2/1, H2/2 and H2/6.

Details of the layout, design, proximity to residential properties and access and parking are discussed below.

Layout and siting - The dwelling would be sited on the footprint of the previously approved scheme. It would be set at a slight angle to Bowland Close, similar in layout to the rest of the properties on this row. There is an existing fence which separates the site from No 11, and a 1.8m high timber boarded fence would enclose the remainder of the plot.

The property would provide a 4 bed family accommodation, comprising living areas at the ground floor and bedrooms at first floor. It would have a small garden and double driveway at the front and a rear garden 7.2m long at its narrowest depth, extending to 12m long, which would provide for acceptable outdoor amenity space for as property this size. As well as the driveway, an integral double garage would be provided and a new dropped kerb formed. The public footpath would be retained along the front of the site.

The layout and scale of the development would be reflective of the existing houses on the cul-de-sac and it is considered that the dwelling could be comfortably accommodated within the site area, providing adequate external amenity space without compromise to either future occupiers or surrounding residential properties.

As such, the layout is considered to be acceptable and would comply with H2/1 - The Form of New Residential Development, H2/2 - The Layout of New Residential development and H2/6 - Garden and Backland Development.

Design and appearance - The scale, massing and height of the proposed dwelling would not be dissimilar to the other 2 storey detached properties which characterise the street and

locality in general, and as such it is considered the dwelling would be an appropriate addition within the setting of this area and in particular it's siting at the end of the cul-de-sac.

It would be a modern build, yet not overly elaborate or 'grandiose' in design, and would feature a piked projection and floor to ceiling window at the front and flat roof single storey addition at the side. The window openings would be relatively large and symmetrically positioned, with art stone headers and cills to add detail.

Whilst the dwelling would be of a different design to the other properties in the area, there are a mix of house types in the area, comprising a range of materials. As such it is considered that the dwelling would be compatible within the character of this residential area and would therefore be in compliance with UDP Policies H2/1 - The Form of New Residential Development and EN1/2 - Townscape and Built Design.

Impact on residential amenity - SPD 6 advises that a distance of 20m should be maintained between habitable room windows in 2 properties.

In terms of relationships to existing houses, there would be more than 20m separation from the front elevation of the proposed dwelling to the property opposite, and as such aspect standards would be satisfied.

The siting and position of the property would not result in overlooking or privacy issues for any other of the adjacent residential properties.

The addition of one property in the cul-de-sac would not generate significant levels of traffic to the cul de sac, and the provision of a double garage and driveway would provide for acceptable levels of parking, which would accord with parking standards guidance of SPD11.

As such, it is considered there would not be a detrimental impact on the amenity of the existing residential properties or occupiers, and the scheme would comply with UDP Policies H2/1, H2/2, H2/6, HT2/4 and SPD 6 and SPD 11.

Access and parking - It is proposed to provide a driveway and a double garage which would be accessed directly from Bowland Close, similar to the other properties in the street. The Traffic Section have raised no objection to the access or parking arrangements and as such the proposal is considered to be acceptable and comply with UDP Policies H2/2, H2/6 and HT2/4.

Tree Preservation Order - The land to the south of the site boundary is covered by a group TPO (Order Number 211). The trees are outside the boundary of the development site and no part of the footprint or built form would impact on this Order.

Ecology - The land adjacent to the southern boundary of the site is allocated as a Wildlife Link, Special Landscape Area, Green Belt and West Pennine Moors as defined in the Bury Unitary Development Plan. The proposed development would be fully contained within the site boundary and would not encroach into any part of the designated land.

As a precautionary measure, it is considered reasonable to include a condition to restrict the timing of removal of any vegetation on site, and an informative which would advise of steps which should be taken should protected species be discovered on site during the implementation of the development.

As such, it is considered that there would be no ecological or visual impacts as a result of the development and the application would be in accordance with EN6/4, EN9/1, OL1 and OL7/2.

Response to objector - Whilst the design has been modified from the previously approved

scheme, it would be the same in terms of scale, massing, height and footprint of the approved scheme. Bowland Close and the surrounding residential roads comprise a mix of different house types. The dwelling would be relatively modest in design and considered to be in keeping in the streetscape.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

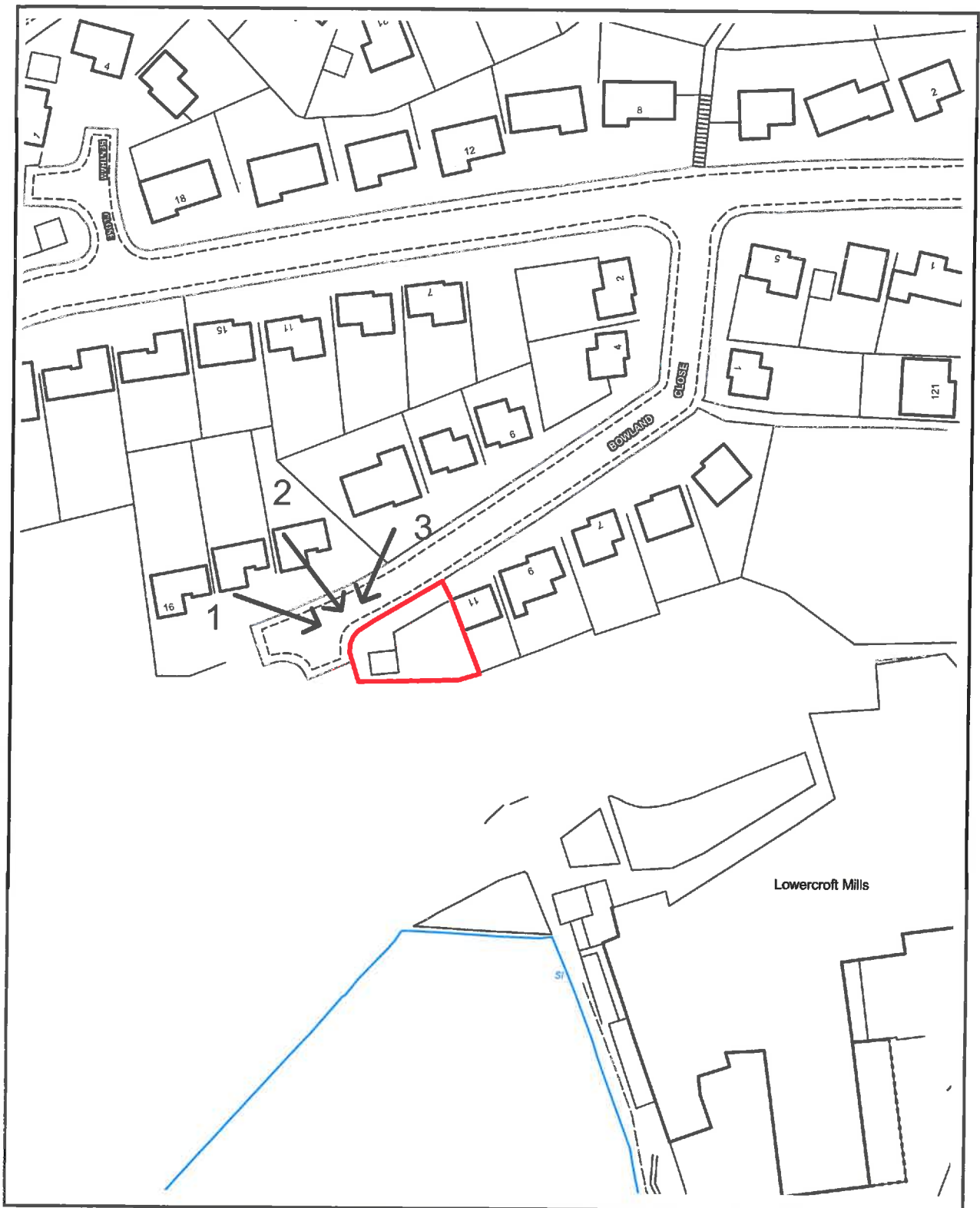
Conditions/ Reasons

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 Proposed site plan 15/125/3B; Proposed elevations, floor plans, sections 15/125/5A 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.
3. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. 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 and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site, and;
The approved contamination testing shall then be carried out and validatory evidence (soil descriptions, laboratory certificates, photographs etc) submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
4. Where during any works on site, unforeseen contamination is suspected or found, or contamination is caused, works on the site shall cease and the Local Planning Authority shall be notified immediately. The developer shall then produce a risk assessment and submit remediation proposals, if required, for approval to the Local Planning Authority. On approval of the remediation strategy, the development shall then be carried out in accordance with the approved details and process including any required timescales.
Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
5. The development hereby approved shall not be first occupied unless and until the

provision of the new footway crossing and reinstatement of the redundant footway crossing onto Bowland Close have been implemented in full to an agreed specification and to the written satisfaction of the Local Planning Authority.
Reason. To ensure good highway design in the interests of pedestrian safety and maintain the integrity of the adopted highway pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development, H2/6 - Garden and Backland Development and HT6/2 - Pedestrian/Vehicular Conflict.

6. A minimum hardstanding of 5.5m measured between the highway boundary and the proposed garage doors shall be provided and thereafter maintained.
Reason. To enable a vehicle to stand clear of the highway whilst the garage doors are opened and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety pursuant to Policies H2/2 - The Layout of New Residential Development and HT2/4 - Car Parking and New Development.
7. No development shall commence unless and until details of surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The proposed scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided. The approved scheme only shall be implemented and thereafter maintained.
Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact pursuant to chapter 10 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.
8. No works to trees or shrubs shall be carried out between 1st March and 31st August in any year unless and until a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present, which has been approved by the Local Planning Authority.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
9. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the prior written consent of the Local Planning Authority.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.
10. Details/Samples of the materials to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials 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 and H2/1 - The Form of New Residential Development.

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 59453

ADDRESS: Land Adjacent To 11 Bowland Close
Bury

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

59453

Photo 1

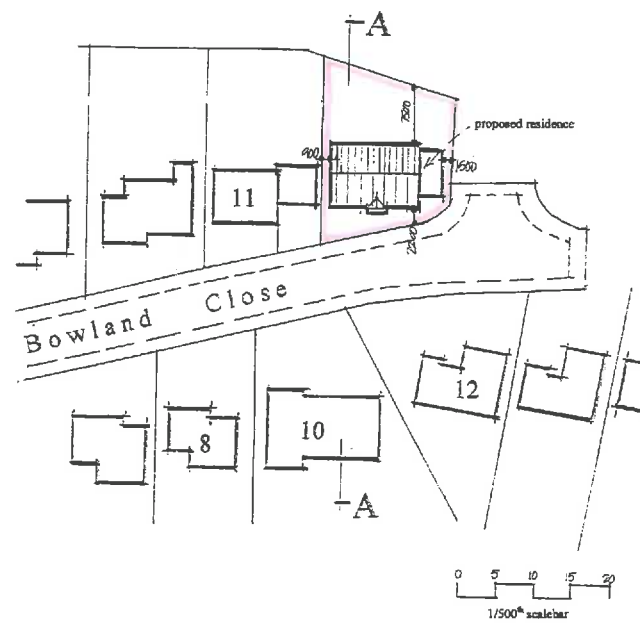


Photo 2

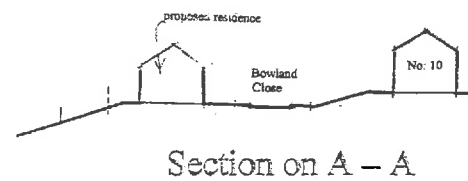


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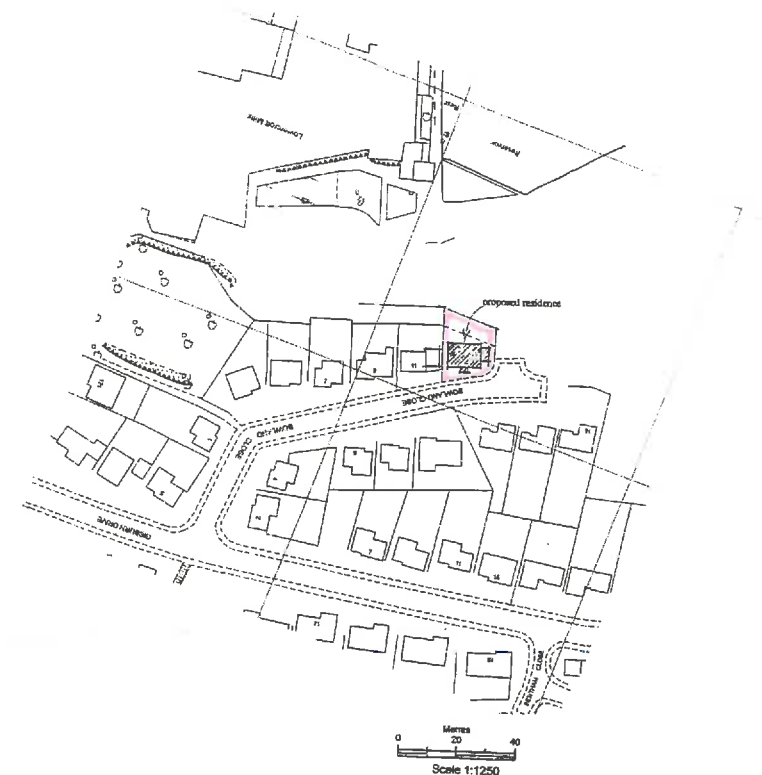




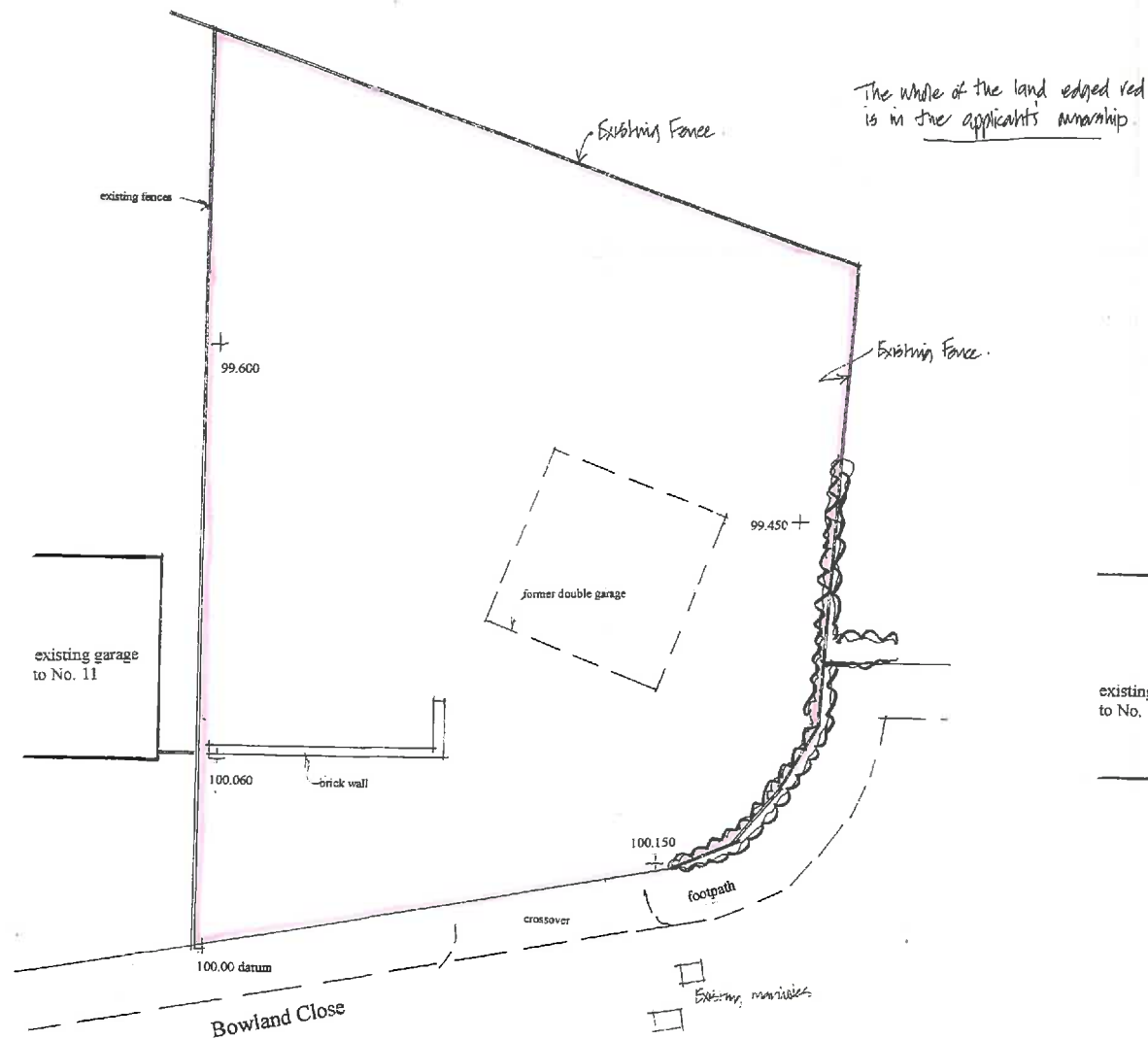
Block Plan scale: 1/500th



Section on A - A

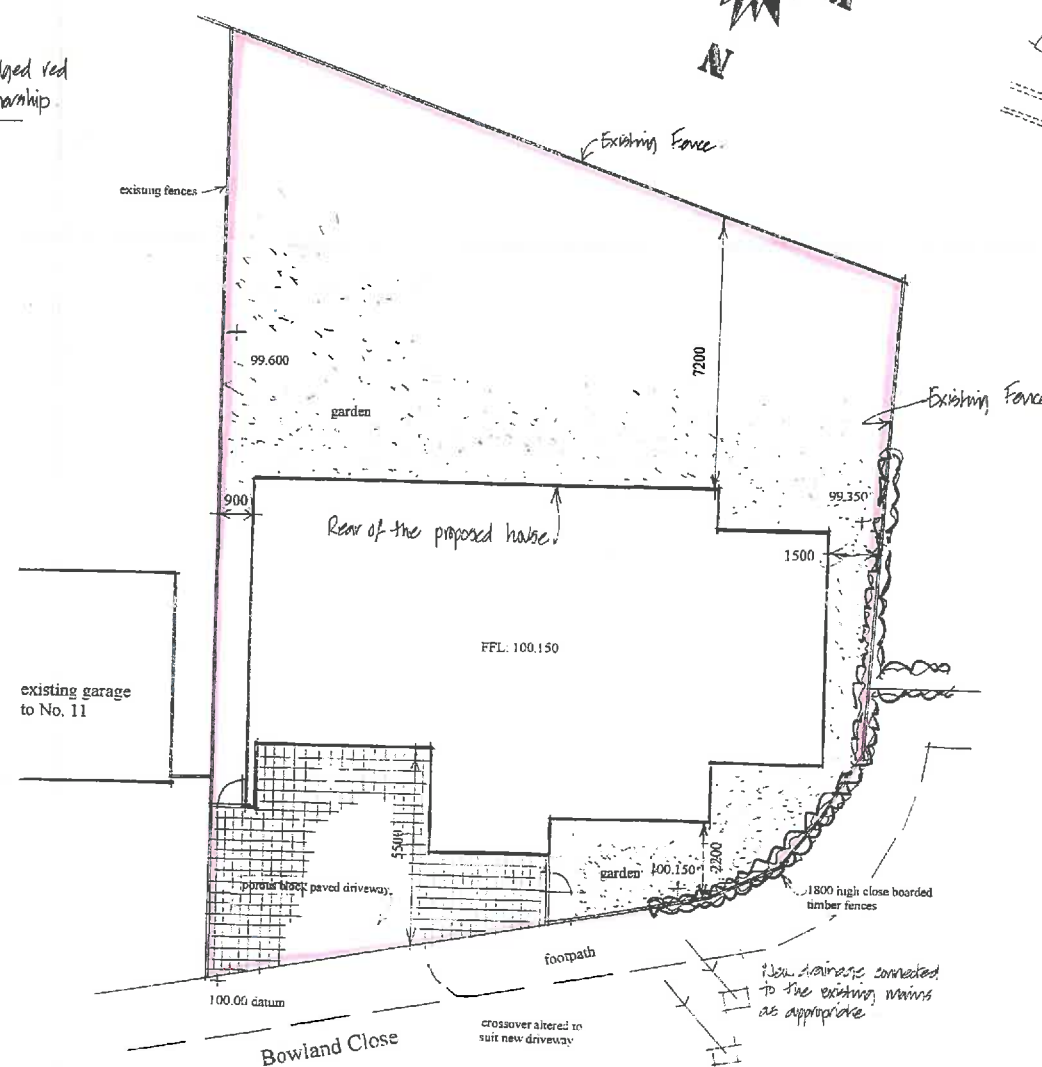


Location Plan scale: 1/1250th



Existing Site Plan

Scale: 1/100th



Proposed Site Plan

Scale: 1/100th

Rev. 'B' - clarification of the application site extent.

Rev. 'A' - entrance porch reduced, forming redesign and reduced building height 15/10/15

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DAVID LIVERSIDGE
Design *

Building Consulting Services
architecture, planning, strategic and practical building solutions
259 Rossendale Road, Burnley, Lancs, BB11 5BZ
tel: 01282-838002 or 07977-463496
email: davidliversidge@msn.com

Proposed Residence
Site Plans

Site adjacent to No: 11 Bowland Close,
Bury, BL8 3DJ
for
Mr. and Mrs. Franks

Scale: see drawing

Drawing No:

Date: August 2015

15/125/34^B

The ridge height and eaves height are both as previously approved on application No: 52182

Elevation Notes:

Dark Grey roofing tiles, Marley Modern or similar, matching ridge.

Pvcu square section rainwater goods, pvcu fascias and soffits

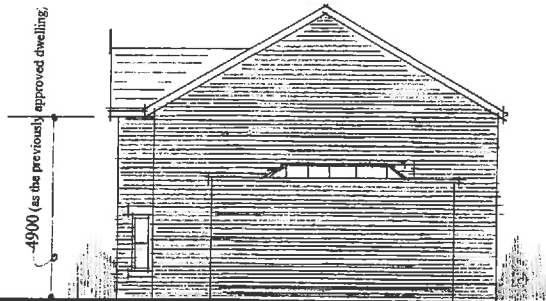
Double glazed pvcu framed windows and doors, obscure glaze the Bathroom and Wc windows.

Art. stone heads, cills and keystones.

Facing brick all round, Wienberger Kempeley Antique type



Front Elevation - north



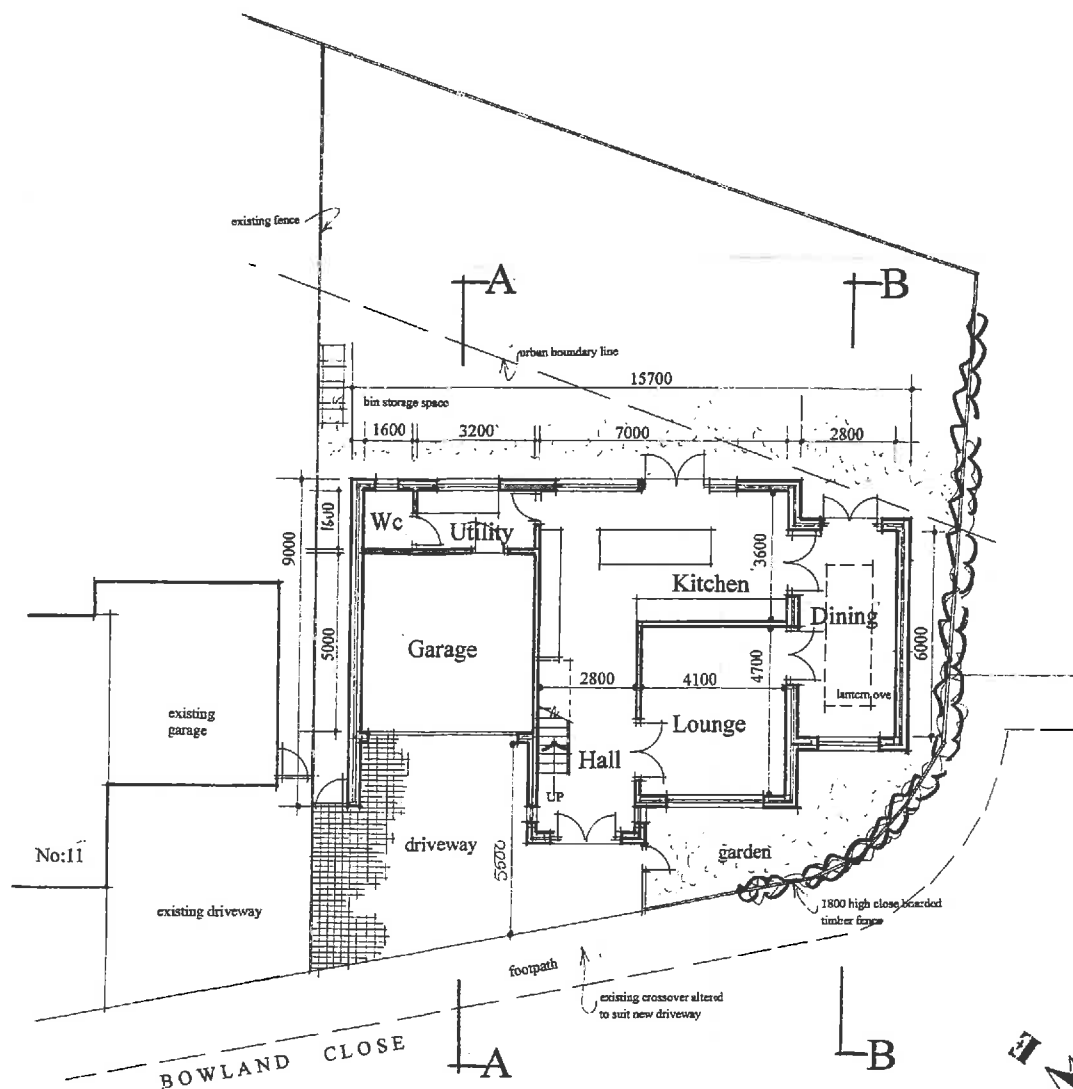
Side Elevation - west



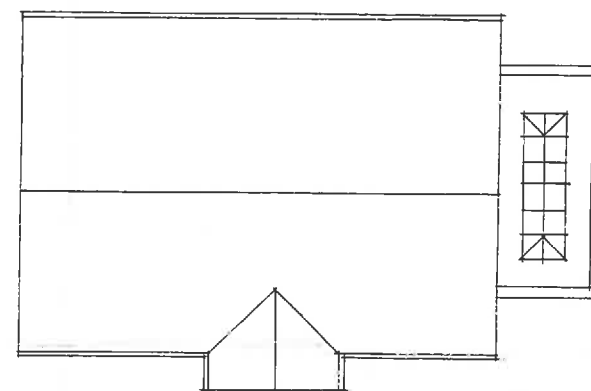
Rear Elevation - south



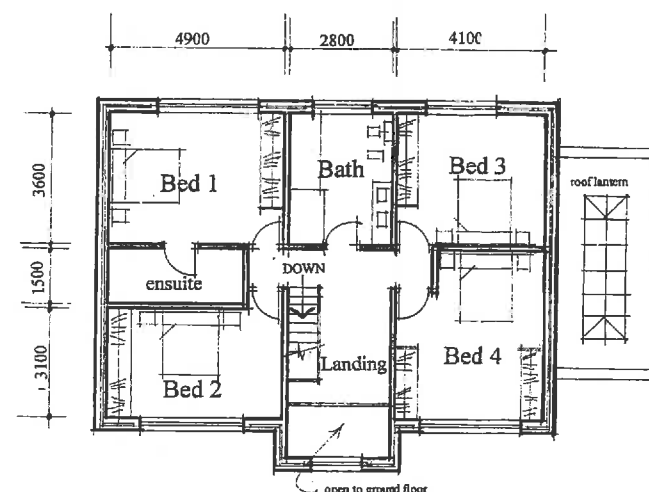
Side Elevation - east



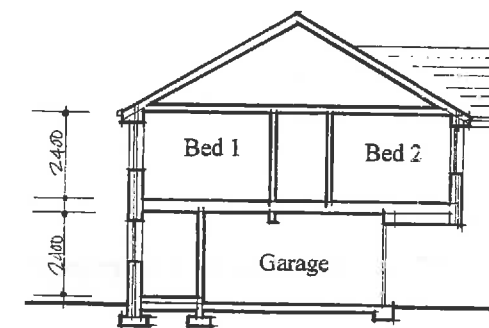
Ground Floor Plan



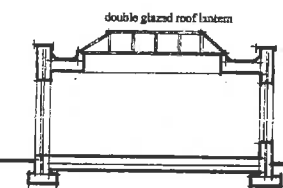
Roof Plan



First Floor Plan



Section A - A



Section B - B

This drawing is prepared for Town Planning purposes

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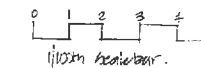
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email: davidliversidge@msn.com

Proposed Residence

Site adjacent to No.11 Bowland Close
Bury, BL8 3DJ
for
Mr. and Mrs. Franks

Scale: 1/100th Drawing No:
Date: Nov. 2015 15/125/5A



Rev 'A' - windows omitted from
side elevation - west. 4/1/16

Ward: Radcliffe - East

Item 12

Applicant: Bellway Homes (Manchester)

Location: Land at Spen Moor, Bury and Bolton Road, Radcliffe, Manchester, M26 4JY

Proposal: 2 No. signs (hoardings) advertising new housing development (retrospective)

Application Ref: 59475/Advertisement

Target Date: 15/01/2016

Recommendation: Approve with Conditions

Description

The site is open land to the south side of Bury and Bolton Road where planning permission was granted on 12/11/15 for 191 dwellings and an ecological parkland (58810).

The section of the site that the application relates to is within the Green Belt and Public Footpath 12SA runs along the south side. Directly opposite across Bury and Bolton Road is a row of terraced residential properties.

The application is retrospective for two non illuminated advertising hoardings that have been erected at the west corner of the site and has been submitted following a complaint to and advice from the Enforcement Team. The signs advertise the forthcoming housing scheme and the application seeks consent for a temporary period up to 02 May 2016. After this date it is intended to relocate the signs adjacent the site entrance.

Relevant Planning History

58810 - Reserved Matters for appearance, landscaping, layout and scale following grant of Outline planning permission 55003 for residential development of 191 dwellings, creation of ecological enhancement ponds and access off Bury and Bolton Road - AC 12/11/15.

55003 - Outline - Residential development of 191 dwellings, creation of ecological enhancement ponds and access off Bury and Bolton Road - AC27/11/12.

Publicity

None required.

9 objections have been received from residents at 99, 101, 103, 107, 109, 111 & 113 their concerns in summary are:-

- Signs are visible from the ground and first floor windows of 109 Bury and Bolton Road and reflect the evening street lights into the lounge.
- They are on conservation land and not where the estate entrance or houses will be.
- Signs are erected on the Radcliffe side when the housing estate is being built on the Bury side.
- The signs are ugly and have been put up without permission.
- They were reinforced recently as they were in danger of being blown over.
- The signs are located at the side of the lane leading to the farm which is not access to the site. Cars have been seen going down the lane and with nowhere to turn have reversed back up on to a 40mph main road.
- No communication has been received from the planning office regarding this application.

The objectors have been notified of the Planning Control Committee meeting.

Consultations

Traffic Section - No Objection.

Unitary Development Plan and Policies

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) and 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 Policy 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.

UDP Policy EN1/9 relates to adverts and signage and states that proposals should have regard to the character of the locality, scale of the existing building and land use and be considered on their impact on amenity and safety.

Amenity - The signs have been erected on a section of the site which is to form part of the ecological park. The applicant confirms the location was chosen "due to its location on the main Bury & Bolton Road and position on our site". The signs are not unusual in their size and design and of a type often seen at the perimeter of construction sites. Given that the application requests a temporary permission only up to May 2016, the signs are not illuminated and are unexceptional in comparison to other standard signs for new developments, it is not considered that proposal is unreasonable as it would not be a permanent feature. A condition can be imposed to require removal at the end of the period.

Safety - The signs are located within the site off the public footpath and would not cause hazard to pedestrians. Whilst they are not located on the area the houses are to be constructed they do not contain any direction to visitors and it is not considered that they cause any issues with regard to highway safety and the Traffic Section have not raised any objections.

Response to objections - The issues regarding visual amenity and highway safety are addressed in the above report. The application is under the advert regulations which do not statutorily require notification to neighbouring properties. The standard advert conditions require 'Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition'. There is no requirement to consult on advertisement applications.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. Standard Conditions

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of

the Local Planning Authority.

4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigate by water or air, or so as to render hazardous the use of the highway, railway, waterway or aerodrome (civil or military).

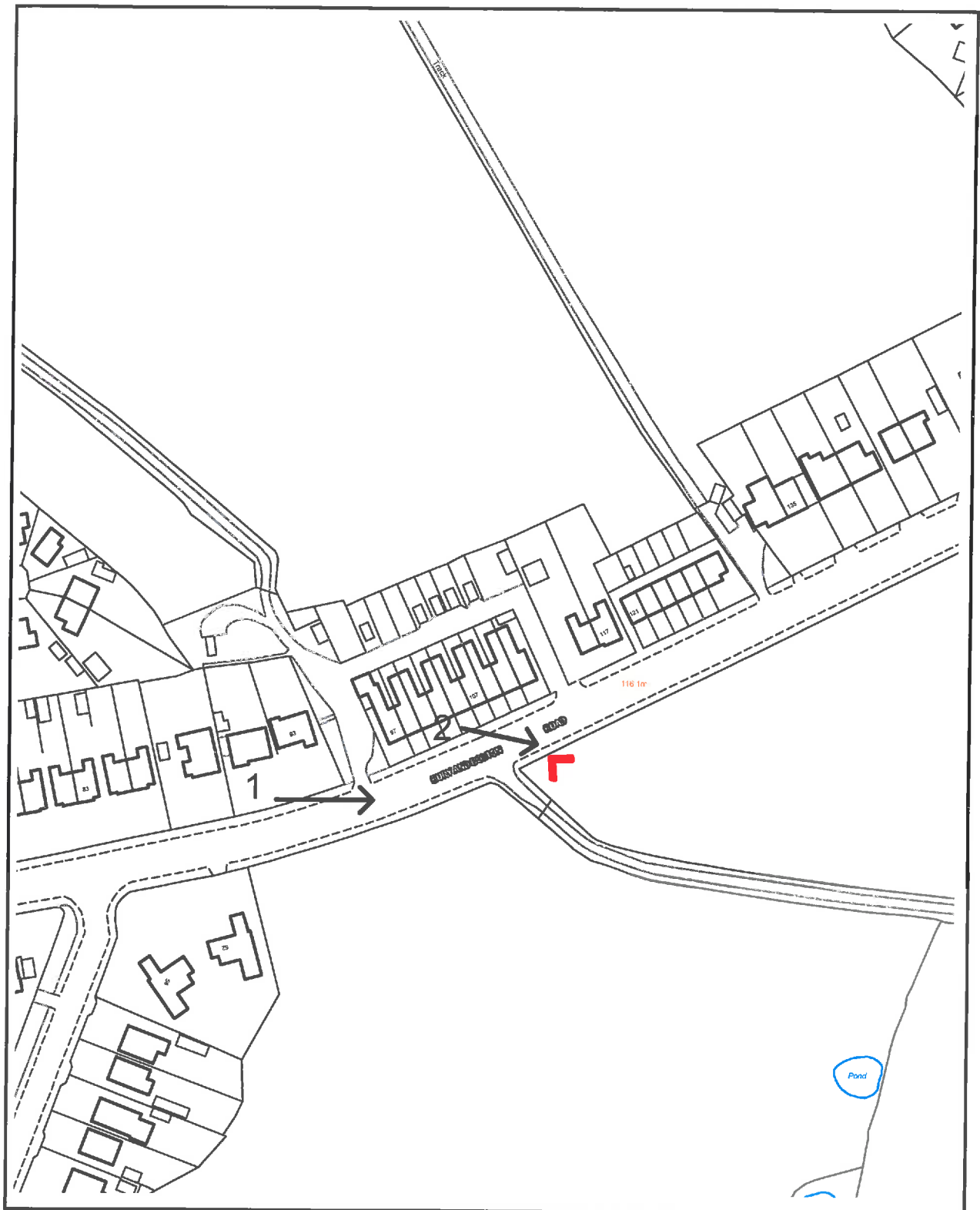
Reason for standard conditions: In the interests of amenity and in accordance with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007.

2. The Express Consent hereby granted is for a limited period only, namely for a period expiring on 2 May 2016. The use should then cease and the associated structures should be removed from the site within 30 days of this date and the site made good to the satisfaction of the Local Planning Authority.

Reason. The development is of a temporary nature only pursuant to Bury Unitary Development Plan Policy EN1/9 - Advertisements.

For further information on the application please contact **Jane Langan** on **0161 253 5316**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 59475

ADDRESS: Land at Spen Moor, Bury & Bolton Road
Radcliffe



Bury
COUNCIL

Planning, Environmental and Regulatory Services

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59475

Photo 1



Photo 2





Rev.	Date	Amendment	Chkd
Bellway (MANCHESTER) (a member of Bellway Plc Group of Companies) Bellway Homes Ltd The Genesis Centre, Garrett Field, Birchwood, Warrington Tel: 01925 882900 Fax: 01925 813243			
Project BH2 V-Board elevations			
Subject Land at Spen Moor, Bury & Bolton Road, M26 4JY			
Scale NTS	Date NOV 15	Drawn KJC	Checked
Drawing No.			Revision
Note All specifications, materials and workmanship to be in accordance with current HESC and Building Regulations. Main drainage to comply with Sewers for Adoption current edition. Highways to be in accordance with Local Authority specification. Do not scale from this drawing. All dimensions to be verified with the drawing office.			
Call File Name : -			

Ward: Bury East - Redvales

Item 13

Applicant: Howden Joinery Properties Ltd

Location: Bracken Trade Park, Dumers Lane, Bury, BL9 9PE

Proposal: 1 No. non-illuminated totem sign

Application Ref: 59491/Advertisement

Target Date: 18/01/2016

Recommendation: Approve with Conditions

Description

The site is part of a small trade park of 6 units located off Dumers Lane. Two of the units sit side on to the main road with a strip of landscaping between them and the public footpath and there is a vehicular entrance in between leading into the car park. At the site entrance in the planted area is a small brick sign.

The application proposes a 4.5m high by 1.4m wide non illuminated aluminium totem sign. It would be double sided and contain name panels for the trade park and occupying businesses. It has been submitted on behalf of Howdens Joinery who occupy units 4 & 5.

Relevant Planning History

58988 - 3 No. non-illuminated fascia signs to elevations to Units 4 & 5 - AC 27/08/2015.

Publicity

None required.

One objection has been received from Safe Depot who occupy Unit 1 on Bracken Trade Park. Their concerns in summary are:-

- The sign shows a major imbalance with approximately 50% of the available space utilised by Howdens.
- The position of the sign in close proximity to Safe Depot is inappropriate and would have a major visual impact on Safe Depot.
- The existing landscaping and in the verge and car parking on Dumers Lane would further restrict visibility and any utility from the proposed sign.
- The earlier application and use of unauthorised banners and pavement signs demonstrates little consideration from others.
- Howdens have shown no interest to consult or involve any of the other businesses who would be significantly impacted by their proposal.

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

A letter of support has been received from the Director of the company that own the trade park. The contents in summary are:-

- The site requires a tenant board to inform who is on the estate. It is too easy to drive past and Bury South next door has one.
- The sign would not have any visual impact on Safe Depot it would enhance the estate.
- Safe Depot and others have road side presence so don't need as much space on the sign. Howdens are at the back of the site and it needs customers to know it's there.

Consultations

Traffic Section - No objection.

Unitary Development Plan and Policies

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) and 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 Policy 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.

UDP Policy EN1/9 relates to adverts and signage and states that proposals should have regard to the character of the locality, scale of the existing building and land use and be considered on their impact on amenity and safety.

Background - The applicant Howdens originally included a totem sign on their application 58988 for the fascia signs to the building. This part of the proposal was withdrawn as it was considered that a single estate sign would be more appropriate to provide advertising for all the tenants, which has resulted in this application.

Amenity - The proposed sign would be located within the grassed area and provide identification for the businesses on the estate. It is of an acceptable size in relation to the scale of the adjacent building.

Safety - The sign would be positioned within the landscaped area and behind the visibility splay and as such would not cause hazard to pedestrians or motorists.

The proposal complies with UDP Policy EN1/9 - Advertisements.

Response to objection - As addressed in the above report the proposed sign is considered of an acceptable size and design and would provide a single point of advertising for the whole estate. The content of the panels and how they are divided between the businesses is a matter between the tenants and the site owner, and not relevant to planning. Safe Depot have prominent signage to the front and side elevation which it is considered provides sufficient advertising to the premises. The unauthorised banners on the site have been removed following an investigation and advice from the Enforcement Team.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. Standard Conditions

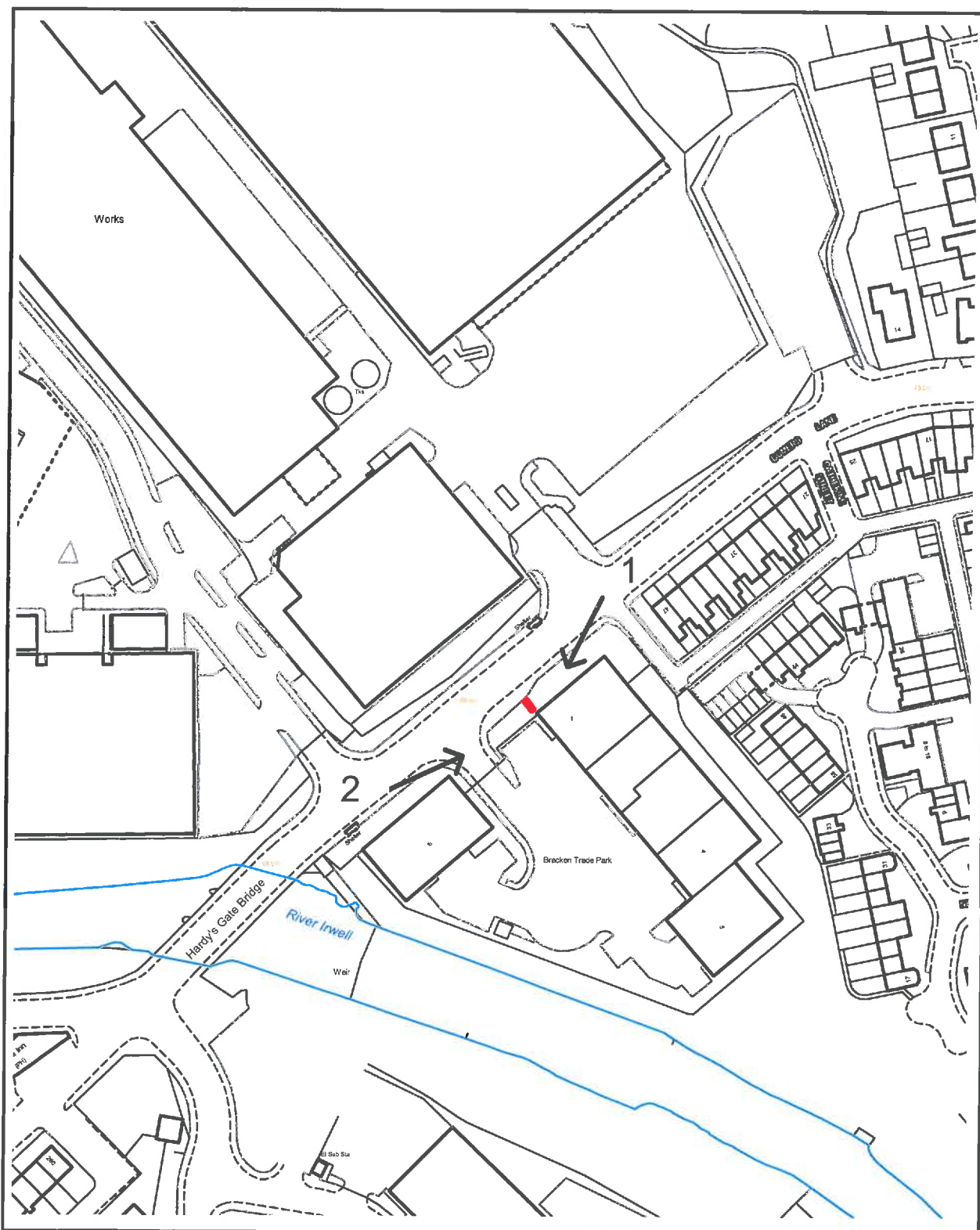
1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigate by water or air, or so as to render hazardous the use of the highway, railway, waterway or aerodrome (civil or military).

Reason for standard conditions: In the interests of amenity and in accordance with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007.

For further information on the application please contact **Jane Langan** on **0161 253 5316**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 59491

**ADDRESS: Bracken Trade Park, Dumers Lane
Radcliffe**

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

59491

Photo 1



Photo 2





PROPOSED TOTEM

69.5m

BRACKEN
TRADE PARK



27th Stag, Brough, South
Korea, JH15 2AL
Telephone: 01482 421400
Fax: 01482 421404

ADS GROUP

Revisions:
Client: Howden Joinery
Location: Radcliffe
Project: Block Plan
Scale: A3 - 1:200
Date: Jan 2015
Drawn by: GEP
Dwg. No.: 36700_03

SCALE 1: 200



2 The Stray, Brough, South
Cove, HU15 2AL
Telephone: 01430 421489
Fax: 01430 421495

ADS GROUP

Revisions:	A
Client:	HOWDENS
Location :	Radcliffe
Project:	Totem
Scale:	A3 -1:100
Date:	OCT 2015
Drawn by:	GEP
Dwg. No.:	36700_03

Ward: Prestwich - Sedgley

Item 14

Applicant: Mr Alfredo Moghimi

Location: Land between 13 & 14 Scholes Walk, Prestwich, Manchester, M25 0AZ

Proposal: Erection of 1 no. bungalow (resubmission)

Application Ref: 59530/Full

Target Date: 27/01/2016

Recommendation: Approve with Conditions

Description

The site is currently vacant and overgrown and is located between Nos 13 and 14 Scholes Walk. There is a timber fence to the perimeter of the site and it is accessed via a series of steps from Scholes Walk. There is a central square on Scholes Walk, which contains greenspace and parking spaces. There are residential properties on the perimeter of the square.

There are residential properties to all boundaries.

The proposed development involves the erection of a bungalow. The proposed dwelling would be located centrally within the site and would be constructed from red brick with a tile roof. Pedestrian access would be located between Nos 13 and 14 Scholes Walk and an additional parking space would be provided on Scholes Walk.

Relevant Planning History

43791 - Residential development - 2 semi-detached dwellings at land between 13 & 14 Scholes Walk, Prestwich. Refused - 3 February 2005.

The application was refused as there was insufficient information in relation to access to the site, no car parking was proposed, impact upon residential amenity.

59086 - Erection of 1 no. bungalow at land between 13 and 14 Scholes Walk, Prestwich. Withdrawn - 27 October 2015.

This application was withdrawn so the issues of car parking and residential amenity could be addressed.

Publicity

The neighbouring properties were notified by means of a letter on 3 December and site notices were posted on 8 December 2015.

6 letters have been received from the occupiers of 10, 15, 18 Scholes Walk, 24, 28 Heywood Road, which have raised the following issues:

- Localised flooding is a problem.
- No additional parking provision is proposed.
- Disturbance during building work.
- Parking is at capacity within the cul-de-sac.
- Planning permission has been refused on this site previously.
- There are existing problems with drainage.
- There is no point in objecting if you can't appeal against the decision.
- There is no access to the property for large lorries, diggers and other vehicles needed to erect a bungalow. The close will become blocked with vehicles.

The objectors have been notified of the Planning Control Committee meeting.

Consultations

Traffic Section - No objections in principle. Further comments to be reported in the Supplementary Report.

Drainage Section - No objections in principle. Further comments to be reported in the Supplementary Report.

Environmental Health - Contaminated Land - No objections, subject to the inclusion of conditions relating to contaminated land.

Waste Management - No objections.

United Utilities - Comments awaited.

Unitary Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/6	Garden and Backland Development
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN7	Pollution Control
EN7/5	Waste Water Management
HT2/4	Car Parking and New Development
HT4	New Development
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) and 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 Policy 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 - Following revocation of the North West Regional Strategy on 20 May 2013, there is no statutory housing target for Bury. Work has commenced on the Greater Manchester Spatial Framework and this will bring forward a new statutory housing target for the Borough. This will subsequently be incorporated into Bury's future Local Plan.

In the meantime, the National Planning Policy Framework should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. There is a particular emphasis, as in previous national planning guidance, to identify a rolling five year supply of deliverable housing land.

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.

The site is located within the urban boundary and there are residential properties to all boundaries. The proposed development would not conflict with the surrounding land uses and would be located in a sustainable location with regard to public transport and services. Therefore, the proposed development would be in accordance with Policy H1/2 of the Bury Unitary Development Plan.

Design and layout - The proposed bungalow would be located centrally within the site and

would be of a traditional design. The proposed dwelling would be constructed from red brick with a tile roof, which would match the existing dwellings. The use of headers, cills and a pike roof detail would add visual interest to the elevations.

The proposed dwelling would have a rear and side garden and the level of private amenity space would be acceptable. There would be space within the side or rear garden for bin storage. The proposed boundary treatment would be a concrete post and timber panel fence, which would match the existing fencing in the locality. Therefore, the proposed development would be in accordance with Policies H2/1, H2/2 and EN1/2 of the Bury Unitary Development Plan.

Impact upon residential amenity - SPD6 provides guidance on aspect standards between residential properties and as such, would be relevant in this case.

There would be a minimum of 6.5 metres from the proposed dwelling to the gable elevation of No. 13 Scholes Walk, which would be acceptable and compliant with the SPD.

There would be 4.7 metres between the proposed dwelling and the gable of No. 14 Scholes Walk. The proposed window to bedroom 1 would be a secondary window and as such, this would be acceptable.

There would be a minimum of 23 metres between the rear of the proposed dwelling and the properties on Bannerman Avenue. There would be a minimum of 13 metres between the proposed dwelling and the properties on Heywood Road. Both these distances would be in excess of the aspect standard sought by the SPD.

Therefore, the proposed development would comply with Policy and would not have an adverse impact upon the amenity of the neighbouring properties.

Highways issues - The proposed development would be accessed via Scholes Walk and an additional parking space would be provided adjacent to the existing parking spaces on the square. Pedestrian access would be via the existing steps, which would be acceptable. The Traffic Section has no objections to the proposed development in principle and further comments will be reported in the Supplementary Report.

Parking - SPD11 states that the maximum number of parking spaces is 2 spaces per 3 bed unit within a high access area.

The proposed development would provide 1 space. The site has good access to public transport and services. As such, the level of parking provision in this instance would be acceptable. Therefore, the proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Response to objectors

- The issue of parking has been addressed within the main report above.
- The issues of access and disturbance during building work are not material planning considerations and cannot be taken into consideration.
- A previous application for 2 dwellings was refused in 2005. However, the proposed development is different to that of the previous application and each application should be assessed on its own merits.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in

Paragraphs 186-187 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

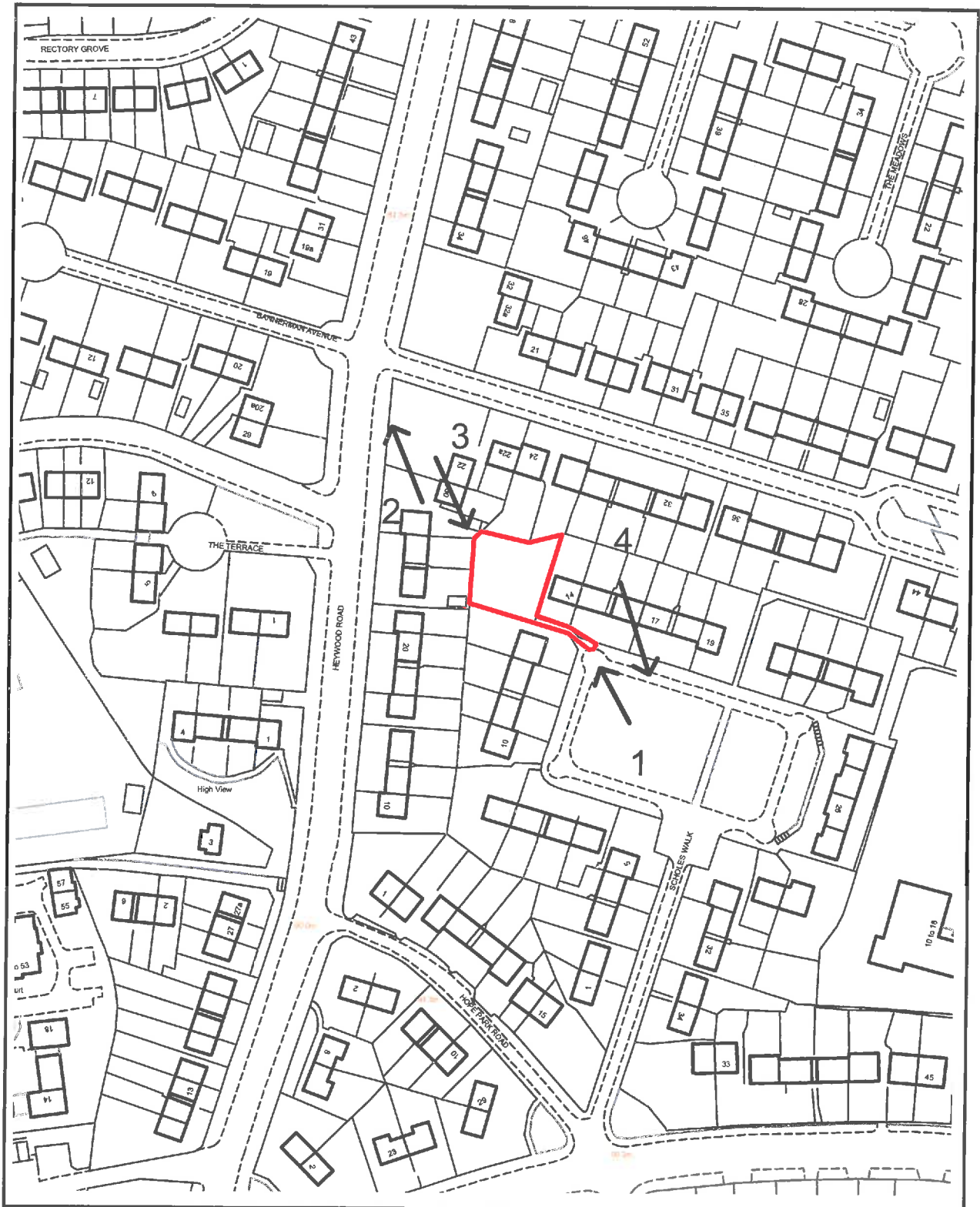
1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered 15011 SK.1, 15011 01 A, 15011 02 A and the development shall not be carried 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.
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 the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.
4. No development shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
5. Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

6. No development shall commence unless or until details of a scheme for the disposal of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. Only the approved scheme shall be implemented prior to occupation of the dwellings hereby approved.

Reason. No details of the drainage have been submitted and to ensure a satisfactory means of drainage pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan.

For further information on the application please contact **Helen Longworth** on **0161 253 5322**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 59530

**ADDRESS: Land between 13 & 14 Scholes Walk
Prestwich**

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

59530

Photo 1



Photo 2

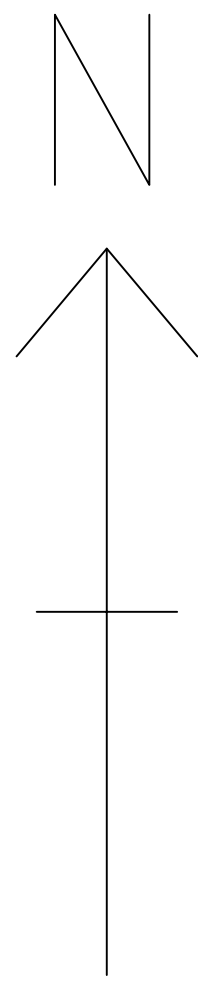
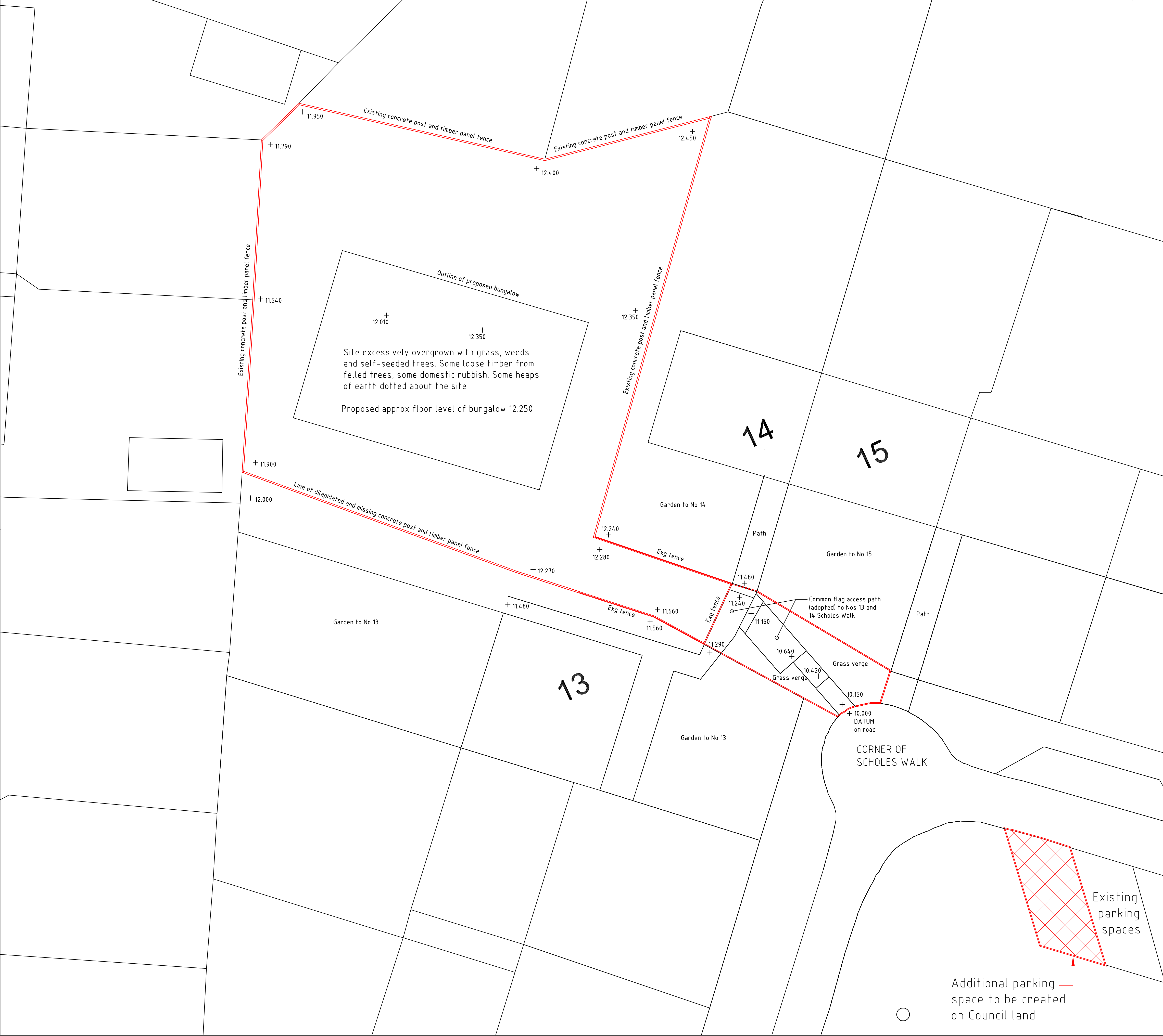


Photo 3



Photo 4





BLOCK PLAN

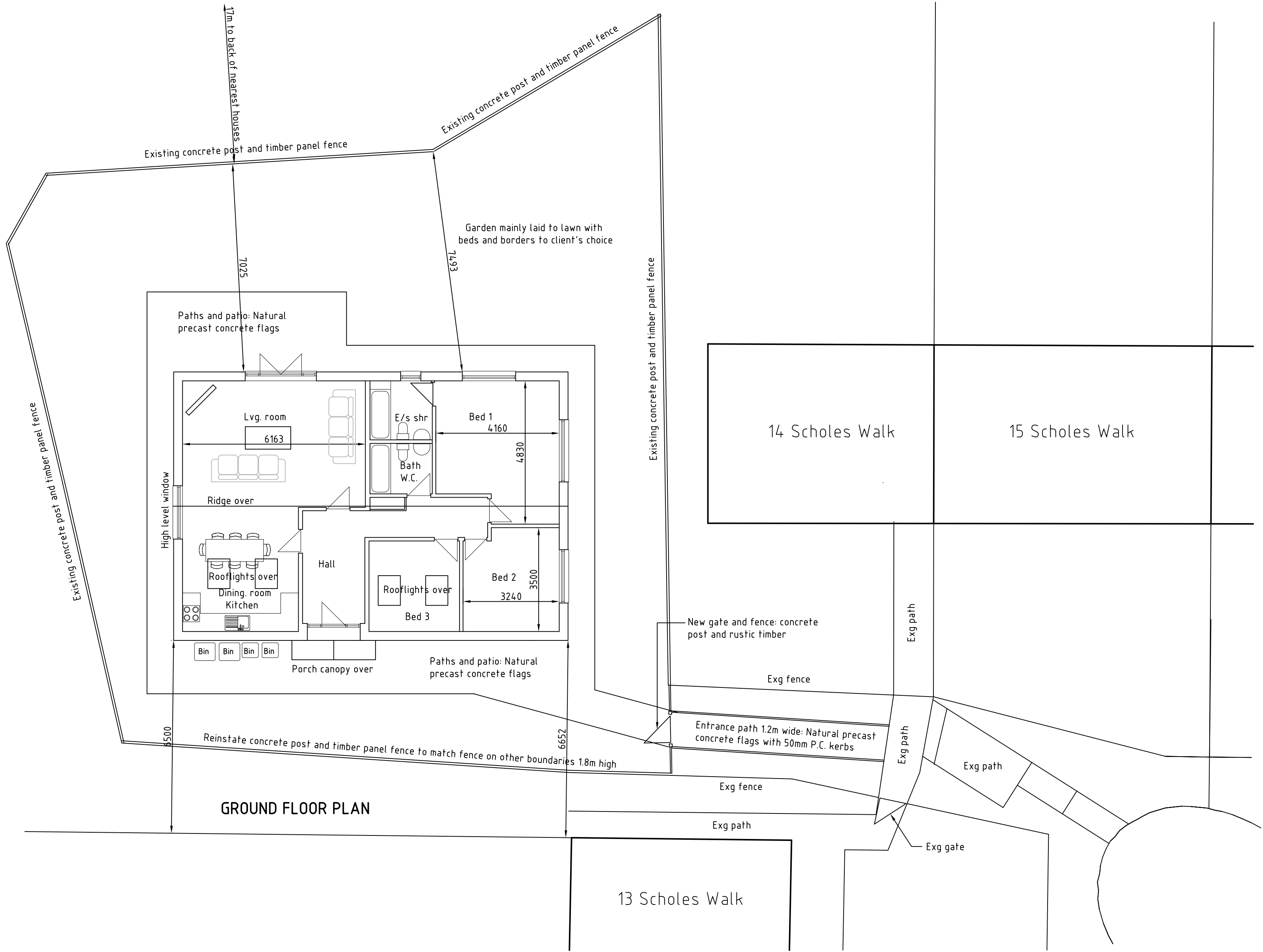
A 19.11.15 Revised to include new parking space		PNH
rev	date	by chkd
Project PROPOSED BUNGALOW BETWEEN 13 AND 14 SCHOLES WALK, M25 0AZ		
Title TOPOGRAPHICAL SITE PLAN SHOWING LEVELS AND PROPOSED PARKING SPACE		
Contract No. 15011		Drg No. 02
Drawn PNH		Rev. A
Date AUG 2015		Chkd
Scales 1:100		App'd
Peter N Hewitt Associates Ltd Consulting Engineers 3 Wadebridge Avenue Manchester M23 9LS Tel : 0161 - 905 2555 Mobile 07946 642 414 E-mail: phewitt1@btconnect.com		

NOTES

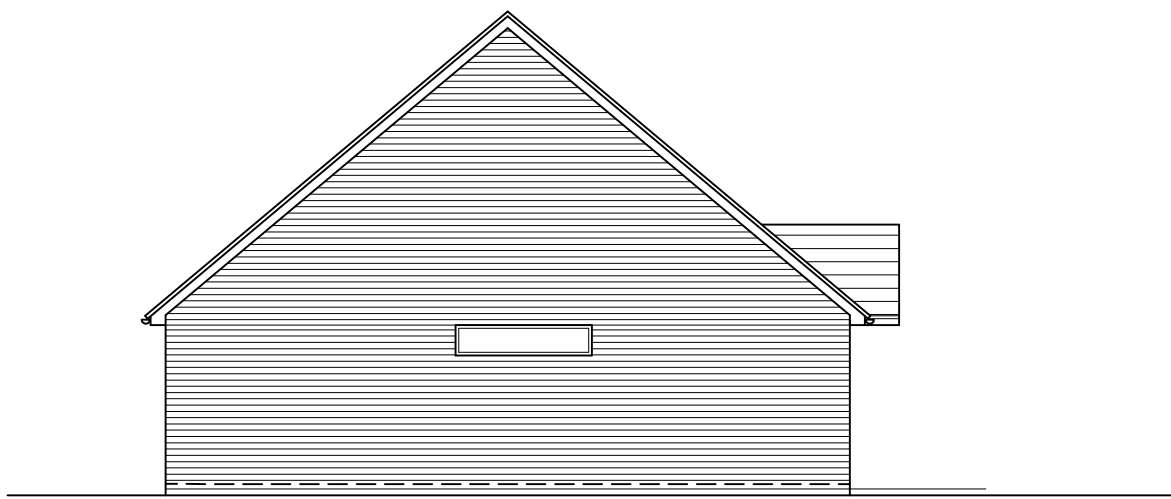
1. Roof covering: large format profiled concrete tiles, e.g. Marley Ludlow Major, colour to L.A. approval
2. External walls: Facing brick to L.A. approval
3. Window and door frames, vertical boarding over main entrance door: white UPVC
4. Rainwater goods: black UPVC
5. Entrance pathway: Precast concrete flags, colour natural with 50mm precast edging kerbs. Garden to sides, lawn or flower beds to client's choice
6. Perimeter paths and patio: Precast concrete flags, colour natural
7. Garden areas generally laid to lawn with beds and borders to client's choice



BLOCK PLAN



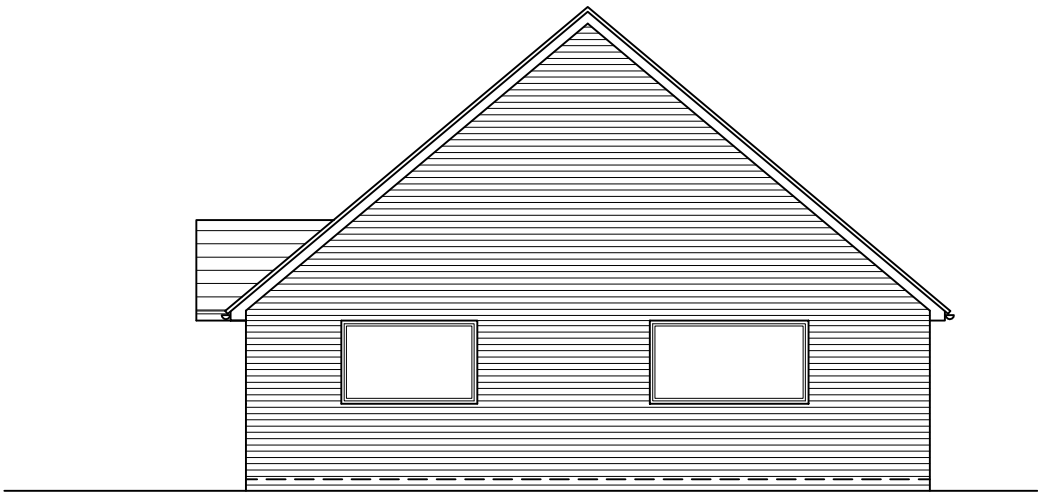
GROUND FLOOR PLAN



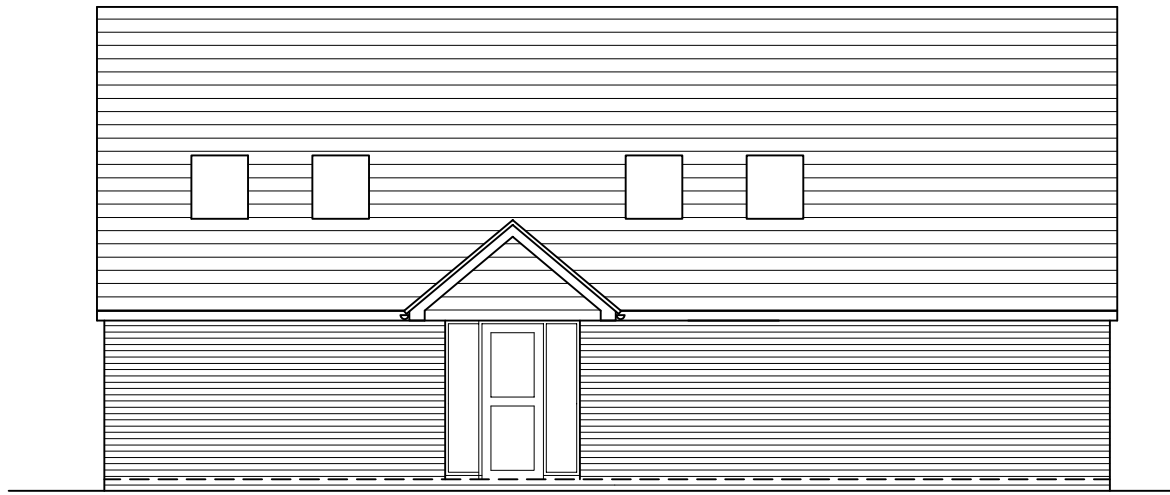
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



Obscure glass in door and windows
Vertical tile hanging over to match roof

SOUTH ELEVATION

A 19.11.15 Revised following consultations PNH
2.11.15 FOR DISCUSSION

rev	date	by	chkd
-----	------	----	------

status **FOR DISCUSSION**

client **MR A MOGHIMI**

project **PROPOSED BUNGALOW BETWEEN
13 AND 14 SCHOLES WALK, M25 0AZ**

title **PLANNING DRAWING**

scales **1:100, 1:200 AT A1**

drawn	checked	approved	date
PNH			AUG 2015

contract no.	drawing no.	revision
15011	01	A

**Peter N Hewitt Associates Ltd
Consulting Engineers**

3 Wadebridge Avenue, Baguley
Manchester M23 9LS
Tel. 0161-905 2555. Mobile 07946 642 414
E-mail: phewitt1@btconnect.com

Ward: Bury East

Item 15

Applicant: Mr Muhammed Mir

Location: 609-621 Rochdale Old Road, Bury, BL9 7TL

Proposal: 2 No. internally illuminated canopy fascia signs (Signs A & B); 6.5m high double sided internally illuminated free standing sign (retrospective)
1 No. non illuminated canopy fascia sign (Sign C) (Resubmission of application 59312)

Application Ref: 59535/Advertisement

Target Date: 01/02/2016

Recommendation: Approve with Conditions

Description

The site is a Texaco Petrol Station with a convenience store building and car wash facility operating within the site. The forecourt is covered by a canopy and along the front boundary of the site is a free standing illuminated totem sign. There are residential properties to each side, that face on to Rochdale Old Road. To the rear, the site borders the rear gardens of four detached properties (4-10 Winifred Avenue).

The application is a resubmission of advert application 59312 determined at planning committee on 24/11/15. The decision made was a split decision approving two illuminated canopy signs to the front and west side elevations and an internally illuminated totem sign. A canopy sign to the east side elevation (Sign C) was refused. This application seeks consent for the same Sign C sign but without illumination to the 'Texaco' lettering or the concealed lighting to the canopy. Signs A, B and the totem are as previously approved.

Relevant Planning History

52063 - 2 x internally illuminated fascia signs; 1 x externally illuminated wall sign; 1 x internally illuminated projecting sign; 1 x non-illuminated projecting sign (all retrospective) - AC 20/01/10.

53176 - A: 5 No. non-illuminated board signs (retrospective); B: 2 No. non-illuminated rotating pole signs (proposed) - Split Decision 17/11/10.

59312 - A: 2 No. internally illuminated canopy fascia signs (Signs A & B); 6.5m high double sided internally illuminated free standing sign (retrospective).

B: 1 No. internally illuminated canopy fascia sign (Sign C) (retrospective) - Split Decision 27/11/15.

Publicity

Notification letters were sent on 11/12/15 to the objectors of the previous application (59312) at 6,8,10 Winifred Avenue and 23 Broadbent Drive.

One response has been received from 10 Winifred Avenue whose concerns in summary are:-

- At the planning meeting on 24/11/15 the decision was made that Sign C should be totally removed. This application then goes against everything that was discussed at the meeting.
- No.10 is the only one who can see the sign so what is the point, it must be removed.
- The only alternative is to remove the lighting and put up some sort of screen at the back of the garage so do not have to look at TEXACO all day long.
- The garage changes hands frequently so the fact that the lights may still be available for use is very worrying if new owners decide to take no notice of the planning consent.

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

Consultations

None.

Unitary Development Plan and Policies

EN1/9 Advertisements

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) and 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 Policy 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.

UDP Policy EN1/9 relates to adverts and signage and states that proposals should have regard to the character of the locality, scale of the existing building and land use and be considered on their impact on amenity and safety.

Amenity - The illuminated canopy signs to the front and west side and the totem sign were approved under the previous application and no changes are proposed to these, they are then lawfully implemented.

With regard to Sign C the agent has confirmed that as the sign was installed with illumination it is not possible to remove the wiring and lamps so the circuit serving them has been disabled to ensure that the illumination cannot be inadvertently switched on.

The canopy to the east side was previously blank and is visible from the properties to the rear at 8 & 10 Winifred Avenue. This is a commercial premises and has been for some considerable time. The fact that the signage can be seen is not a reasonable reason to withhold a consent in planning terms as there are numerous examples of residential land uses being in close proximity and with views of advertisements on commercial premises. Harm needs to be demonstrated and it was clear that the illumination of the canopy on the easterly elevation would have been harmful, as determined by the Planning Control Committee. However, with no illumination, which can be duly conditioned and enforced, amenity to 8 & 10 Winifred Avenue would be maintained in particular at night where illumination would otherwise make the signage stand out.

Safety - The signs are located where they would not cause hazard to pedestrians or motorists. The standard luminance condition is added for the Signs A, B and the totem. No objections were raised by the Highways Section on the previous approval and as such, the proposals are considered acceptable in terms of highway safety considerations.

The proposals would then comply with UDP Policy EN1/9 - Advertisements.

Response to objections - Without illumination Sign C would not be intrusive to any unacceptable level.

The objectors suggestion to screen this sign is not considered to be reasonable given that the residential properties are located close to a commercial site.

The plans annotate the sign as non illuminated however a condition can also be added to control this.

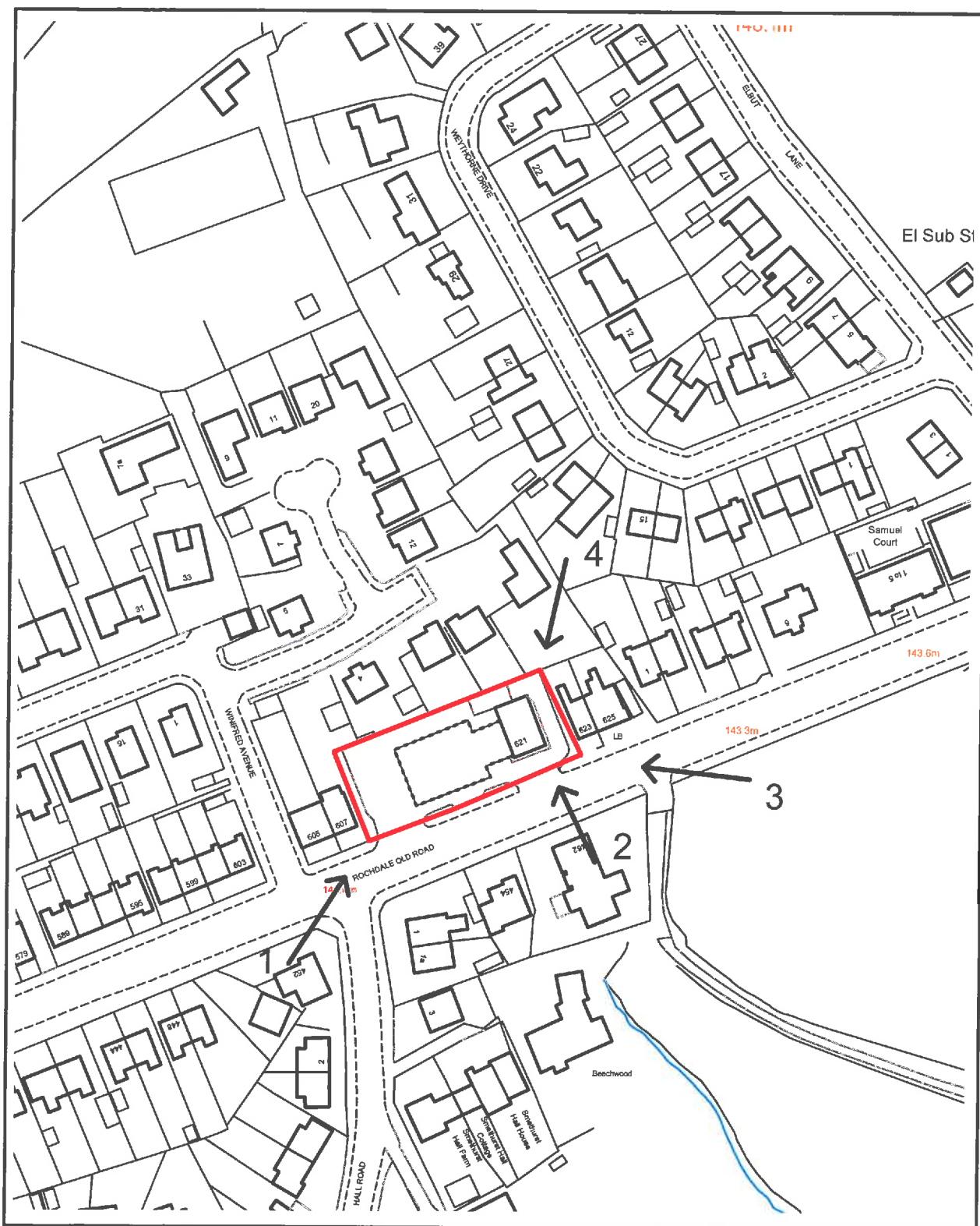
Recommendation: Approve with Conditions

Conditions/ Reasons

1. This decision relates to drawings numbered WPS-VEL678-03, WPS-VEL678-04 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.
2. The luminance of signs A, B and the free standing sign shall not exceed 800 cd/m2 each.
Reason. To avoid undue distraction to traffic in the interests of road safety, and to protect the amenity of adjoining occupiers pursuant to policy EN1/9 - Advertisements of the Bury Unitary Development Plan.
3. As indicated on the approved plan WPS-VEL678-04 there shall be no illumination to Sign C, to the canopy or TEXACO lettering, at any time.
Reason. To protect the amenity of adjacent neighbouring properties pursuant to Policy EN1/9 - Advertisements of the Bury Unitary Development Plan.

For further information on the application please contact **Jane Langan** on **0161 253 5316**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 59535

**ADDRESS: 609-621 Rochdale Old Road
Bury**

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

59535

Photo 1



Photo 2

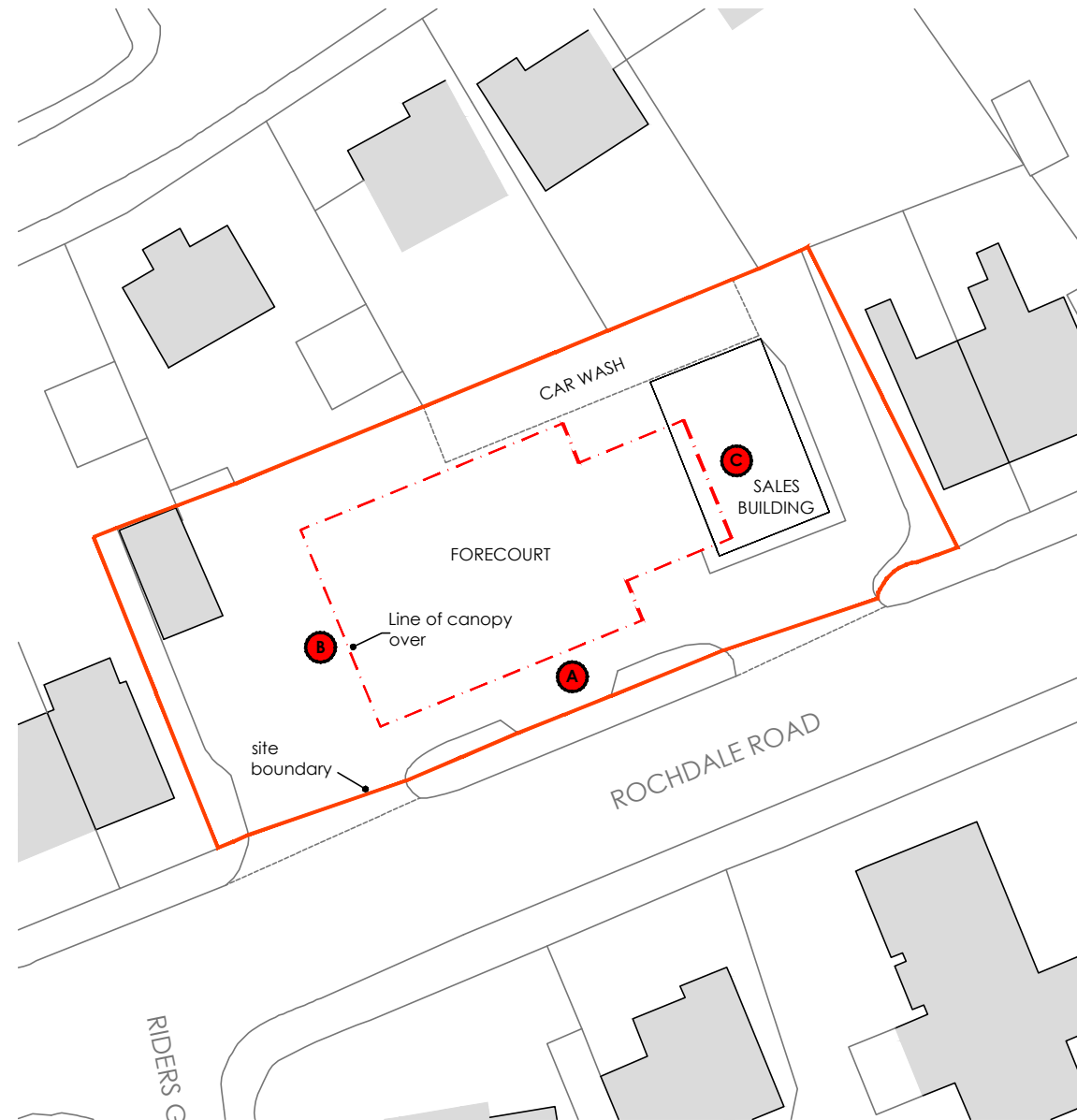
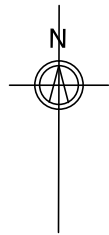


Photo 3

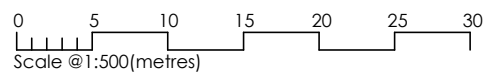


Photo 4





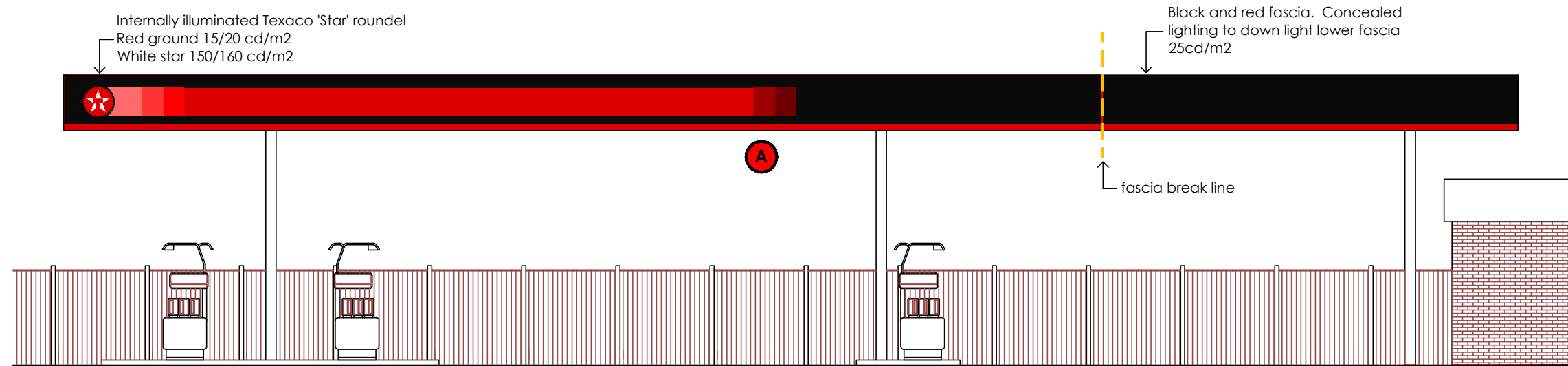
BLOCK PLAN
(1:500)



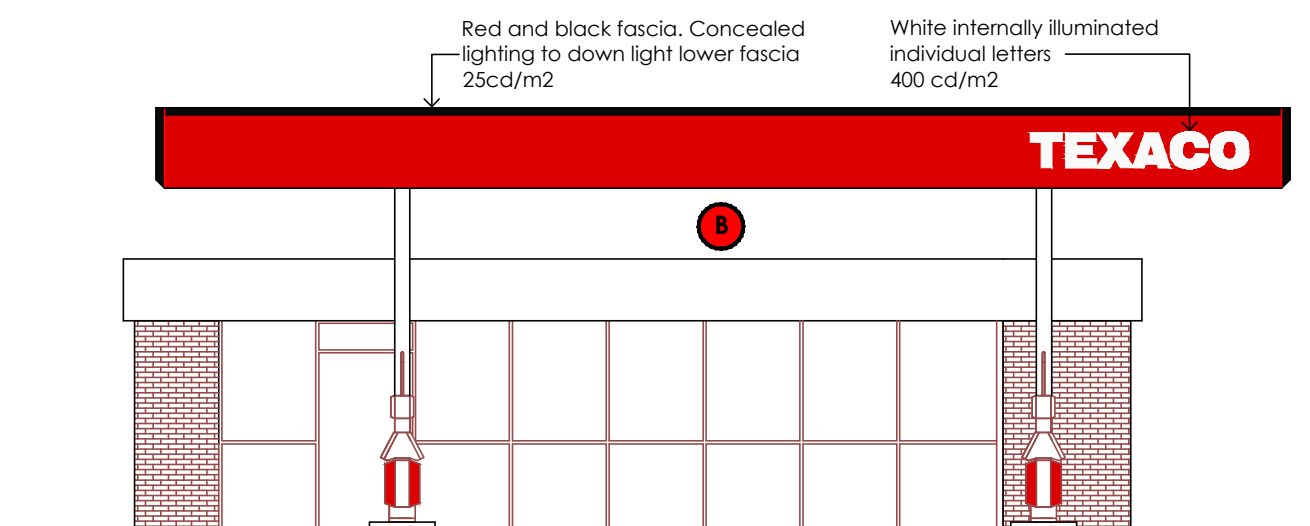
SITE LOCATION PLAN
(1:1250)



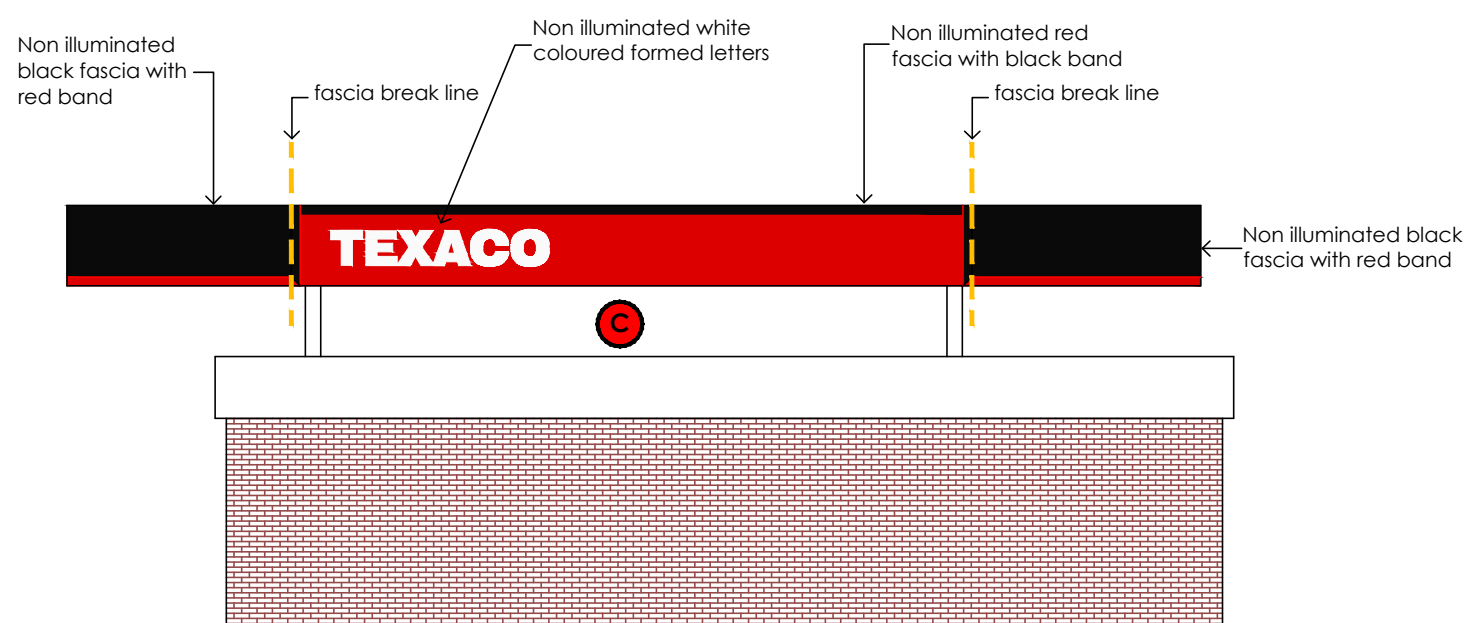
rev	date	by	description	
CLIENT				
 VALERO LIMITED 1 WESTFERRY ROAD, CANARY WHARF, LONDON, E14 4HA				
PROJECT LOCATION				
HOOLEY BRIDGE SERVICE STATION 609-621 ROCHDALE OLD ROAD, BURY, LANCASHIRE, BL9 7TL.				
DRAWING				
SITE LOCATION AND BLOCK PLAN				
 The Cart Shed, Amberley Court, Amberley Lane, Milford, Surrey, GU8 5EB, United Kingdom Tel: +44 (0)1483 424704 Email: enquires@wyethprojects.com				
© This drawing is the copyright of WYETH PROJECTS SERVICES Ltd.				
Date: December 2015		Draw By: DS A3 original plot size		
Scale: 1:500 & 1:1250		Dwg No: WPS-VEL678-03		Rev:



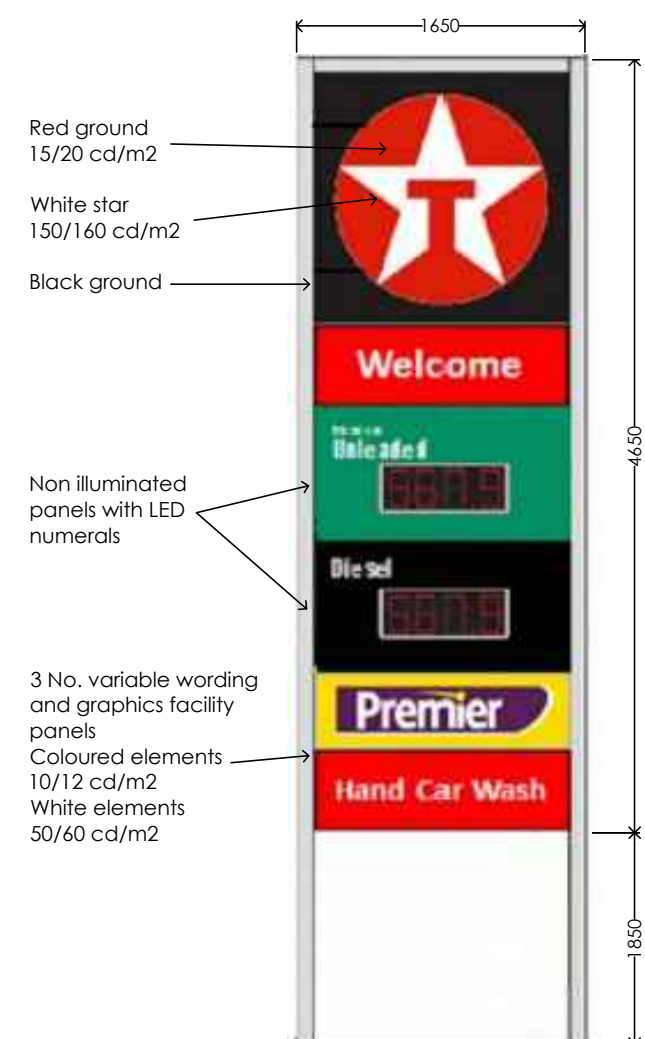
ELEVATION FROM ROCHDALE ROAD - EXISTING CANOPY FASCIA A
(1:100)



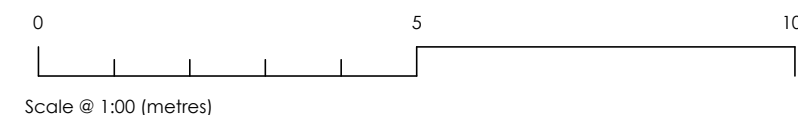
ELEVATION FROM FORECOURT - EXISTING CANOPY FASCIA B
(1:100)



REAR ELEVATION - EXISTING CANOPY FASCIA C
(1:100)



UK TWIN LEG SIGN
Both sides the same
(1:100)



rev	date	by	description
CLIENT			
 VALERO LIMITED 1 WESTFERRY ROAD, CANARY WHARF, LONDON, E14 4HA			
PROJECT LOCATION			
HOOLEY BRIDGE SERVICE STATION 609-621 ROCHDALE OLD ROAD, BURY, LANCASHIRE, BL9 7TL.			
DRAWING			
EXISTING ELEVATIONS			
Wyeth Projects Services			
The Cart Shed, Amberley Court, Amberley Lane, Milford, Surrey, GU8 5EB, United Kingdom Tel: +44 (0)1483 424704 Email: enquires@wyethprojects.com			
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Date:	December 2015	Draw By:	DS
Scale:	1:100	Dwg No:	WPS-VEL678-04
			Rev: A3 original plot size