

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

19 January 2016

SUPPLEMENTARY INFORMATION

Item:01 Brookhouse Mill, Holcombe Road, Tottington, Bury, BL8 4HR Application No. 58647
New warehouse building

Publicity

Further comments, received from the resident at 8 Brookhouse Close are summarised below:

- Consideration should be given to deferring the decision.
- Economic and social benefits of successful businesses are important but consideration should be given to mitigating noise and vibrations generated by HGVs through the evening/night that are having a seriously detrimental impact on residents (sleep disturbance, stress etc).
- No details of number of tankers daily and through the night nor the expected increase in this number with the increased production capacity.
- No mention of projected increases in capacity that the extension could bring which can only result in increased HGV movements.
- The traffic figures in the application are based on the current turnover not the projected turnover in 10 years time. Any increase in turnover is going to result in more HGV movements at Brookhouse Mill - part furnished goods being delivered inbound, more tankers inbound and outbound, and more outbound HGV's trucking or delivering finished goods.
- The proposed new warehouse will have estimated capacity of up to 300,000 sq metres of finished goods based on the recent extension at their Ramsbottom Mill. Based on a 5% yearly increase in turnover the proposed development could potentially over a 10 year period lead to 50% or more increase in current volumes. You can't have increased volumes with increased sales without increased inbound and outbound HGV's.
- The NPPF suggests conditions for planning applications that restrict activities allowed on the site at certain times such as evenings and late at night.
- This would mitigate the noticeable and very disruptive levels of noise the current activities of this business already generates which have a significant adverse effect on the quality of life noted by the public comments.
- Consideration should be given to reducing speeds for HGVs, rescheduling deliveries/collections to increase daytime and reduce nighttime traffic.

A comment in support of the proposal has also been received from the resident at 88 Holcombe Road:

- I am an immediate neighbour of this business and I fully support the application. Greenwood & Coope [Cormar Carpets] a good neighbour's local employers and a valuable part of our community.
- There will be objections to this from the Greenmount Community Group, most of which will be completely unaffected by the changes to the mill, but would love nothing more than to shut it down. Please do not listen to these people, they do not represent the people most affected by the application.

Applicant's Response

A written response has been produced by the applicant replying to objections on the capacity and growth of the business. This response is attached to the supplementary in full.

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

Item:02 Garage site at Greymont Road, Bury, BL9 6PN Application No. 59240
Demolition of existing garages and erection of 8 no. dwellings with associated

landscaping and car parking

The description of the development has been amended to the erection of 8 dwellings following a reduction in the number of units.

The Scheme would provide 1 parking space per dwelling equating to 8 spaces for the housing not 6 as stated in the main report.

Conditions

Therefore, condition 8 should be amended in relation to surface water drainage:

8. No development shall commence unless or until details of a scheme for the disposal of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The proposed scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SuDs options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of the proposed maintenance arrangements must be provided. 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.

Item:03 Garage site between 22 & 24 Whalley Road, Whitefield, Manchester, M45 8WZ Application No. 59241

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

Nothing further to report

Item:04 Garage site at Fern Street, Ramsbottom, Bury, BL0 0BA Application No. 59249

Demolition of existing garages and erection of 6 no. dwellings with associated landscaping and car parking

The description has now been amended to 6 dwellings following a reduction in numbers of units on the site and the inclusion of 10 general parking spaces.

Publicity

A petition of 63 signatures has been received, which objects to the proposed development.

15 letters have been received from the occupiers of 45, 49, 51, 53, 54, 55, 122 Peel Brow; 16 Eliza Street; 10, 12 Fern Street; 3 Windermere Drive, which have raised the following issues:

- This will increase the level of traffic and reduce parking spaces.
- This is likely to cause accidents.
- It will restrict the view from our property.
- It will not preserve wildlife in the area.
- It will ruin the tradition of Ramsbottom.

- The site was a cinder tip.
- I am in total opposition to any of the local garage sites being sold for residential development.
- To protect and conserve the unique heritage of our town.
- Trying to cram more houses into the small area is a bad idea and should be refused.
- I think you are under the impression that the driveways are flat.
- The revised proposed site plan does not address any of our original objections and little thought has been given to the concerns raised by residents.
- The garage site is in use and has been maintained the site throughout the tenancies.
- The site plan has only attempted to address the parking issues.
- The proposed development does not relate positively to the context, being of modern design amongst traditional stone houses.
- The proposed materials are not sympathetic and the proposal does not accord with Council policy.
- You are under the impression that the driveways will be flat.
- No works are proposed to Patmos Street
- I am concerned about the demolition of 16 public garages housing local residents cars which will create a new highway danger.
- Concern about the destruction of the cobbles on Quarry Street
- Concern about the significant widening of Quarry Street turning it into a busy noisy road with blind corners at either end creating a serious highway danger.
- Concern about the building of 7 or is it 6 modern houses on a small piece of land overlooking homes on Peel Brow creating a flood risk given the stepped/sloped design.
- The proposed communal car park of 10 spaces does not replace on a like for like basis the 16 garage spaces which will disappear and is not fitting with a conservation area.
- The proposal will have an irreversible detrimental impact upon the conservation area and would be in breach of the Ramsbottom Conservation Area Appraisal and Management Plan 2011.
- Insufficient information has been provided in relation to the dimensions of the houses, the communal car park and the car parking spaces. How can a planning application be passed when the dimensions have not been provided to the Council or the local residents for consideration.
- There is a mature and established wildlife corridor containing mature trees, bats, owls, foxes, birds and badgers and wild deer. An Ecological Appraisal has not been carried out in relation to the new and significantly amended plan.
- An ecological survey was carried out in August 2015 but the plan has been radically changed and the report cannot be relied upon. A new one must be commissioned to comply with legal requirements.
- Making a decision without due consideration of priority species is contrary to the Natural Environment and Rural Communities Act 2006. Bats are listed as a priority species.
- The Council should be aware that in 2009 a case involving the granting of planning consent affecting bats without mitigation in place was challenged in the high court and the consent was quashed.
- The Protection of Badgers Act 1992 makes it an offence to disturb a badger when it is occupying a sett and/or intentionally damage or destroy a badger sett. The redundant report confirmed that the wildlife corridor was considered suitable foraging and commuting habitat for badgers.
- The Access Ecology survey confirms the likelihood of bats in the electric substation and recommends that the bushes and trees surrounding the substation

should not be disturbed.

- A planning authority is obliged by law to ensure it has all of the information on the presence of protected species on a proposed site before it makes a decision on planning permission. It is clear that the Council does not have sufficient information.
- The proposed development would have a detrimental effect on the Wildlife Corridor and would be in breach of the Ramsbottom Conservation Area Appraisal and Management Plan 2011.
- The proposed development is not in keeping with the Council's Environmental Policy.
- While there is a lack of detail, the modern design, details, colour, massing, size, depth, width, height as well as the materials to be used in the development are inappropriate in the proposed context and do not improve the character or quality of the area.
- The proposed development is fitting with a modern city suburb and not the Peel Brow/Fern Street area.
- The proposed development will house 4 people in each dwelling, resulting in 24/28 people, which would double the size of the population of the Fern Street terrace. This would prove oppressive to the current population.
- There will be a significant increase in traffic.
- The proposed development does not respect local context or street patterns.
- The houses are being squashed in and question the quality to the future occupiers.
- There will be significant overlooking and loss of privacy to the residents of Peel Brow.
- Bury Council Parking Standards state that there should be 1 space for every new build plus a visitors space for every 3 new builds. There would be 8/9 spaces for the proposed dwellings, leaving 7/8 communal parking spaces for the 16 people losing garages.
- The increased number of vehicles in the Fern Street/Quarry Street/Peel Brow area will cause a highway danger to pedestrians and cyclists
- The proposed car park does not comply with the Council's own minimum individual car park space size - 2.4 metres by 4.8 metres. A proposed development without dimensions cannot be passed.
- The proposed development will see Quarry Street turned into a busy road and will be living on a traffic island with busy roads at the front and rear.
- Fern Street cannot be used during icy periods.
- It is difficult to see how residents of the proposed dwellings will be able to park vehicles given the 1:5 gradient of Quarry Street.
- Anyone wishing to use the postbox at the bottom of Patmos Street will be placed in danger by traffic entering or leaving the development.
- Fern Street is already used as a rat run by parents dropping their children off at school.
- The garages are an asset of community value by providing safe and available parking.
- The elderly, young or disabled will be unable to use the communal car park.
- The proposed development would not adhere to Policy HT5/1 which deals with accessibility for disabled people. The Council is under a duty to ensure that the disabled are not disadvantaged.
- Concerns about the preservation of the existing trees.
- The properties on Fern Street and Peel Brow are over 100 years old and don't have foundations.
- Insufficient information has been provided regarding underground streams/watercourse that runs under the existing dwellings and the proposed site.

- This can cause serious drainage and ground stability issues.
- There is no information as to how large lorries and building machinery would access the site.
- Impact of the development during construction upon emergency service workers, which would cause noise and would affect their right to private and family lives in contravention of the Human Rights Act Article 8.1
- A portfolio of photographs was submitted with an objection.
- The planning department has failed to erect notices to alert local people about the proposal.
- Invite members of the planning committee to visit the site.
- The tarmac road and parking area will cause flooding in our back yards.
- Who owns the land legally?
- I feel that there is a conflict of interests as the Council owns the land, transfers the land and gives planning permission.
- As a Council tax payer, my interests are not being served. Why have people been informed no garage plots were available when there are 3 empty, resulting in a lost income.
- Impact of the electricity sub station upon the health of the future occupiers.
- If planning is allowed, we expect to receive a rate reduction whilst the work takes place. A bond of £250,000 per house should be provided to compensate for any settlement due to excavation by the builder.
- It is beyond belief that you fail to mention anything relating to the risk of flooding in the premature report.
- You state the houses would be 20 metres away. I challenge you to visit the site and I think you will find it is nearer to 15 metres.
- Feel free to call round with a tape measure
- The Council are using tactics against the residents in order to get this proposal through the committee. Revised plans were submitted just before the Christmas period and the website was down last weekend.
- The photos already submitted have not been re-produced for the committee.
- The parking spaces that have been created are inadequate for use. No one wants to leave their car some distance from their houses.
- The proposed development would not comply with Building Regulations.

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

A letter has been received from Cunnane Town Planning at 8.30pm on 18 January 2015. Whilst this is after the deadline of noon on 15 January, the issues raised are as follows:

- Availability of consultee comments on the Council's website.
- The proposed development would cause harm to the character of the Ramsbottom Conservation Area and there is insufficient information within the application in relation to heritage issues.
- The Historic Building and Monuments Commission should have been consulted on the proposal and no decision can be taken on the application until they have been consulted.
- The Council is required to consult upon the application and that changes to the proposal that materially change the impact of the proposal would warrant re-consultation on the basis of fairness.
- The replacement parking facility should operate as a true replacement for the garages that are proposed to be removed. The proposed public car park does not replace the private secure garage provision.
- There was no information on how the proposed car park would comply with DCPGN 3 - Planning out Crime in New Development.

- The modification of the proposals to remove vegetation and trees near the substation should necessitate a need to re-survey the area as it would likely impact upon a protected species. The LPA cannot grant permission until the surveys have been completed and have been assessed by the LPA.
- Asbestos is likely to be present in the garages on site and no asbestos remediation management and mitigation strategy has been provided.
- The proposed development is contrary to the adopted Development Plan and national policy and urge the Council to refuse the application.
- To grant approval would lead to a flawed planning decision that was capable of legal challenge.

Due to the late nature of the submission, it has not been possible to notify Cunnane Town Planning 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 - No objections, subject to the inclusion of a condition relating to surface water drainage proposals.

Issues and Analysis

Impact upon the Conservation Area - Paragraph 131 of the National Planning Policy Framework (NPPF) states that when determining applications for heritage assets, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of the heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed to lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Paragraph 134 states that there a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Were the proposed development within the Conservation Area, section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposed development within the application site is not located in the Ramsbottom Conservation Area. It is adjacent to the boundary of the Conservation Area. There are no listed buildings monuments or structures in the vicinity of the application site.

The proposed development would be accessed from Quarry Street, which it is acknowledged is within the Conservation Area, on the outer boundary that meets the application site that is outside the boundary of the Conservation Area. Quarry Street is half surfaced with tarmac which is in a deteriorated state and the other half with cobbled setts. Given that half the street is already surfaced with tarmac, it is not possible to surface the entire back street with setts. However, the proposed development would, subject to the appropriate legal agreement and consents of the Council as Highway Authority, result in the removal and re-use/relocation of the setts as a result of the widening of the access road. Quarry Street is a back street and the setts are not a prominent feature within the Conservation Area. In addition, the public benefit of the provision of 6 affordable dwellings within Ramsbottom must be weighed against the loss of the setts. Condition 9 would require the applicant to provide details of a specification and materials to the Local Planning Authority prior to the commencement of development, which would allow for alternative materials which could possibly result in an improvement and consequential repair to Quarry Street when compared to its current surface.

On balance, it is considered that the proposed development would be therefore be acceptable and would at least preserve and possibly even serve to enhance the character and appearance of the Ramsbottom Conservation Area.

It is therefore considered that after due assessment the proposed development and any ancillary works or repair to Quarry Street would be acceptable in accordance with Policies EN2/1 and EN2/2 of the Bury Unitary Development Plan and the NPPF.

Ecology - An Ecological Appraisal was carried out in August 2015 and was submitted as part of the application. The Ecological Appraisal included an assessment of the impact of the development upon bats and 'other protected and notable species'. GM Ecology Unit were consulted on the application and have no objections to the proposed development, subject to the inclusion of conditions relating to bats, nesting birds and landscaping. GM Ecology Unit was re-consulted following submission of the revised site plan and confirmed that no further ecological information was required and the original comments in relation to the development still stand. As such, the Council has sufficient information on ecology to proceed to a decision. The proposed development would be in accordance with Policy EN6/3 of the Bury Unitary Development Plan and the NPPF.

Highways - The proposed development is located outside of the Ramsbottom Conservation Area but is adjacent to the boundary of the Conservation Area. There are no listed buildings in the vicinity of the application site. Quarry Street would be utilised as an access by the 6 proposed dwellings and the proposed car park. This would equate to 16 vehicles, which would be equivalent to the existing garage colony. In addition, Quarry Street would be widened and a footway provided for pedestrians. The Traffic Section has no objections to the proposed development, 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.

Condition 10 would require the applicant to submit a Construction Management Plan, which would include an access route for construction traffic and the provision of an area for the parking of vehicles and storage of materials.

As such, 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.

Response to objectors

- The issues of loss of view, opposition to the garage sites being sold, the use of Fern Street during icy periods, the properties do not have foundations, impact during construction, the ownership of the land, a council tax reduction during construction and compliance with Building Regulations are not material planning considerations and cannot be taken into consideration.
- The issues of design, highways issues, traffic flow, design and layout, materials, privacy, overlooking, the level of private amenity space, trees and parking have been addressed in the main report.
- The proposed site plan is at a scale of 1:200 and while it is not specifically dimensioned, measurements can be taken from the plan. It is confirmed that there would be 20 metres between the front elevation of the proposed dwellings and the rear elevation of the existing dwellings fronting onto Peel Brow. The parking spaces in the proposed car park would measure 2.4 metres by 4.8 metres and would comply with the minimum parking space size.
- No works are proposed to Patmos Street and as such, the use of the existing postbox would be unaffected.
- The proposed development would reduce the amount of hardstanding on the site and as such, would result in a reduction of surface water run off. The Drainage Section has no objections, subject to the inclusion of a condition relating to surface water run off.
- The proposed car park would be maintained by the applicant.
- All of the consultation responses are available to view at the Council offices and can be provided electronically on request.
- The Historic Building and Monuments Commission was replaced by Historic England on 1 April 2015. The proposed development does not meet the criteria for consultation with Historic England.
- The proposed site plan was amended in response to concerns and issues raised by neighbouring residents. The Council assessed the position and after due consideration re-consulted appropriately, notifying all concerned on the revised plans and allowing a further 21 days to comment.
- A condition relating to the provision of crime prevention measures has been included.

Conditions

Therefore, the conditions recommended by the Traffic Section are numbered 9 - 13 in the main report. Condition 8 relating to drainage and condition 9 relating to highway works and materials should be amended and condition 14 should be added in relation to crime prevention measures:

8. No development shall commence unless or until details of a scheme for the disposal of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The proposed scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SuDs options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of the proposed maintenance arrangements must be provided. 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 and materials 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.

14. No development shall commence unless or until a scheme for security measures and external lighting for the development has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the building hereby approved.

Reason. In the interests of crime prevention pursuant to Policy EN1/5 - Crime Prevention of the Bury Unitary Development Plan.

Item:05 Land at Mode Hill Lane, Whitefield, Manchester, M45 8JF Application No. 59296

Residential Development - 9 no. dwellings

Publicity

1 letter has been received from the occupiers of 38 Mode Hill Lane, which has raised the following issues:

- Mode Hill Lane is the only entrance in and out of the Oakgate Estate of approximately 140 houses.
- While there are parking areas on the plans, these may not be used during icy conditions, which would lead to vehicles parking on the road, which would cause problems.
- As vehicles park on the road, emergency vehicles have difficulty passing.
- Each dwelling has 4 bins and as there is no way to get the bins to the rear, these would be left at the front.
- Drainage is a concern and more pressure on the drains would be disastrous.

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

Consultations

Drainage Section - No objections subject to the inclusion of a condition relating to surface water drainage.

Conditions

Therefore, condition 2 should be amended in relation to approved plans and condition 8 should be amended in relation to surface water drainage:

2. This decision relates to the drawings received on all plans received on 2 October 2015 and proposed site plan received on 19 January 2016 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.

8. No development shall commence unless or until details of a scheme for the disposal of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The proposed scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SuDs options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of the proposed maintenance arrangements must be provided. 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.

Item:06 Rear of 1 Ivy Street, Ramsbottom, Bury, BL0 9RW Application No. 59345
Erection of 1 no. dwelling with associated car parking and landscaping

Publicity

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

- Pleased that there has been an amendment to the proposed balcony.
- Still have major concerns about the privacy aspect of being directly overlooked by the large windows located at the side of the proposed dwelling.
- No indication has been given as to the retention of the large trees. Please confirm that they will remain should approval be given to build.

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

Consultations

Drainage Section - No objections, subject to the inclusion of a condition relating to surface water drainage.

Response to objectors

The proposed development would comply with the aspect standards in SPD6 and as such, the proposal would not have an adverse impact upon the amenity of the neighbouring properties.

The proposed lower ground floor plan details the trees that would be retained. Condition 6 requires the applicant to erect tree protection measures on site around the trees to be retained prior to the commencement of the development.

Conditions

Therefore, condition 8 should be amended in relation to surface water drainage:

8. No development shall commence unless or until details of a scheme for the disposal of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The proposed scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SuDs options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of the proposed maintenance arrangements must be provided. 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.

Item:07 474-504 Bury New Road, Prestwich, Manchester, M25 1AD Application No. 59355

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

Nothing further to report.

Item:08 49 - 53 Bury New Road, Prestwich, Manchester, M25 9JY Application No. 59438

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

Nothing further to report.

Item:09 Dudley House, Clarkes Hill, Whitefield, Manchester, M45 7TG Application No. 59444

Single storey extension to existing cattery building

Nothing further to report.

Item:10 222 - 224 Dumers Lane, Radcliffe, Manchester, M26 2QJ Application No. 59452

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

Nothing further to report.

Item:11 Land Adjacent To 11 Bowland Close, Bury, BL8 3DJ Application No. 59453

Erection of 1 no.dwelling (revised house type)

Nothing further to report

- Item:12 Land at Spen Moor, Bury and Bolton Road, Radcliffe, Manchester, M26 4JY Application No. 59475**
2 No. signs (hoardings) advertising new housing development (retrospective)
- Nothing further to report.
- Item:13 Bracken Trade Park, Dumers Lane, Bury, BL9 9PE Application No. 59491**
1 No. non-illuminated totem sign
- Nothing further to report.
- Item:14 Land between 13 & 14 Scholes Walk, Prestwich, Manchester, M25 0AZ Application No. 59530**
Erection of 1 no. bungalow (resubmission)
- Consultations**
Traffic Section - No objections, subject to the inclusion of conditions relating to car parking.
Drainage Section - No objections, subject to the inclusion of condition relating to surface water drainage
- Conditions**
Therefore, condition 6 should be amended and condition 7 should be added in relation to car parking:
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. The proposed scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must 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. 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.
7. The remote car parking space indicated on approved plan reference 15011 01 Revision A shall be implemented and be available for use to the written satisfaction of the Local Planning Authority prior to the housing development hereby approved commencing and the parking provision shall be thereafter maintained available for use 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.

Item:15 609-621 Rochdale Old Road, Bury, BL9 7TL Application No. 59535
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)

Nothing further to report.

APB

 **RICS**
Building Surveyors

1 Maple Grove
Ramsbottom
Bury
BL0 0AN

Telephone **01706 826300**
Fax **01706 281525**
Mobile **07976404449**

15th January 2016

Mr Thomas Beirne
Planning Officer
Bury MBC
Planning Services
3 Knowsley Place
Duke Street
Bury, BL9 0EJ

Dear Mr Beirne,

Re: Reference: PP58647

Further to your email dated 14th January 2016, I can confirm receipt of a letter of complaint from Mr John Moore. Unfortunately, the content of this letter is based on conjecture and I set out below additional information to address the key points.

I can confirm that the company does not have a ten-year plan as referred to within the complaint. It should be noted that the expansion of the business is dictated by the manufacturing plant, which only has a capacity to increase by a maximum of 30%.

At the present time, the plant operates with tanker deliveries of three per day on average, at eight hourly intervals, corresponding to shift working. The first delivery is around 7:00 hours. During the busiest months, October-November, the tanker deliveries are increased by one delivery per day, totalling a maximum of four daily deliveries.

In the event of increased production from this site up to the maximum 30% increase referred to above, this would result in only one additional daily tanker delivery. For the avoidance of doubt, this would equate to four deliveries per day and a maximum of five daily deliveries during peak periods.

The complainant appears to have assumed that the new warehouse would only be utilised for finished goods, however, this would be an inaccurate assumption given that the warehouse would be used in part for the storage of raw materials.

At the present time, the company have eight 'paper tube' deliveries per week. It would be the company's intention to manufacture 'paper tubes' on site in the existing factory, currently used by SEL. This would only require one delivery of raw materials per week, thus reducing the number of HGV's by seven per week. It should be noted that the 'paper tube' delivery

reduction is additional to the 20% vehicle movement reduction cited within the last vehicle movement breakdown.

Raw material delivery is essential at eight hourly intervals for continuous production. The company employ 230 employees across two sites and this development is designed to allow the company to remain competitive and safeguard the employment of these local people.

I trust that the above addresses the issues raised, however, should you require any additional information, please do not hesitate to contact me.

Yours sincerely

Frank Unsworth



FIELD

EXISTING FENCE TO BE DEMOLISHED

REMAINING GRASSED/HEDGED AREA

GENERAL LAYOUT WITH BUILDINGS AND DRIVE

REAR GARDEN

REAR GARDEN

REAR GARDEN

REAR GARDEN

REAR GARDEN

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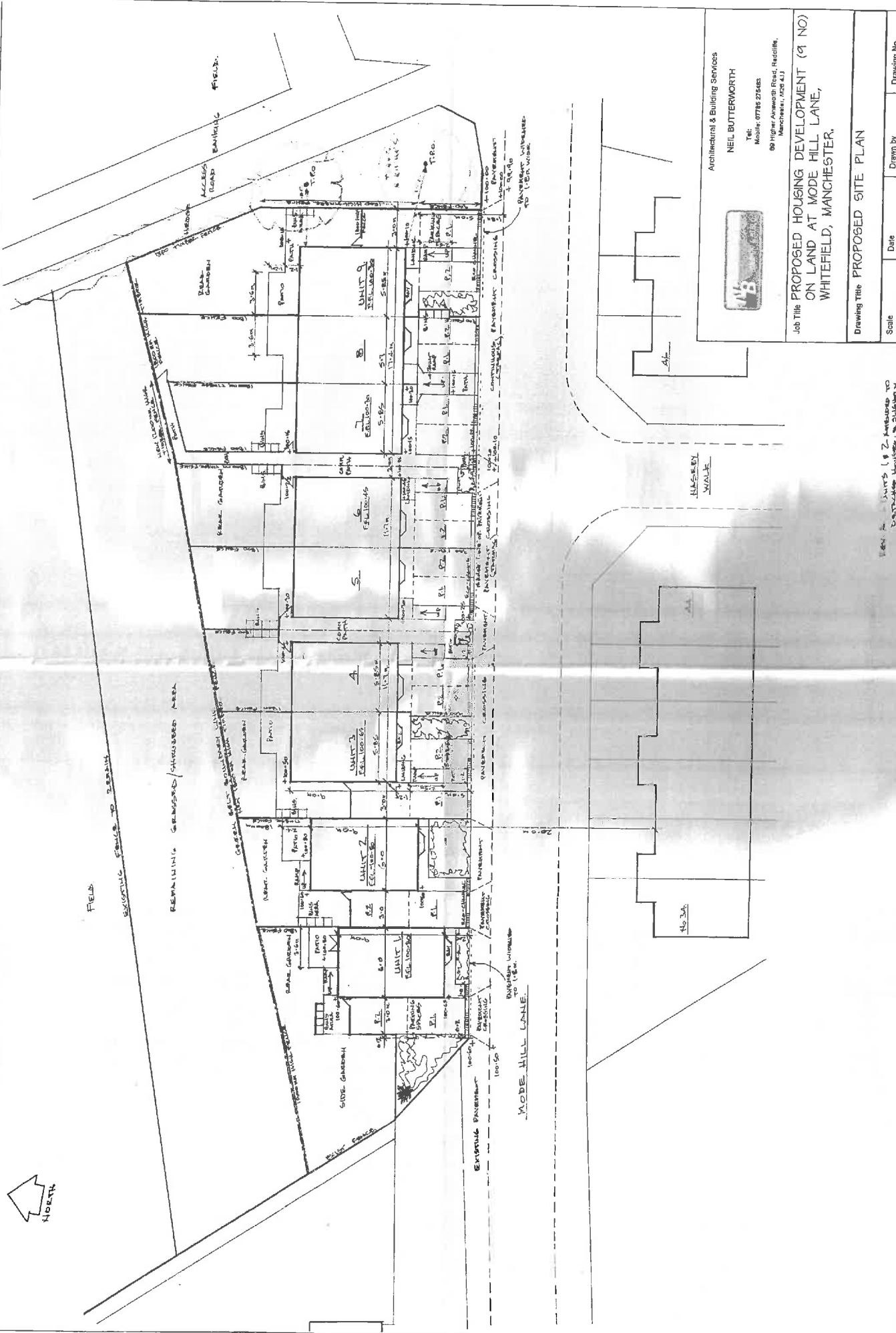
REAR GARDEN

REAR GARDEN

REAR GARDEN

REAR GARDEN

REAR GARDEN



MODE HILL LANE

BASELINE SCALE

Architectural & Building Services
NEIL BUTTERWORTH

Tel: 0161 275 2266
Mobile: 07788 22666
89 Higher Anworth Road, Radcliffe,
Manchester, M26 4JL

Job Title PROPOSED HOUSING DEVELOPMENT (9 NO)
ON LAND AT MODE HILL LANE,
WHITEFIELD, MANCHESTER.

Drawing Title PROPOSED SITE PLAN

Scale	Date	Drawn by	Drawing No.
1:200	DEC. 15	NB.	2

REV. 2 - LAYOUT 1 & 2 MODIFIED TO
INCLUDE HEDGES IN SIDE &
REAR GARDENS - NB: 1:16
& copyright