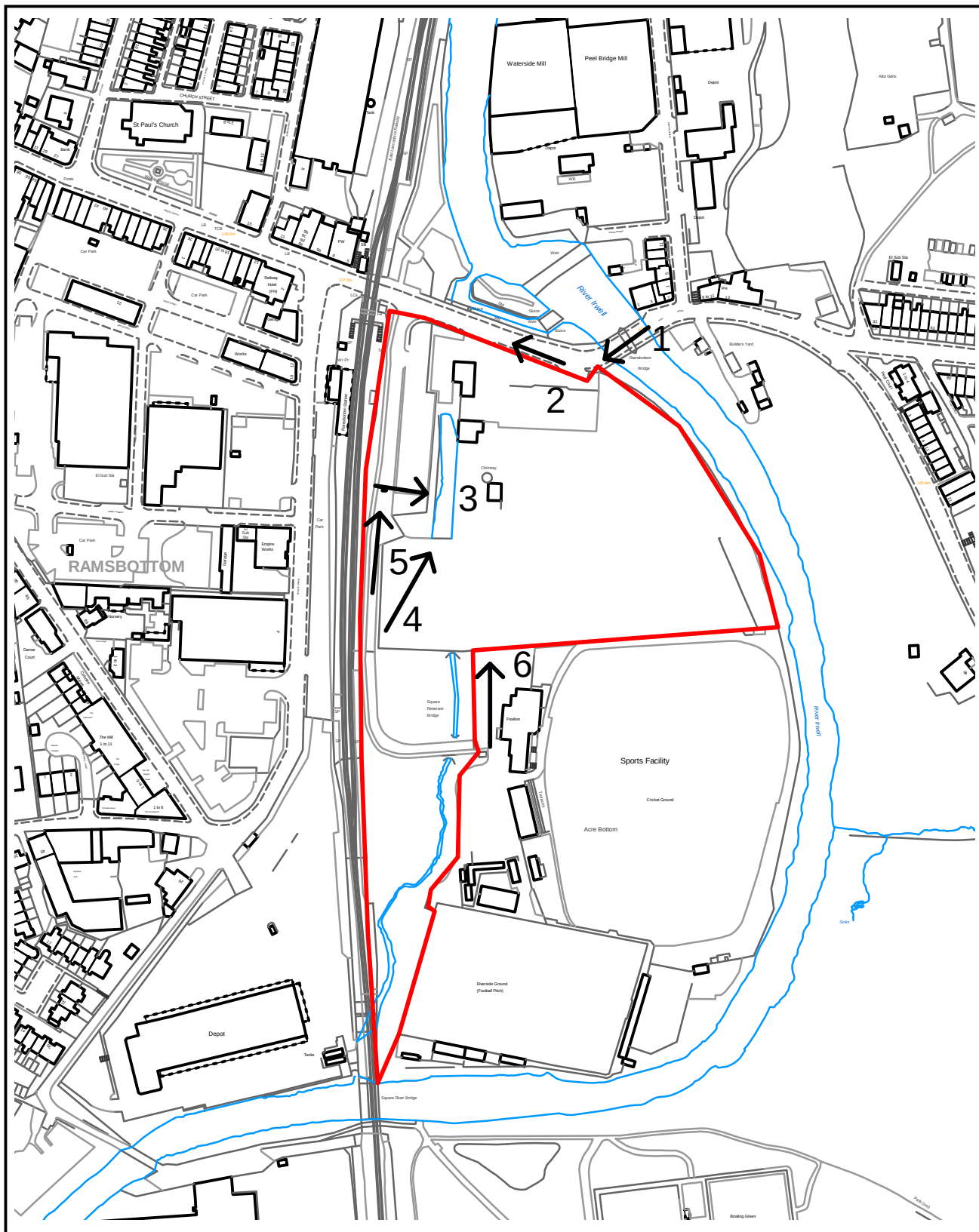


Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 65844

**ADDRESS: Former Mondi/Holcombe Mill,
Bridge Street, Ramsbottom**

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

65844

Photo 1



Photo 2



65844

Photo 3



Photo 4



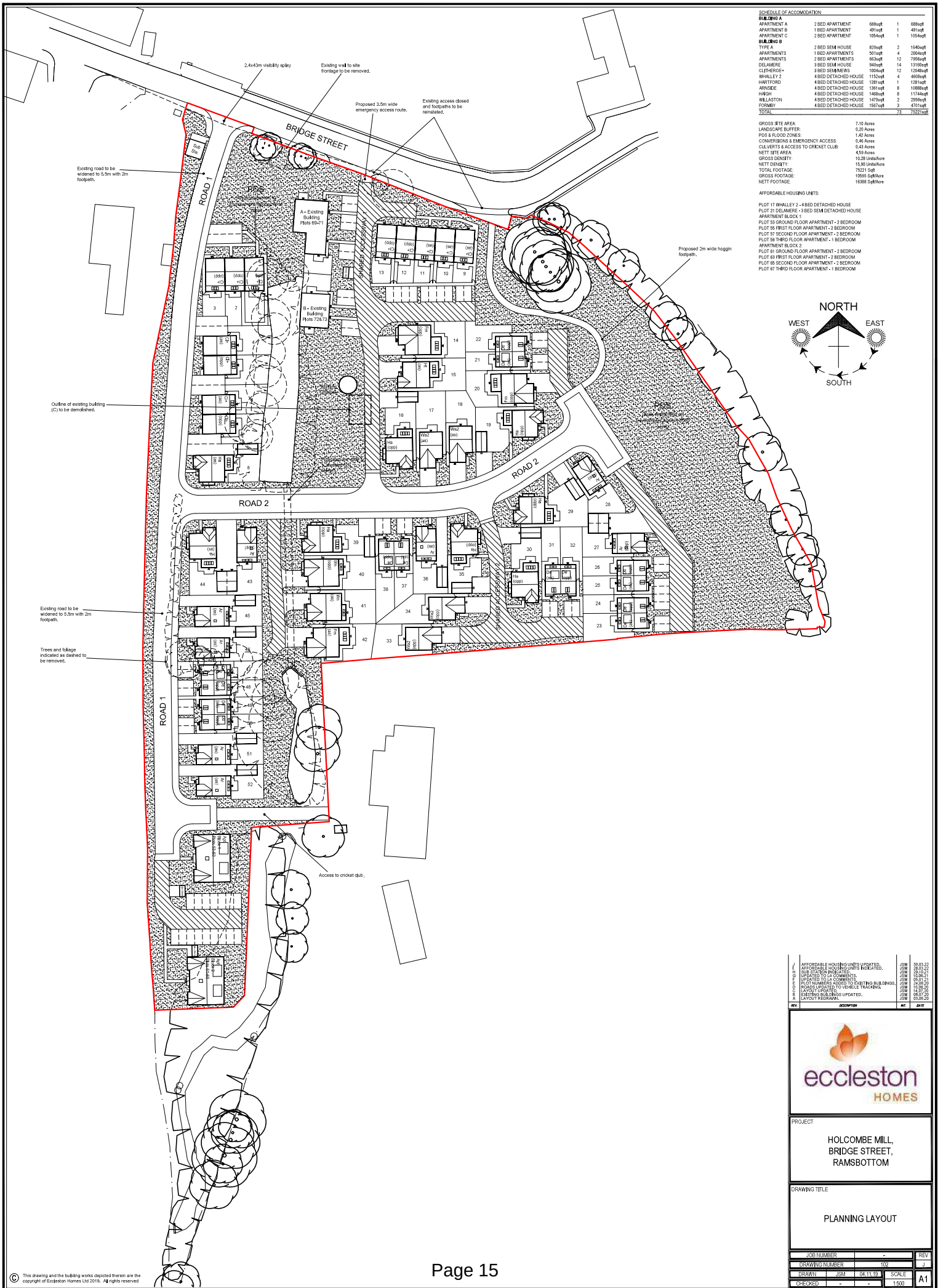
65844

Photo 5



Photo 6





SCHEDULE OF ACCOMMODATION				
BUILDING A				
APARTMENT A	2 BED APARTMENT	68sqft	1	68sqft
APARTMENT B	1 BED APARTMENT	49sqft	1	49sqft
APARTMENT C	2 BED APARTMENT	105sqft	1	105sqft
BUILDING B				
TYPE A	2 BED SEM HOUSE	87sqft	2	174sqft
APARTMENTS	1 BED APARTMENTS	50sqft	4	200sqft
APARTMENTS	2 BED APARTMENTS	63sqft	12	756sqft
DELAWARE	3 BED SEM HOUSE	94sqft	14	1316sqft
CLITHEROE+	3 BED SEM HOUSE	100sqft	12	1200sqft
WHALLEY 2	4 BED DETACHED HOUSE	115sqft	4	460sqft
HARTFORD	4 BED DETACHED HOUSE	139sqft	1	139sqft
ARNcliffe	4 BED DETACHED HOUSE	138sqft	8	1104sqft
HIGH	4 BED DETACHED HOUSE	148sqft	8	1184sqft
WILLASTON	4 BED DETACHED HOUSE	147sqft	2	294sqft
FORMER	4 BED DETACHED HOUSE	156sqft	2	312sqft
TOTAL			73	7332sqft

GROSS SITE AREA	7.16 Acres
LANDSCAPE BUFFER	0.20 Acres
POS & FLOOD ZONES	1.40 Acres
CONSERVING & EMERGENCY ACCESS	0.48 Acres
CLITHEROE & ACCESS TO CRICKET CLUB	0.43 Acres
NETT SITE AREA	4.53 Acres
GROSS DENSITY	16.28 Units/Acre
NETT DENSITY	15.90 Units/Acre
TOTAL FOOTAGE	7521 Sqft
GROSS FOOTAGE	15985 Sqft/Acre
NETT FOOTAGE	15888 Sqft/Acre

AFFORDABLE HOUSING UNITS	
PLOT 17 WHALLEY 2 - 4 BED DETACHED HOUSE	
PLOT 21 DELAWARE - 1 BED SEM DETACHED HOUSE	
APARTMENT BLOCK 1	
PLOT 55 GROUND FLOOR APARTMENT - 2 BEDROOM	
PLOT 56 FIRST FLOOR APARTMENT - 2 BEDROOM	
PLOT 57 SECOND FLOOR APARTMENT - 2 BEDROOM	
PLOT 58 THIRD FLOOR APARTMENT - 1 BEDROOM	
APARTMENT BLOCK 2	
PLOT 6 GROUND FLOOR APARTMENT - 2 BEDROOM	
PLOT 63 FIRST FLOOR APARTMENT - 2 BEDROOM	
PLOT 65 SECOND FLOOR APARTMENT - 2 BEDROOM	
PLOT 67 THIRD FLOOR APARTMENT - 1 BEDROOM	

APPROPRIATE HOUSING UNITS UPDATED.	JSM	28.03.22
APPROPRIATE HOUSING UNITS INDICATED.	JSM	28.03.22
SUB-SECTION INDICATED.	JSM	28.03.22
UPDATED TO A COMMITTEE.	JSM	28.03.22
UPDATED TO A COMMITTEE.	JSM	28.03.22
UPDATED TO A COMMITTEE.	JSM	28.03.22
UPDATED TO A COMMITTEE.	JSM	28.03.22
UPDATED TO A COMMITTEE.	JSM	28.03.22
UPDATED TO A COMMITTEE.	JSM	28.03.22
UPDATED TO A COMMITTEE.	JSM	28.03.22

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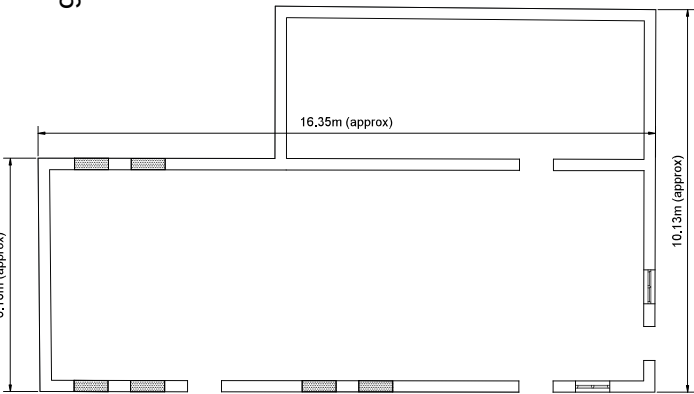


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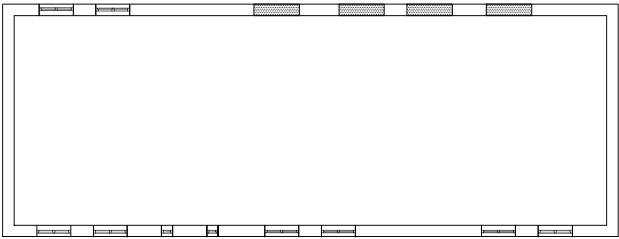
SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

				PROJECT	
				HOLCOMBE MILL, BRIDGE STREET, RAMSBOTTOM.	
REV.	DESCRIPTION	INT.	DATE		

					
DRAWING TITLE					
EXISTING BUILDING 'A'					
JOB NUMBER				REV	
DRAWING NUMBER		501		-	
DRAWN		CSW		SCALE	
CHECKED				1:100	
				A2	



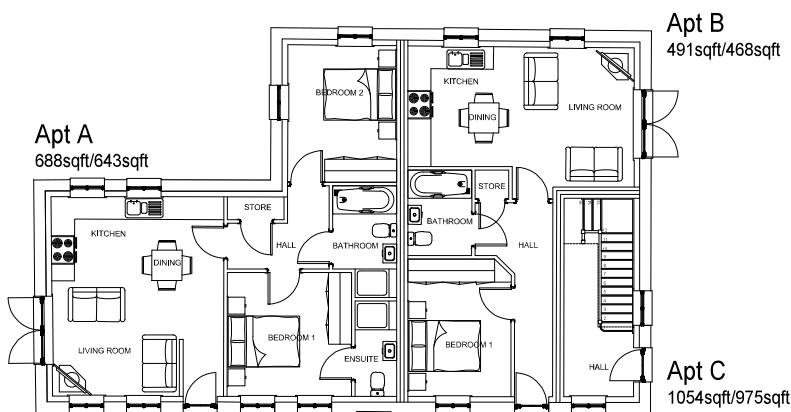
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SIDE ELEVATION

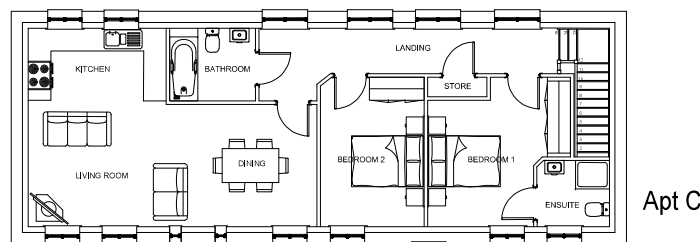
REAR ELEVATION

SIDE ELEVATION

Page 17

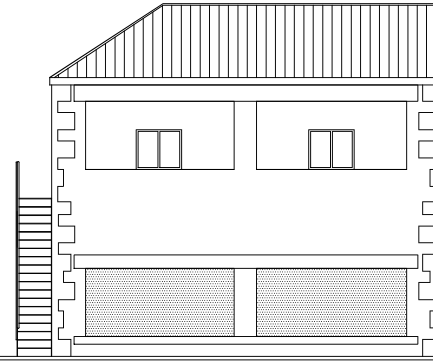
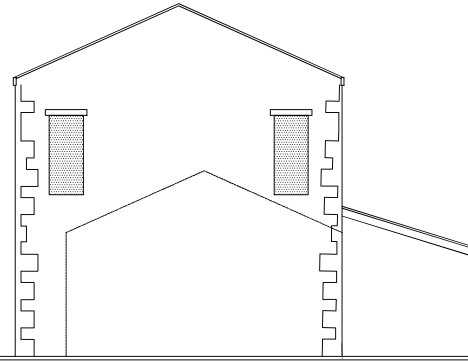
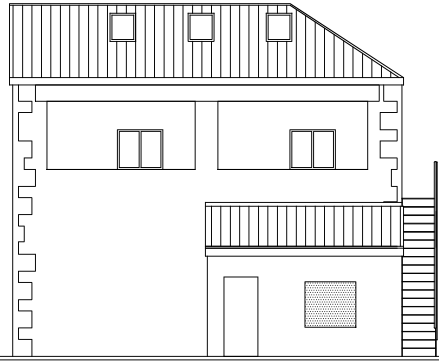


GROUND FLOOR PLAN



FIRST FLOOR PLAN

REV.	DESCRIPTION	INT.	DATE
			
PROJECT HOLCOMBE MILL, BRIDGE STREET, RAMSBOTTOM.			
DRAWING TITLE BUILDING A CONVERSION			
JOB NUMBER		REV	
DRAWING NUMBER		501-1	
DRAWN		JSM	
CHECKED		SCALE	
		1:100	
			A2



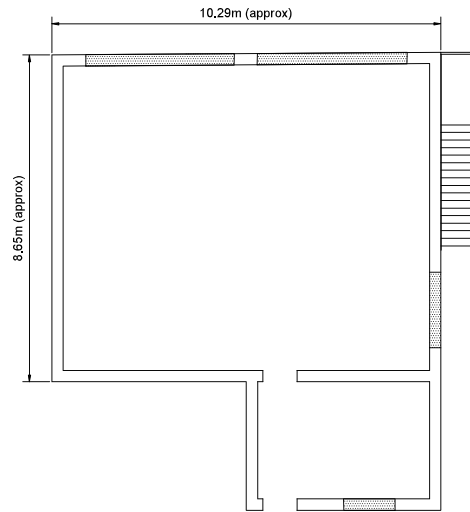
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SIDE ELEVATION

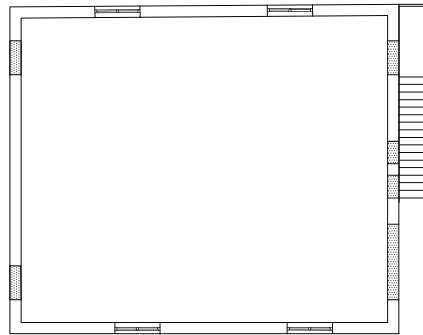
REAR ELEVATION

SIDE ELEVATION

Page 18

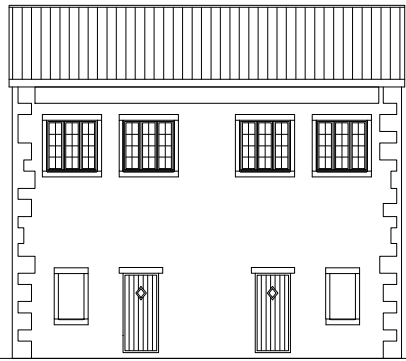


GROUND FLOOR PLAN

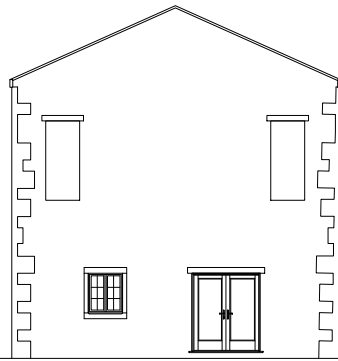


FIRST FLOOR PLAN

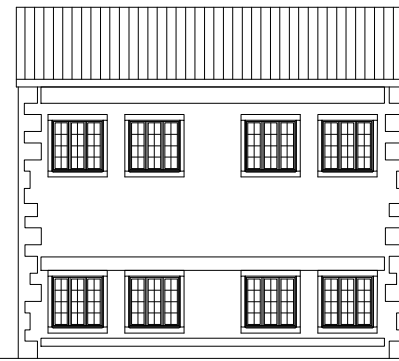
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		HOLCOMBE MILL, BRIDGE STREET, RAMSBOTTOM.	
DRAWING TITLE		EXISTING BUILDING 'B'	
JOB NUMBER		REV	
DRAWING NUMBER	502	REV	-
DRAWN	CSW	SCALE	1:100
CHECKED			A2



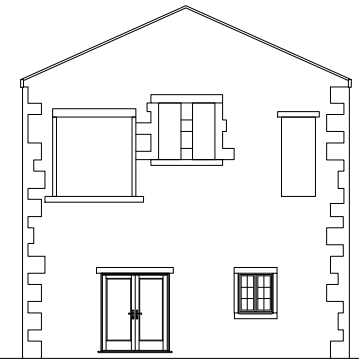
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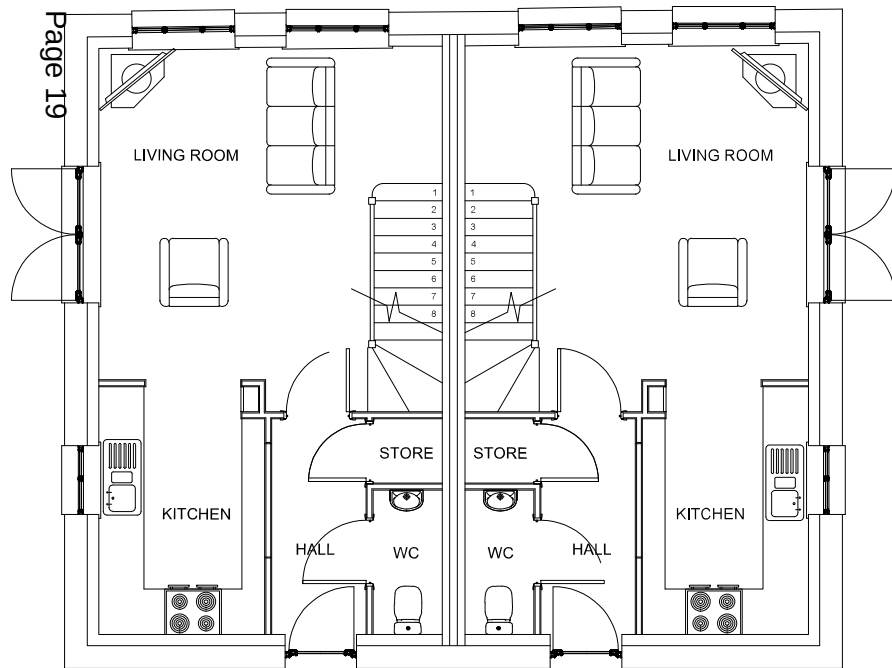
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REAR ELEVATION

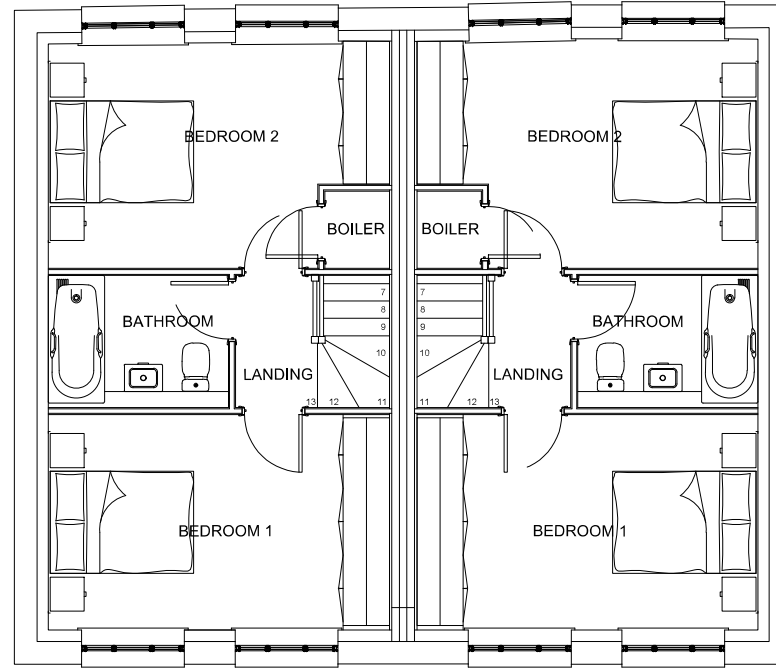
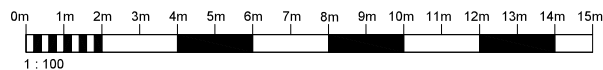


SIDE ELEVATION



GROUND FLOOR PLAN

820sqft/764sqft



FIRST FLOOR PLAN

A ELEVATIONS UPDATED.		JSM	06.01.21
REV.	DESCRIPTION	INT.	DATE
			
PROJECT HOLCOMBE MILL, BRIDGE STREET, RAMSBOTTOM.			
DRAWING TITLE BUILDING B CONVERSION			
JOB NUMBER		REV	
DRAWING NUMBER		A	
DRAWN	JSM	SCALE	A2
CHECKED		1.50/100	



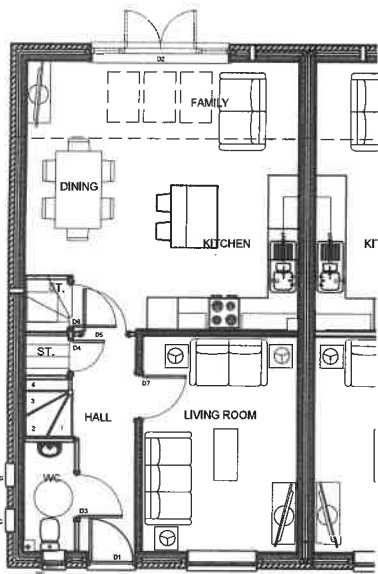
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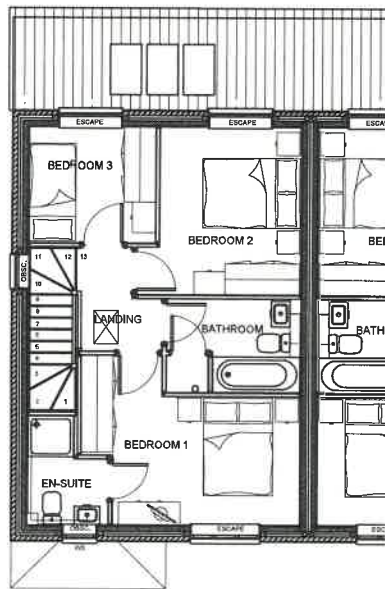
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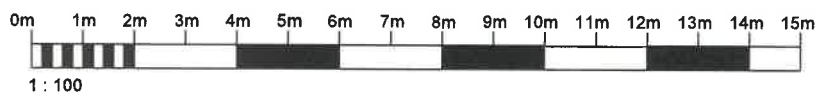
REAR ELEVATION



GROUND FLOOR



FIRST FLOOR



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SIDE ELEVATION

REV.	DESCRIPTION	BY:	DATE
A	CANOPY TO FRONT ELEVATION OMITTED.	JSM	08.10.21

PROJECT
HOLCOMBE MILL,
RAMSBOTTOM

DRAWING TITLE
CLITHEROE PLUS HOUSE TYPE
STONE VERSION
PLANNING DRAWING

JOB NUMBER		REV
DRAWING NUMBER	CL-P-01	A
DRAWN	CSW	SCALE
CHECKED		1:100

A3



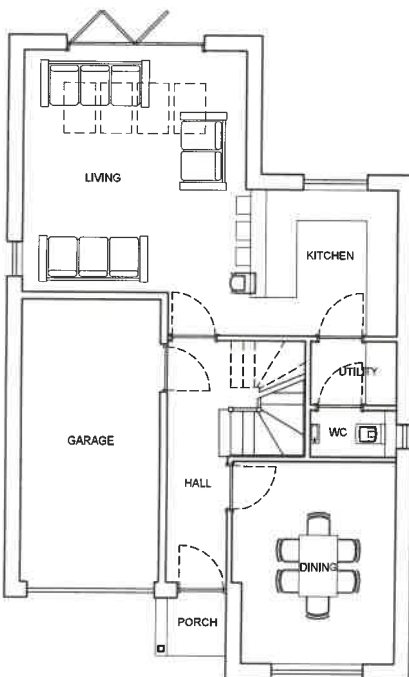
FRONT ELEVATION



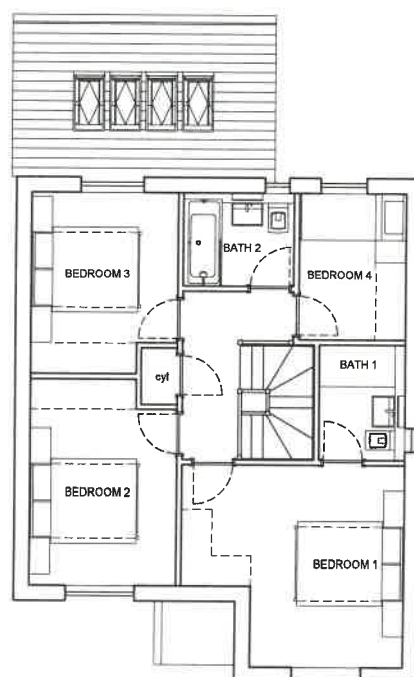
SIDE ELEVATION



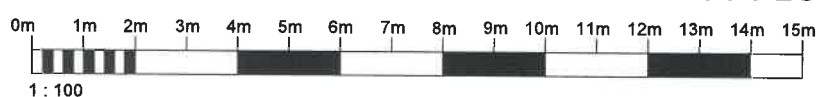
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



REAR ELEVATION

REV.	DESCRIPTION	BY:	DATE
A		JSM	JAN 2020

PROJECT
HOLCOMBE MILL,
RAMSBOTTOM

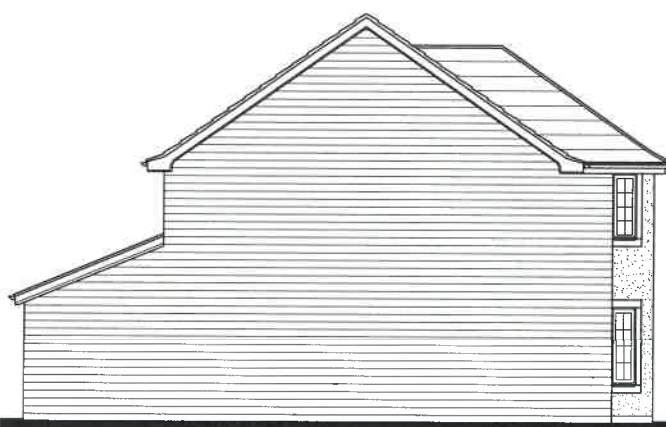
DRAWING TITLE
HARTFORD HOUSE TYPE
STONE VERSION
PLANNING DRAWING

JOB NUMBER		REV
DRAWING NUMBER	HT-P-01-2	A
DRAWN	JSM	SCALE
CHECKED		1:100

A3



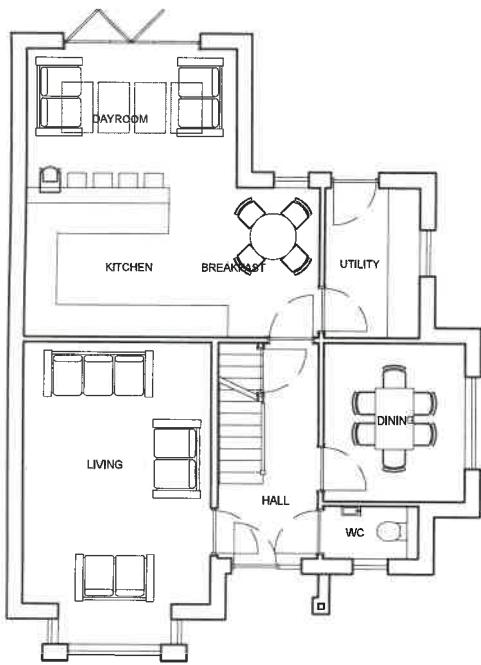
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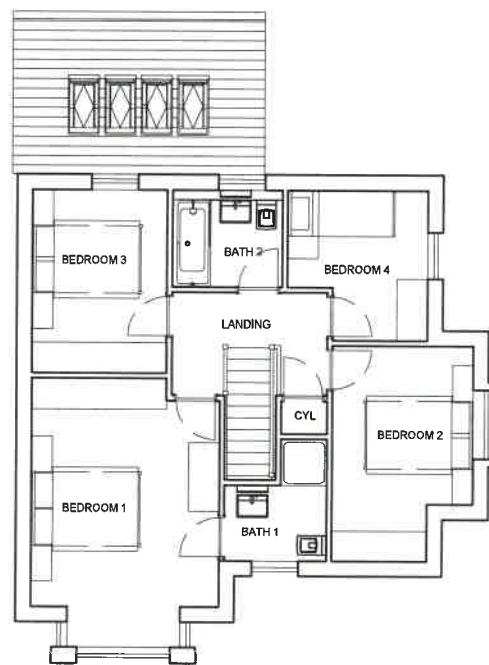
SIDE ELEVATION



SIDE ELEVATION



GROUND FLOOR

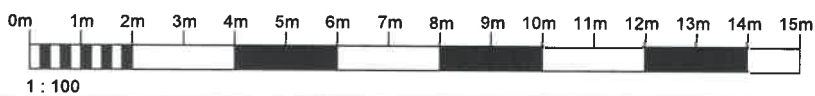


FIRST FLOOR



REAR ELEVATION

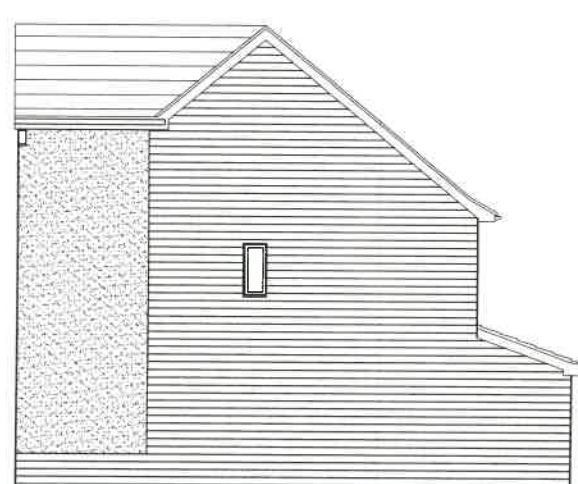
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PROJECT			
HOLCOMBE MILL, RAMSBOTTOM			
DRAWING TITLE			
HAIGH HOUSE TYPE STONE VERSION PLANNING DRAWING			
JOB NUMBER	-	REV	-
DRAWING NUMBER	HA-P-01-1		
DRAWN	JSM	JAN 2020	SCALE
CHECKED	-	-	1:100
			A3



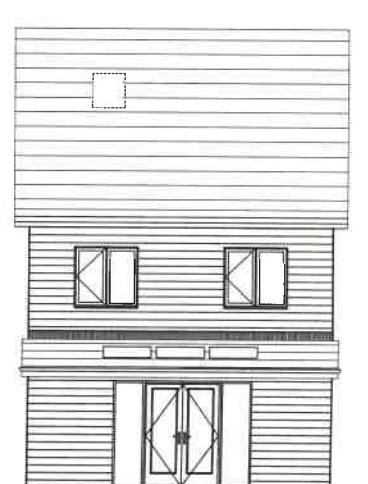
FRONT ELEVATION



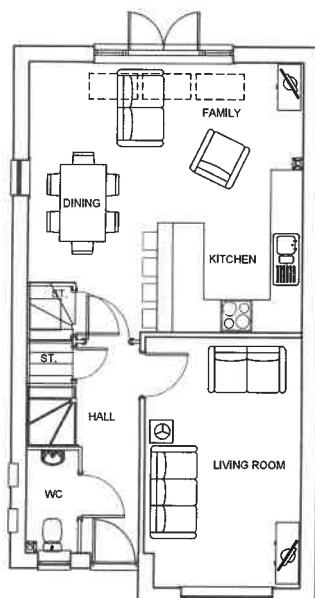
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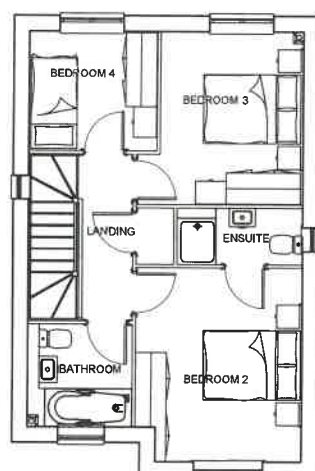
SIDE ELEVATION



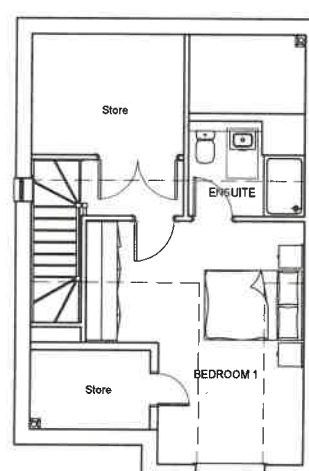
REAR ELEVATION



GROUND FLOOR

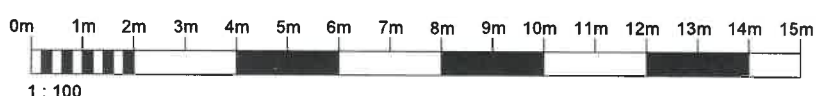


FIRST FLOOR



SECOND FLOOR

REV.	DESCRIPTION	BY	DATE
PROJECT			
HOLCOMBE MILL, RAMSBOTTOM			
DRAWING TITLE			
ARNSIDE HOUSE TYPE STONE VERSION PLANNING DRAWING			
JOB NUMBER	-	REV	-
DRAWING NUMBER	AR-P-02		
DRAWN	JSM	JAN 2020	SCALE
CHECKED	-	-	1:100
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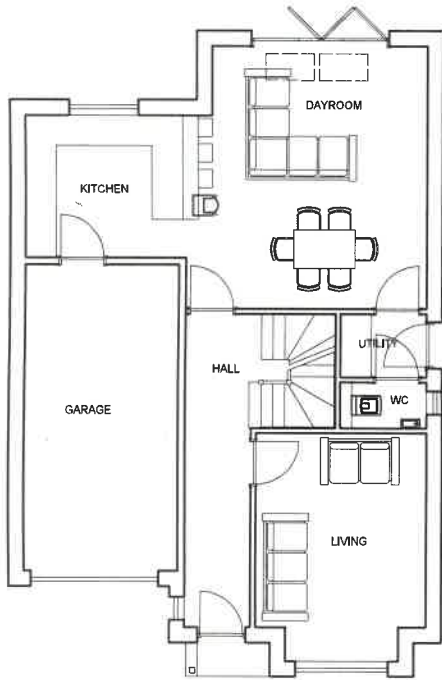
FRONT ELEVATION



SIDE ELEVATION



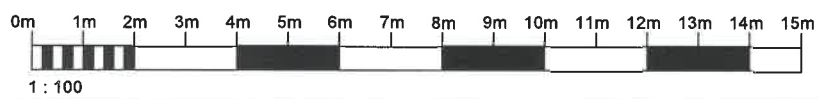
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



REAR ELEVATION

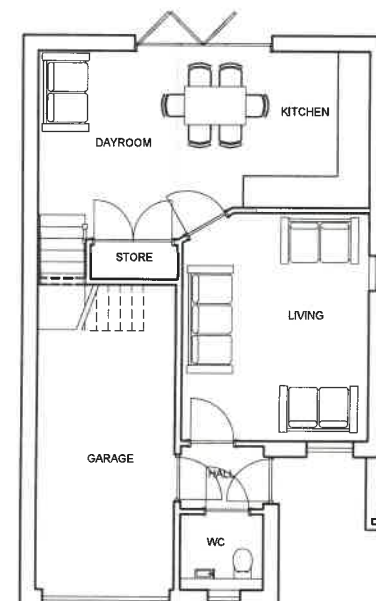
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PROJECT			
HOLCOMBE MILL, RAMSBOTTOM			
DRAWING TITLE			
WILLASTON HOUSE TYPE STONE VERSION PLANNING DRAWING			
JOB NUMBER		REV	
DRAWING NUMBER		WN-P-01-2	
DRAWN	JSM	JAN 2020	SCALE
CHECKED	-	-	1:100
			A3



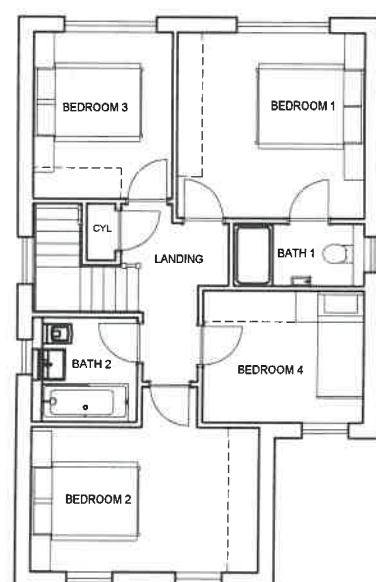
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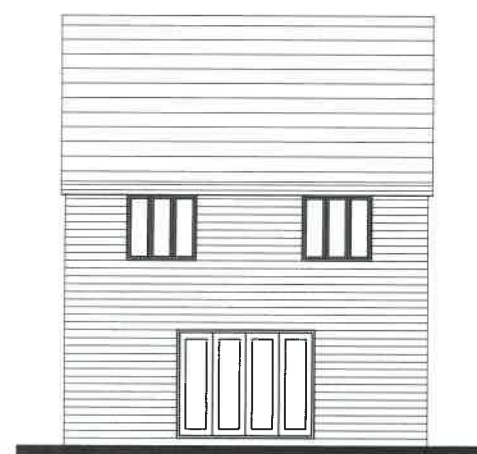
SIDE ELEVATION



GROUND FLOOR



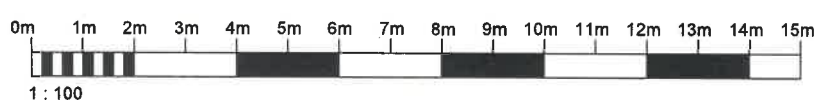
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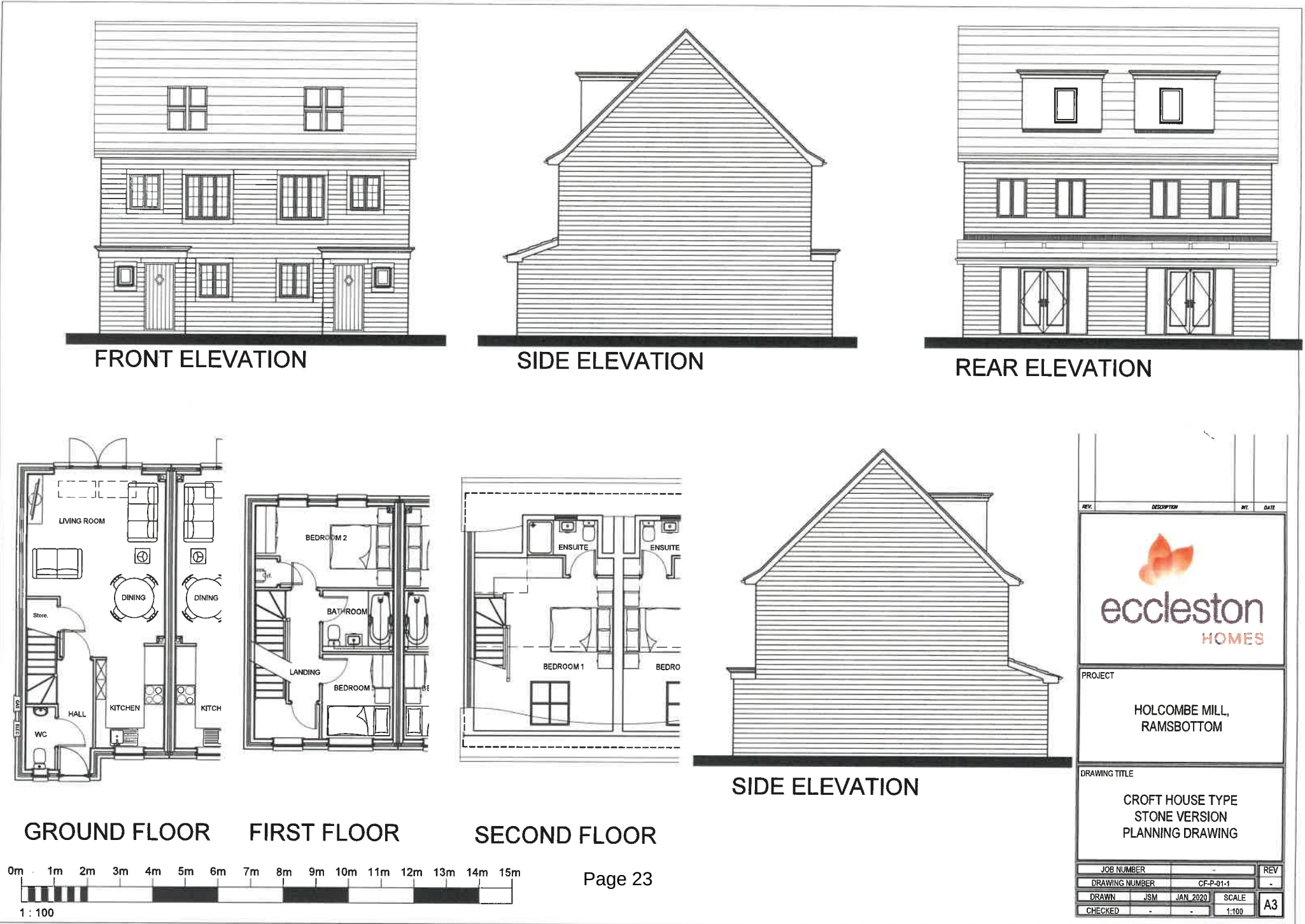
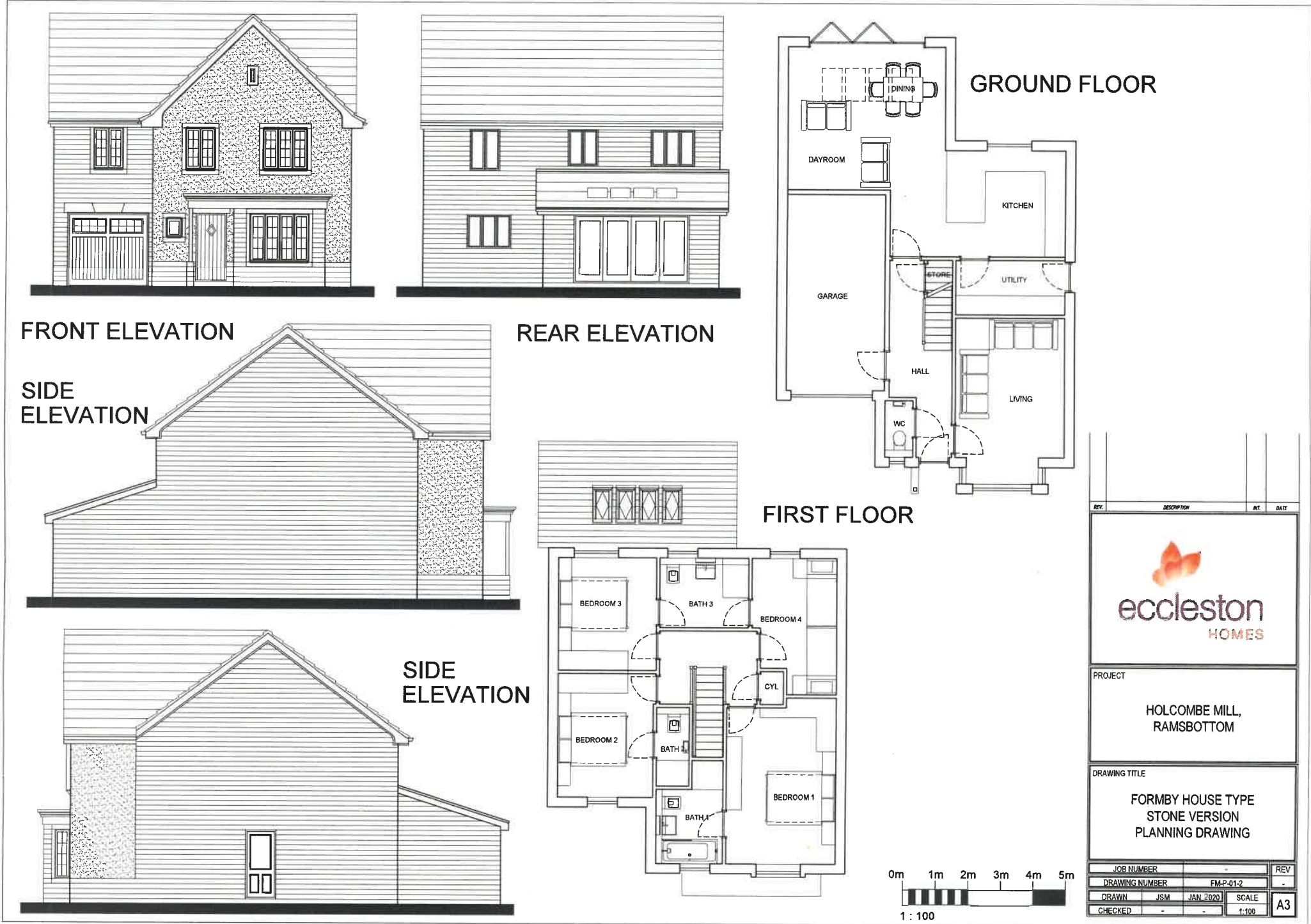
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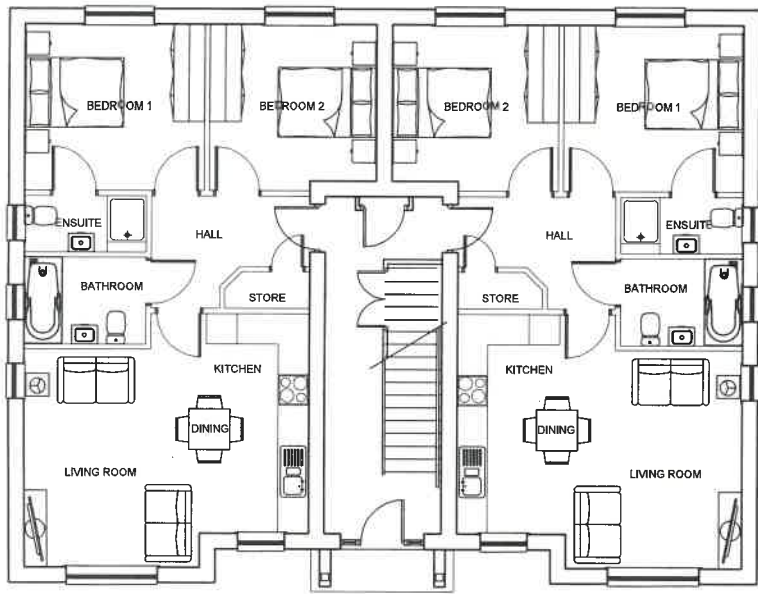


SIDE ELEVATION

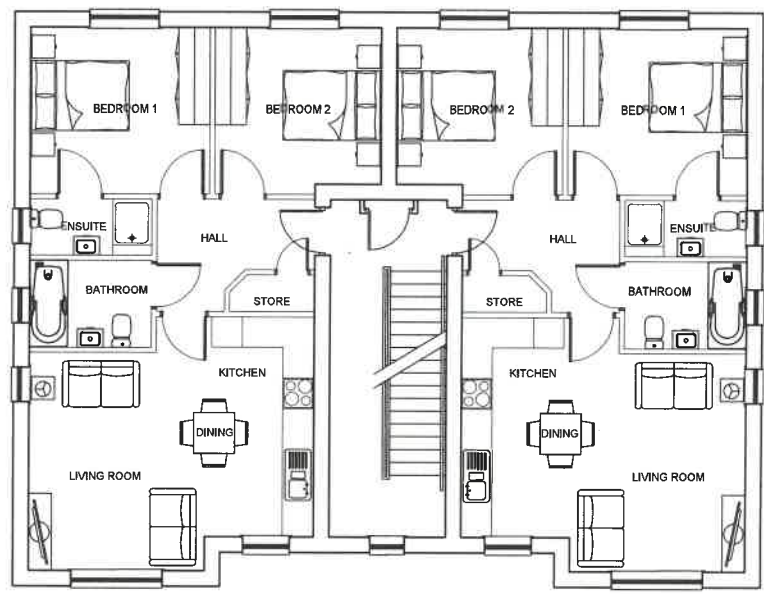


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DRAWING TITLE			
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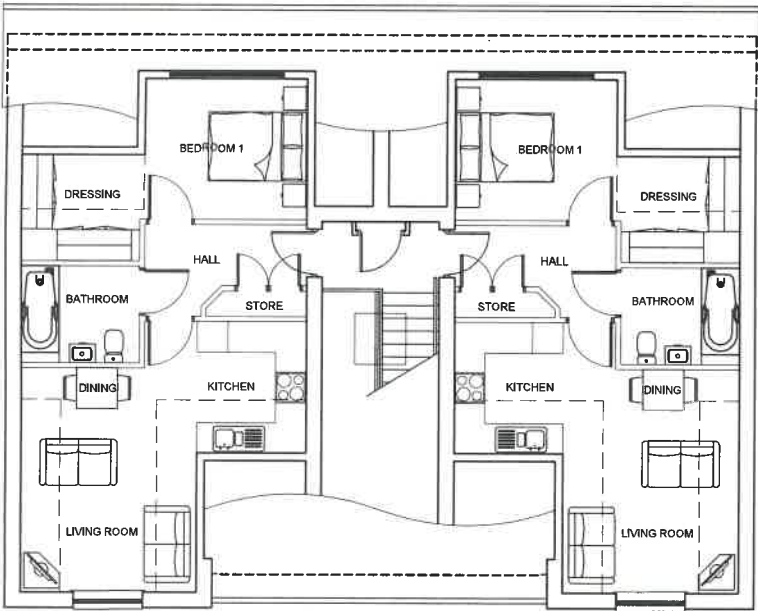




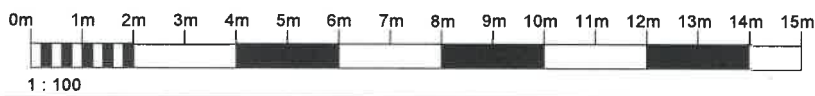
GROUND
FLOOR



FIRST &
SECOND
FLOOR



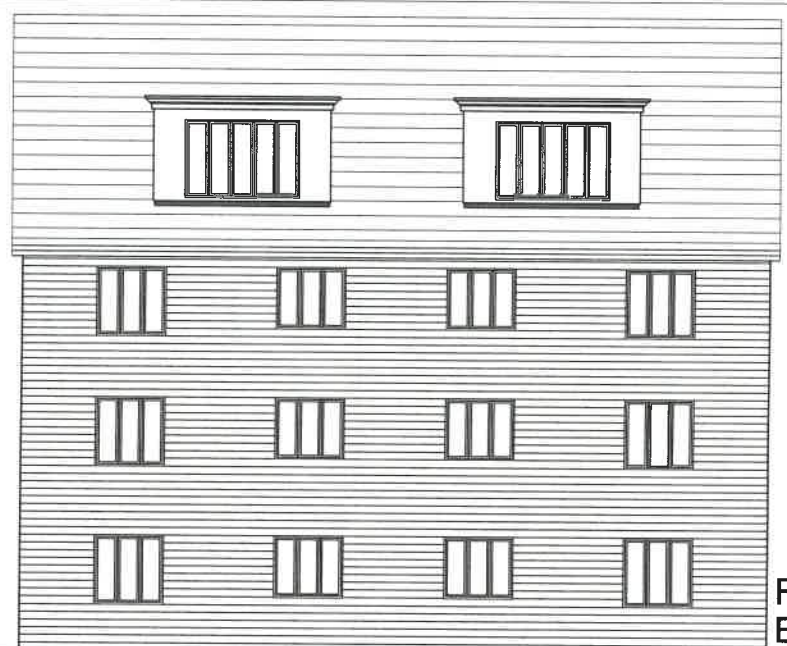
THIRD
FLOOR



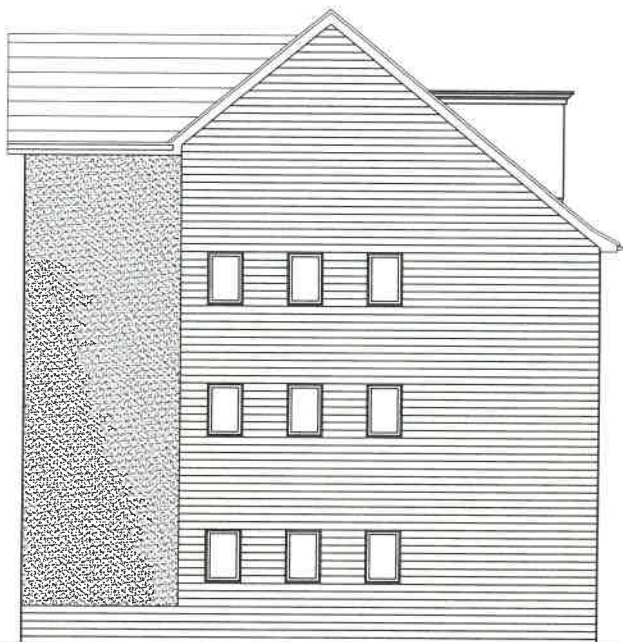
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PROJECT			
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DRAWING TITLE			
APARTMENT HOUSE TYPE PLANNING DRAWING			
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DRAWING NUMBER	AP-P-02		
DRAWN	JSM	JAN 2020	SCALE
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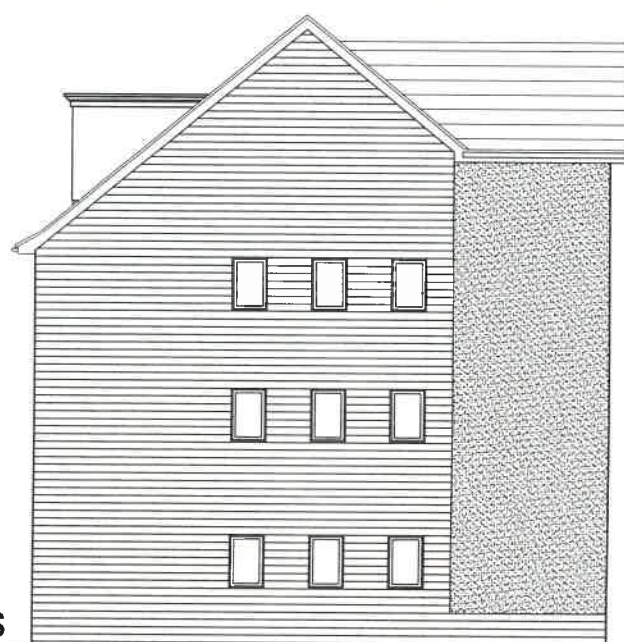
FRONT
ELEVATION



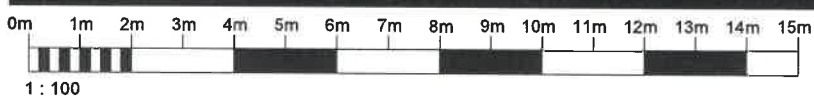
REAR
ELEVATION



SIDE
ELEVATIONS



REV	DESCRIPTION	BY	DATE
			
PROJECT			
HOLCOMBE MILL, RAMSBOTTOM			
DRAWING TITLE			
APARTMENT HOUSE TYPE STONE VERSION PLANNING DRAWING			
JOB NUMBER	-	REV	-
DRAWING NUMBER	AP-P-01-1		
DRAWN	JSM	JAN 2020	SCALE
CHECKED	-	-	1:100
			A3



Ward: Ramsbottom and Tottington -
Ramsbottom

Item 01

Applicant: Eccleston Homes Limited

Location: Former Mondi/Holcombe Mill, Bridge Street, Ramsbottom, Bury, BL0 0BS

Proposal: Erection of 73 no. dwellings including the retention and conversion of 2 existing buildings to residential use (5 no. units), the retention of a chimney and the demolition of a derelict building, together with engineering operations to create a development platform and associated parking, landscaping, drainage, the layout of internal estate roads and footways and other associated works

Application Ref: 65844/Full

Target Date: 17/12/2020

Recommendation: Minded to Approve

The Development Manager has requested a site visit.

Description

The site comprises a former paper mill close to the town centre of Ramsbottom, which was cleared of all but 3 buildings and the chimney in 2012. Within the site, the chimney and 3 buildings retained are located in the Ramsbottom Conservation Area, with the remainder of site being outside the Conservation Area.

Existing buildings within the site are two storeys in height and constructed from stone with slate roof and the chimney is constructed from red brick. Due to health and safety concerns, the upper 15 metres of the chimney was removed in 2015 to make it safe.

The site contains a large concrete hardstanding and there is a culvert that runs north to south through the site. The land to the south is grassed with two large bunds.

There are two vehicular accesses onto Bridge Street from the main part of the site. There is an access road, which leads to a car park associated with the site and continues to the football and cricket clubs, the second is gated and unused.

Peel Brow/Bridge Street forms the boundary to the north with public open space and the River Irwell beyond. The ELR is located to the west with a car park and supermarkets and the town centre beyond. The Cricket club and football club are located to the south of the site. To the east is the River Irwell, a wooded area and residential properties beyond. The land to the east slopes steeply and is much higher than the application site.

Proposed development

The proposed development involves the:

- erection of 73 dwellings including the retention and conversion of 2 existing buildings to residential use;
- the retention of the chimney;
- the demolition of a derelict building;
- engineering operations to create a development platform;
- associated works including parking, landscaping, drainage

The proposed development would provide a mix of apartments, terraced, semi-detached and detached dwellings, which would be two and three storeys in height. The proposed dwellings would be constructed from reconstituted stone and render with a tile roof.

Public open space would be provided on site in 2 areas - next to the River Irwell and adjacent to the main access road and existing buildings.

The proposed development would be accessed from the existing road adjacent to the East Lancashire Railway (ELR) with a secondary emergency access from Bridge Street/Peel Brow.

Relevant Planning History

Pre-application enquiries

02214/E - Redevelopment of site to include 2322 m2 (approx) A1 food store, 64 no. residential units ranging from 3/4 bed terrace and detached houses to 2 bed cottages and 58 no. retirement units/apartments at Mondri Mill, Ramsbottom. Response issued - 28 November 2018

Redevelopment of the site for 83 dwellings at Mondri Mill, Ramsbottom. Response issued - 28 January 2020

Planning applications

43908 - Temporary siting of 2 cabins for use as offices at Mondri Paper Mill, Holcombe Mill, Peel Bridge, Ramsbottom. Approved with conditions - 2 March 2005

44183 - Single storey extension adjoining existing offices opposite car park. New reception, kitchen and toilets at Mondri Paper Mill, Holcombe Mill, Peel Bridge, Ramsbottom. Approved with conditions - 13 April 2005

54265 - Demolition of buildings Nos 2 - 11, 13 & 14 at Holcombe Mill, Peel Bridge, Ramsbottom. Approved with conditions - 16 January 2012.

54266 - Conservation area consent for demolition of all buildings at Holcombe Mill, Peel Bridge, Ramsbottom. Withdrawn - 9 December 2011.

58287 - Demolition of the top 15 metres of the former Mondri Mill chimney at former Mondri Mill site, Bridge Street, Ramsbottom. Approved with conditions - 17 March 2015.

65217 - Erection of 83 no. dwellings, retention of chimney & 2 no. existing buildings (designated for commercial use) and demolition of derelict building at Former Mondri Mill/Holcombe Mill, Bridge Street, Ramsbottom. Withdrawn - 6 May 2020.

Publicity

The neighbouring properties were notified by means of a letter on 22 September 2020 and a press notice was published in the Bury Times on 1 October 2020. Site notices were posted on 7 October 2020.

2 letters of support have been received, which have raised the following issues:

- Fantastic news. The current site is a blot on the landscape. The land is wasted and becoming dangerous.
- The proposal will bring much needed investment, families and spending into Ramsbottom at a time when the economy is in dire straits.
- This is a change for the better and will provide much needed homes for people.
- Brilliant - a company working to rid Ramsbottom of an eyesore.

22 letters of objection, which have raised the following issues:

- Object. The Council said in 2015 that they would never build on flood plains again. This site is located in the flood plain.
- Under normal circumstances (pre-lockdown) Bury New Road is very congested at rush hour as this is one of a few accesses into and out of Ramsbottom. Adding another 72 homes will make this situation worse.
- Will additional funding be provided for schools, doctors or leisure facilities?
- Object on traffic grounds as there are hundreds of cars and hgv's using the road already. The water in my washing up bowl ripples due to the traffic and cannot be doing the structure of the road any good.
- A strong desire was expressed at a public meeting to see the site developed as a mixed

use development with new affordable homes, commercial space and parking. The sole residential development conflicts with Policy EC2/1 of the UDP.

- There is a serious lack of affordable housing in Ramsbottom and the lack of any on this site conflicts with Policy H4/1 of the UDP. The viability report provides no evidence for the estimated costs of developing the site and could make a profit of £3,853,157 if affordable housing was provided.
- The proposed development should invest in improvements to community infrastructure such as a path along the river connecting this new housing to Nuttall Park. No mitigation of the highways issues is proposed.
- It is disappointing that the developer did not engage with the community before the statutory consultation by Bury Council.
- It is irresponsible to build on a flood plain unless the Council plans to build flood defences.
- Ramsbottom does not have the infrastructure to support the traffic generated by this development.
- The site is a flood plain and putting houses on it will increase the speed in which water passes to the River Irwell and will send large volumes of water downstream.
- There are a number of rare species of bird that live along the riverbank, which would impact upon ecology.
- There are already 2-3 new housing developments in Ramsbottom. Another is not needed.
- Just leave Ramsbottom alone and if the site is to be developed, turn it into something that will benefit the town, not destroy it.
- If anyone approves of this development they must be either shareholders, or getting their pockets lined by the company in question.
- After so many previous objections why are Bury council allowing this proposal again?
- Listen to the wishes of the electorate you swore to serve, (yes you are our public servants, we are not your chattel or proles to subjugate) and hang your heads in shame!
- The developer should be required to reinstate the defunct riverside path to provide access for walkers/cyclists along the river to Nuttall Park.
- The application has been submitted during a regional lockdown and there has not been a town consultation. The public cannot gain access to the site to inspect it as it is closed off.
- The proposed development is located on a flood plain and the site sits at a low level. Flood water rises up from drains/sewers as well as from the river when the banks overflow. If the proposed development can be stopped from flooding, it will pass water downstream which will impact on Summerseat.
- Will the occupiers of these houses be told that they are on a flood plain? Will they be able to get insurance?
- It is the public who have to pay when homes and areas are flooded the remedial work is tax payer funded and frankly tax payers are fed up with having to bankroll developers and planning departments who waive plans through without proper analysis or thought re: flood plains.
- We build the smallest houses per square foot in Europe. This planned housing estate will be made up of 72 small houses/dwellings packed densely into a small area. There are likely to be more than 300 people living on this planned housing estate plus their visitors all located in an already busy and crowded town centre. Where is the public health report of the impact of this densely populated housing estate on an already busy town centre and the health of its existing population?
- What does the developer intend to do about the pollution levels associated with this housing estate?
- Ramsbottom does not have a police station, bank and the GP and dental practices are unable to absorb the 300 new patients from this development. There are insufficient places within schools. This must be addressed by the developer.
- There should be a limit on the number of houses that a developer can build in an area. Large parts of Ramsbottom are designated a conservation area. We are being over run by this developer and its small identikit mock tudor housing. The buildings and materials being used are not in line with existing housing materials the planned dwellings are

cramped, tall and narrow. Render and artificial slates are not in keeping with a conservation area.

- Current utilities do not have capacity currently.
- Conduct of the Planning Officer/Planning Department - Site Visit and Ramsbottom Visit by the Planning Officer from Bury Council during a Lock Down. Why is Bury MBC entertaining for a second time an application from this developer for a major housing estate in a small town during a region wide lockdown ?
- The proposal would have a negative impact upon the ELR, football and cricket clubs and tourist events in the town and this site would be better used as parking to support these events.
- The proposed design is not in keeping with the conservation area.
- The proposal represents a lost opportunity. The choice of design and materials is incongruous, being off the peg, utility, 'mock tudor' style of houses built in a mixture of reconstituted stone and rendered breeze block. A generic and unimaginative design, appropriate for suburbia but is not fit for a 19th century conservation area.
- If the talks about a metrolink extension to Rawtenstall succeed, where would everyone park? The mondi site would be a good place for a car park.
- Why can't the site be compulsory purchased?

The neighbouring properties and objectors were notified of revised plans on 18 February 2021.

3 letters of support have been received, which have raised the following issues:

- I support this application as the site is a blot on the landscape as you come into Ramsbottom.
- People are obsessed with traffic. The proposal will lead to 72 families who will be able to walk to shops and restaurants in Ramsbottom and will bring a nice feel to the town.
- Support this development. If more housing is needed, it makes sense to construct it on brownfield sites.
- Additional housing will bring more revenue into Ramsbottom and assist the centre in continuing to succeed.

17 letters have been received, which have raised the following issues:

- Strongly object as the transport infrastructure in Ramsbottom cannot support the additional houses.
- Disappointing to see that the developer continues to refuse to accept their obligation for Section 106 contributions or provide affordable housing.
- The comments submitted previously still apply.
- Objection based on flood risk.
- The principle access to the site should be as far away from Bridge Street level crossing as possible to prevent vehicles queuing over it
- Houses at the southern end of the site must be discouraged from planting high hedges against the railway boundary as this would obstruct the sighting of danger signals to train crew and staff.
- The developer must ensure that no drainage from hard areas can be directed towards the railway
- The Environment Agency's comments confirm that the development is on a flood plain, which poses a danger of harm to residents of the development and emergency services personnel. There is only one road in and out of this proposed development which will flood and hinder residents being evacuated and endanger emergency services personnel. It is stated that it might be better to leave residents cut off in their flooded homes. This remains the position. There is no emergency plan.
- There are bats in 2 of the buildings to be converted, which are legally protected. The proposed conversion of the buildings would result in offences being committed.
- There are otters and kingfishers in close proximity to the site, which are protected. A development of this site could recklessly disturb the protected species in breach of the law.
- The River Irwell will be harmed by pollution of debris, dust and rubbish.

- There are large scale invasive species on site and the report confirms it is not possible to eradicate it given its scale.
- No surface water drainage scheme has been submitted. All of the hardstanding on the development will cause greater flooding.
- Up to 160 extra cars plus their visitors will cause greater pollution and congestion
- The site should be converted to a community use.
- It is confirmed that there is to be no S.106 contribution or affordable housing. No reasoning or costings are supplied for this facile bald assertion by the developer so yet again existing local people are expected to fund increased infrastructure, the need for more school places, GP services, better roads, social care, refuse collection, street lighting etc. This is frankly appalling.
- lack of interest in the character of Ramsbottom continues to be displayed.
- The riverside walk has not been included
- Clarity required on who would be maintaining the public open space after tree establishment. Is a commuted sum to be paid to the Local Planning Authority? Also, will the riverside public open space be open for use by the people of Ramsbottom?
- The materials do not respect and enhance the setting of the historic and listed structures. The materials used should be stone and slate.
- Disappointed with the revised plans as not one of our issues has been addressed.
- No information has been submitted on how buildings A and B would be preserved or how the chimney would be retained.
- Flooding has occurred in Stubbins and Ramsbottom in 2012 and 2015 with river levels in Stubbins peaking at 2.78 metres with flooding possible above 1.3 metres. Flooding has occurred in Ramsbottom in 2017, 2020 and 2021.
- Concerned about the exit route and the velocity of any flood water on the evacuation route.
- No assessment of the impact of the additional traffic on the level crossing during the operation of the ELR and on event days or a commuter service between Bury and Rawtenstall.
- Can the local authority place a moratorium on developments of this scale in the town centre until the consultation for the proposed town centre plan has been completed?

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

Statutory/Non-Statutory Consultations

Traffic Section - Emergency access to be clarified and highway response reported in the Supplementary Agenda

Drainage Section - No objections subject to implementation in accordance with the submitted Drainage Assessment, Final Report, v1.3, January 2022 and associated plans and confirmation of detailed arrangements for future maintenance, including details of any management company appointed

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

Environmental Health - Pollution Control - No response.

Conservation Officer - No objections, subject to a condition relating to materials.

Waste Management - No response.

Transport for GM - No objections, subject to a contribution of £110,000 towards implementation of the MOVA.

Environment Agency - No objections, subject to the inclusion of conditions relating to finished floor levels.

Design for security - No response.

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, otters, nesting birds, invasive species and method statement and informatives relating to kingfishers.

GM Archaeological Advisory Service - No objections, subject to the inclusion of

conditions relating to archaeology.

Historic England - No comments.

GM Fire Service - No objections, subject to the provision of an emergency access.

Pre-start Conditions - Awaiting confirmation the agent agrees to the pre-commencement conditions.

Unitary Development Plan and Policies

EC1/1	Land for Business (B1) (B2) (B8)
EC2/1	Employment Generating Areas
EC3/1	Measures to Improve Industrial Areas
EC6/1	New Business, Industrial and Commercial
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
H4/2	Special Needs Housing
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN1/5	Crime Prevention
EN1/7	Throughroutes and Gateways
EN1/8	Shop Fronts
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN2/3	Listed Buildings
EN3/1	Impact of Development on Archaeological Sites
EN3/2	Development Affecting Archaeological Sites
EN5/1	New Development and Flood Risk
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN6/4	Wildlife Links and Corridors
EN7	Pollution Control
EN7/1	Atmospheric Pollution
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8	Woodland and Trees
EN8/2	Woodland and Tree Planting
OL5/2	Development in River Valleys
RT1/1	Protection of Recreation Provision in the Urban Area
RT2/2	Recreation Provision in New Housing Development
RT3/2	Additional Provision for Recreation in the Countryside
RT4/6	East Lancashire Railway
HT2/4	Car Parking and New Development
HT2/5	Public Car Parks
HT4	New Development
HT5/1	Access For Those with Special Needs
HT6/1	Pedestrian and Cyclist Movement
HT6/2	Pedestrian/Vehicular Conflict
TC2/2	Mixed Use Development
TC2/3	Vacant and Cleared Sites
Area	Railway Street/Bridge Street/Peel Brow
RM5	
SPD1	Open Space, Sport and Recreation Provision
SPD2	DC Policy Guidance Note 2: Wildlife Links & Corridors
SPD3	DC Policy Guidance Note 3: Planning Out Crime
SPD5	DC Policy Guidance Note 5: Affordable Housing
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury

SPD14	Employment Land and Premises
SPD16	Design and Layout of New Development in Bury
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guide

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 (Employment) - Part of the application site is specifically allocated for employment use under Policy EC1/1 of the adopted Bury Unitary Development Plan (UDP) and the majority is designated as an Employment Generating Area under UDP Policy EC2/1. This allocation and designation was largely reflective of the fact that the former Holcombe Mill site was fully operational and an established employment use at that time.

However, since the closure of the mill in December 2008, the site has remained vacant and has undergone a programme of demolition that has subsequently presented a significant development opportunity on the edge of Ramsbottom town centre.

Policy EC1/1 states that the land is allocated for business (B1), general industrial (B2) and warehousing uses (B8). Development for other business and industrial uses will only be permitted in exceptional circumstances and in accordance with other Policies and proposals of the plan.

Policy EC2/1 states that the Council will only allow development for the uses specified. In the case of the Ramsbottom EGA (EC2/1/1), the acceptable uses are identified as being business (B1), general industrial (B2), warehousing (B8) and leisure and tourism uses. Other uses will only be allowed where they constitute limited development or where they would not substantially detract from the area's value as an EGA.

Paragraph 120 of the NPPF states that planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:

- a) they should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and
- b) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.

Paragraph 121 of the NPPF states that local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:

- a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework; and
- b) make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.

Through UDP Policies EC1/1 and EC2/1, the application site is effectively considered suitable for business, industrial, warehousing and leisure and tourism uses. The proposed development differs from the previous application in that it is solely for residential use and there is no commercial development. Residential is not one of the uses considered suitable for the site in principle under either UDP Policies EC1/1 or EC2/1.

However, Policy EC1/1 states that other uses will only be permitted in exceptional circumstances and, in this respect, it is considered appropriate to consider the circumstances of the site and, in particular, that it has remained vacant and unused since 2008 in a prominent location close to the heart of Ramsbottom town centre.

Similarly, UDP Policy EC2/1 states that alternative uses will only be permitted where they would constitute limited development or where they would not substantially detract from the area's value as an EGA. Whilst the loss of a significant part of the EGA to residential cannot be considered to constitute limited development, it is necessary to consider whether the proposal would substantially detract from the area's value for generating employment. In this respect, it is relevant to consider the fact that the site has not generated any employment or economic output for 14 years.

As stated above, paragraph 120 of the NPPF specifies that where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area. The applicant has submitted a report on the Employment Potential and Economic Viability of the site and this has concluded that the site was unlikely to ever be reoccupied for employment purposes due to the following site constraints:

- Difficult access for HGV's from the M66 motorway
- Access via residential roads
- Proximity to the River Irwell
- Lack of viability.

It is accepted that this is a reasonable conclusion to draw from the assessment of the site and that there is no reasonable prospect of the site being reused for employment purposes.

In light of the above, it is considered that there are exceptional circumstances to justify residential development on the land allocated under UDP Policy EC1/1 and that, in the context of UDP Policy EC2/1, the loss of the site to residential would not substantially detract from the area's value as an EGA.

As such, the loss of the employment use of the site to residential is considered to be acceptable in principle.

Principle (Housing) - 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.

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up with sites that have an extant planning permission and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the five year supply calculations as many sites will take longer than five years to come forward and be fully developed (e.g. some large sites could take up to ten years to be completed). As such, latest monitoring indicates that the Council is unable to demonstrate a five year supply of deliverable housing land. In addition to this, past under delivery of housing has resulted in Bury having a 'low' housing delivery test result. This needs to be treated as a material factor when determining applications for residential developments.

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 are a mix of uses, including residential and commercial in the locality. As such, the proposed development would not conflict with the surrounding land uses and would be in a sustainable location with regard to services and public transport. Therefore, the proposed development would be in accordance with Policy H1/2 of the Bury Unitary Development Plan.

Heritage/impact upon the conservation area - As set out above, part of the application site falls within the Ramsbottom Conservation Area (a Designated Heritage Asset).

Sections 66 and 72 of the Town & Country Planning (Listed Buildings & Conservation Areas Act) 1990 imposes a statutory duty upon the Local Planning Authority (LPA) to recognise, positively manage and ensure the preservation or enhancement of Listed Buildings and Conservation Areas.

Chapter 16 of the National Planning Policy Framework (NPPF) sets out the Government's planning policy position in relation to development involving heritage matters. Paras 194 to 208 set out how the significance of Conservation Areas must be considered in relation to development proposals including, but not limited to, the judgement of harm, significance, loss to heritage assets (Designated ones and non-designated ones).

UDP Policies EN2/1 and EN2/2 seek to protect the character of conservation areas and to ensure that proposals preserve or enhance the character of such sensitive buildings and areas. In applying the tests of the policy to proposals, nature of the development, materials, relationships between visual qualities and the surrounding areas et al form part of the assessment process to ensure a high, conservation approach is adopted that is designed to preserve or enhance.

The site is partly located within the chimney is located within the Ramsbottom Conservation area and includes a chimney, office building and engineering building. The chimney would once have been one of many within the town, but the others have since been demolished. The chimney is one of two left in the immediate area and it has been identified in the Ramsbottom Conservation Area Appraisal as a 'significant building that makes a positive contribution to the character of the Conservation Area.'

The plans originally submitted with this application did not address the concerns raised during the previously withdrawn application (65217). The concerns from the previous application related to the impact on the character, appearance and setting of the Ramsbottom Conservation Area by the design, size, mass, scale, palette and materials of the proposed house types. The proposed house types appeared to be off the peg designs, which have been repeated at other sites.

Revised plans have been submitted with regard to the layout, design, mass, scale and materials for the proposed house types. The proposed dwellings would be constructed from natural stone, which would be appropriate to the conservation area. The proposed house types within and along the boundary with the Conservation Area would be smaller terraced plots. The proposed house types are significantly different from the originally submitted house types and would provide reconstituted stone built houses with a simple design that would respect the character of the historic built form of the setting of the Conservation Area.

The majority of the application site is located outside of the Conservation Area and the key consideration is the appearance of the materials in relation to the existing buildings on site. Given that the majority of the site is outside of the Conservation Area, the viability constraints and the use of the material across the whole site, the use of reconstituted stone

is considered to be acceptable, subject to conditional control. As such, the proposed development would preserve the character of the Conservation Area.

The site as it currently exists represents a negative feature on and within the setting of the Conservation Area and the proposed development would remove this negative feature. As such, the proposed development would cause no harm to, or loss of significance to the Conservation Area and would enhance the character of it and its setting. The Conservation Officer has no objections, subject to the inclusion of a condition relating to the external materials, including stone, roof covering and door design.

Paragraph 203 of the National Planning Policy Framework (NPPF) says the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The site has largely lost its industrial legibility and understanding. The proposed retention and conversion to residential use of buildings A and B, commonly accepted as being A – the mills' administrative offices and B – an engineering workshop is welcomed. The proposed changes to the external appearance of building A are minimal and would retain its important architectural features, which together with its evidential value as a factory office would retain the remaining legibility of the site of its former industrial use. Building B is less significant and has been much altered and as such the proposed alterations in order to adapt the building to a residential use are also acceptable. Both buildings A and B have been weighed in the balance of paragraph 203 of the NPPF. It must be stressed the proposed adaptations are only acceptable with the proviso that in building A no window or door openings are moved, removed, blocked up or altered in any way and no architectural features such as lintels, string courses, hoods and ashlar are removed or altered. The Conservation Officer has no objections, subject to the inclusion of conditions relating to the details of new window and door openings for buildings A and B.

Conclusion - The revised proposed layout, house types, design and materials of the development for the reasons given would be acceptable with regard to views in and out of the conservation area. The proposal would comply with inter alia paragraph 206 of the NPPF:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”.

Together with the conversion of buildings A and B and the demolition of Building C the proposal would enhance the character and appearance of the conservation area and its setting as required by section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and accord with the aims of Policy 4 of the Conservation Area Appraisal and Management Plan. The proposal would comply with paragraphs 197, 199, 200, 201, 202, 203, 206, 207 of the NPPF and Policies EN2/1 and EN2/2 of the Bury Unitary Development Plan.

Design and layout - The proposed development would provide a mix of apartments, terraced, semi-detached and detached dwellings. The proposed dwellings would be predominantly two storeys in height and 8 of the proposed dwellings would be two storeys with living accommodation in the roofspace. The proposed apartment blocks would be four storeys in height. There is a mix of two storey, two storeys with converted roofspace and the storey properties in the locality and as such, the proposed development would not be a prominent feature in terms of height.

There would be two rows of terraced properties across the frontage to Bridge Street, which would be located either side of the converted buildings. As such, the proposed development

would respect the character of the conservation area by providing a high density development, which is one of its characteristics.

The use of headers, eaves, gable details, porches and canopies would add visual interest to the elevations. As such, the proposed development would not be a prominent feature in the locality.

All of the proposed dwellings would have a side or rear garden, which would provide a suitable level of amenity space. There would be space within the gardens for bin storage and the proposed boundary treatments of timber fencing, railings and brick walls would be acceptable. As such, the proposed development would preserve the character of the conservation area and would not be a prominent feature in the streetscene. Therefore, the proposed development would be in accordance with Policies EN1/2, H2/1, H2/2, 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 to this case. The aspect standards states that there should be a minimum of 20 metres between directly facing habitable windows and 13 metres between a habitable room window and a two storey blank wall.

All of the relationships between the proposed dwellings within the site would comply with the aspect standards. The proposed dwellings would be set at least 10 metres from the boundary of the site and would not impact upon the neighbouring properties. Therefore, the proposed would not have an adverse impact upon residential amenity and would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

Flood risk/drainage - The application site is a former mill site which has partially been cleared and is largely situated within flood zone 3.

There is historical evidence that the site has flooded, namely in the recent Storm Eva and Storm Clara flood events experienced in 2015 and 2020.

A Flood Risk Assessment (FRA) was submitted with the application and further information has been provided over the course of the application. The proposed development would involve the creation of a development platform for the proposed dwellings to ensure that the finished floor levels for the dwellings would be set above the flood levels. The Environment Agency have considered the FRA, which has assessed the predominant fluvial flood risk to the site and proposed measures to mitigate the risks. The FRA identifies that there is some risk associated with access/egress from the site during a design event or more extreme events. The applicant has proposed management of these risks via a Flood Plan.

The Environment Agency has no objections to the proposed development, subject to the inclusion of conditions relating to finished floor levels.

The Emergency Planning team have been consulted on the Flood Plan and their comments are awaited. These will be reported in the Supplementary Report.

The issue of surface water drainage has been considered and further information submitted during the course of the application. The applicant has agreed to increase the size of the pipes within the site, which allows for the greater retention of water within the site. As a larger volume of water would be retained within the site, the proposed development would not increase the risk of flooding from surface water drainage. The Drainage Section has no objections, subject to the inclusion of a condition relating to Drainage Assessment and United Utilities has no objections, subject to the inclusion of conditions relating to foul and surface water drainage.

Therefore, the proposed development would not increase flood risk to the site or increase flood risk downstream. The proposed development would not impact adversely upon the foul and surface water drainage. Therefore, the proposed development would comply with

Ecology - An Ecology report was submitted with the application and the main issues to be considered in relation to ecology are bats, otters, nesting birds, invasive species, protection of the river Irwell and contributing to the natural environment.

Bats - A bat survey, including emergence and re-entry surveys was submitted with the application. The bat surveys identified small common pipistrelle roosts in both buildings proposed for conversion but no roosts were located in the building to be demolished or the chimney. As such, a license would be required from Natural England in addition for the conversion of the retained buildings. Given the low numbers of common pipistrelle utilising the building, GM Ecology Unit accepts that this could be mitigated and it likely that a licence would be issued by Natural England. GM Ecology Unit has no objections, subject to the inclusion of a condition relating to bats.

Otter - The ecological survey found no evidence of otters on the site and GM Ecology Unit have no reason to doubt the findings of the report. However, as otters are known to be present in the River Irwell and they have territories covering tens of kilometres, it is likely that otters may pass the site on occasion. As such, GM Ecology Unit have no objections, subject to the inclusion of a condition relating to otters.

Other Protected Species - Other protected species have been discounted and GM Ecology Unit agree with this approach. However, Kingfisher were recorded on the River Irwell and whilst nesting on site is extremely unlikely, an informative relating to Kingfisher has been recommended by GM Ecology Unit.

Nesting Bird - The site is becoming colonised by dense scrub and there is bird nesting habitat on site. GM Ecology Unit has no objections, subject to the inclusion of a condition relating to nesting birds.

Invasive Species - Japanese knotweed, Himalayan balsam and Cotoneaster spa are present on the site and an updated invasive species method statement was submitted during the course of the application. GM Ecology Unit has no objections, subject to the inclusion of a condition relating to invasive species.

Protection of the River Irwell - An assessment of the potential impacts on the river has now been provided. This has identified the likely risks and provided evidence that post development surface water drainage will have less impact on the river than the current drainage. Thereby, the proposed development would have a positive impact on the ecological potential of the river. The proposed public open space/flood alleviation scheme along the river would also have a positive impact. GM Ecology Unit are satisfied that negative impacts can be avoided and have no objections, subject to the inclusion of a condition relating to a construction environmental management plan.

Contributing to and Enhancing the Natural Environment - Section 174 of the NPPF 2019 states that the planning policies and decisions should contribute to and enhance the natural and local environment. Large parts of the site are hard standing, though colonisation by scrub is occurring, with losses of higher value habitat restricted to the woodland and scrub along the tributary watercourse and some mature trees along the river.

Habitat creation is proposed along the river, which is the best location for such mitigation to occur, with open space along the tributary watercourse and large areas of hardstanding would be replaced with garden landscape. Detailed planting proposals have been provided and native planting would be provided along the river which is welcomed. GM Ecology Unit has no objections, subject to the inclusion of a condition relating to landscaping.

Conclusion - With the recommended conditions in place, the proposed development would not cause harm to protected species or the River Irwell. Therefore, the proposed development would be in accordance with Policies EN6 and EN6/3 of the Bury Unitary

Development Plan.

Noise - A noise and vibration impact assessment was submitted to assess the impact of road traffic noise, noise from the nearby sports facilities and noise associated with the operation of the East Lancashire Railway.

The report assessed the noise generated from the nearby sports clubs and found the impact upon the occupiers of the proposed residential development was negligible.

The report assessed the noise generated from traffic and states that there would be exceedances in the garden areas to plots 8 and 21, which would be resolved by a 1.8 metre high fence between the garden and Bridge Street. The proposed development would provide standard thermal double glazing which would be sufficient to meet the required noise levels for the occupiers of the proposed dwellings. However, if windows were open for ventilation, it would not comply and as such, a forced ventilation scheme would be required for habitable rooms - see below for specific plot numbers.

The East Lancashire Railway operates between Heywood and Rawtenstall, which includes a stop at Ramsbottom. The railway line and station are located to the west of the site. The noise report states that the installation of 2.4 metre tall barriers would reduce the noise levels to an acceptable level. In addition, a forced ventilation scheme would be required for habitable rooms.

Across the site, the following would be required to reduce the impact from noise to an acceptable level:

- Barriers:
 - 1.8m barrier is required around the garden area attached to plots 8 and 21;
 - 2.4m barriers are required on the western boundaries of plots 2 to 7 and 43 to 51;
 - 2.4m barriers are required on the southern boundaries of plots 7 and 51.
- Alternate/forced ventilation:
 - Plots 1 to 4
 - Plots 8 to 28
 - Plots 30, 31 and 34;
 - Buildings A and B; and
 - All habitable rooms overlooking the railway - Plots 2-7 and 43-67.

The proposed boundary treatment plan confirms that all the required barriers would be provided and these would be timber acoustic fencing, which would be acceptable.

In conclusion, the proposed development would not have a significant adverse impact upon the amenity of the occupiers of the proposed dwellings, subject to the inclusion of conditions. Therefore, the proposed development would be in accordance with Policy EN7/2 of the Bury Unitary Development Plan.

Highways issues - A Transport Assessment was submitted with the application, which has been assessed by Transport for Greater Manchester (TfGM). The junction of Bury New Road and Manchester Road was modelled and the proposed development would increase traffic levels, which would exceed the capacity of the junction. As such, a contribution of £110,000 is required for the implementation of MOVA at the junction, which would increase capacity and efficiency of the junction. Following the analysis of the Viability Assessment, the applicant has agreed to pay this contribution and as such, the proposed development would be acceptable.

The proposed development would be accessed from the existing access road, which runs along the western boundary. This access road was previously in use by the paper mill and is also used by the football club and cricket club. Appropriate levels of visibility would be provided. There are two existing accesses onto Bridge Street. One would be closed and the second would be narrowed and only used as the emergency access. The closure and reduction in the use of these two accesses is welcomed.

Further comments from the Traffic Section will be reported in the Supplementary Report.

Parking - SPD11 states that the maximum parking standards for the proposed development are:

- 1 space per 1 bed dwelling;
- 1.5 spaces per 2 bed dwelling;
- 2 spaces per 3 bed dwelling;
- 3 spaces per 4 bed dwelling.

This equates to 159 spaces.

The proposed development would provide 138 spaces and 26 garages. The proposed development is located within walking distance of the town centre and as such, is located in a sustainable location. As such, the level of parking provided would be acceptable. Therefore, the proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan.

Planning obligations/viability - A viability assessment (VA) was submitted with the application and has been independently assessed. The report identifies that there are a number of abnormal costs associated with developing this brownfield site, including remediation, works to the chimney, piled foundations, gas membranes, acoustic fencing, works to the culvert and regrading the land.

The applicant's VA and the independent assessment concluded that the redevelopment of the site would not be viable if the full 25% (18 units) policy compliant level of affordable housing were required in addition to the highways contribution. Following negotiations with the developer, the proposed development would provide:

- Affordable housing - 10 affordable units would be provided, to be sold at a 25% discount on open market value.
- Recreation provision - A scheme for the ongoing management of the on-site recreation provision.
- Highways contribution - £110,000 towards the installation of MOVA

The NPPF requirement to deliver 25% of the affordable homes as First Homes would be applicable to this development, however due to the advanced stage of negotiations when the requirement came into force coupled with the confirmed viability issues, this requirement has not been applied in this case. The level of affordable housing is considered to be the maximum achievable while maintaining a viable development and as such, the proposed development would be in accordance with Policy H4/1 of the Bury Unitary Development Plan.

Response to objectors

- The site is located within flood zone 3 and the issues relating to flood risk have been addressed in the main report. The Environment Agency, Drainage Section and UNITED Utilities have no objections to the proposed development, subject to the inclusion of conditions.
- The issues relating to highway safety have been addressed in the main report.
- The issues relating to design, heritage and impact upon the Conservation Area have been addressed in the report above.
- The applicant submitted a viability report, which has been independently assessed and 10 affordable units will be provided. There is no policy requirement to provide funding for school or doctors. The proposed development would provide amenity space on site.
- The issues relating to ecology, invasive species and protected species have been addressed in the report above.
- The Local Planning Authority must determine all applications submitted to it and cannot refuse to determine an application, even during a lockdown.
- The Local Planning Authority must determine an application submitted in accordance with the Development Plan unless material considerations indicate otherwise. The

development plan includes the Unitary Development Plan and the NPPF. The town centre masterplan does not hold any weight with regard to the decision making process and is not a material 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 Paragraph 38 of the National Planning Policy Framework.

Recommendation: Minded to Approve

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 101, RAMS-TOPO-001, RAMS-TOPO-002, 102 J, 103 F, 105 A, 105, 105-1, 106, 501, 501-1, 502, 502-1 A, P.1202.19.11, AP-P-01-1, AP-P-02, ENG-02, CF-P-01-1, FM-P-01-2, WN-P-01-2, AR-P-02, HA-P-01-1, HT-P-01-2, CL+-P-01, SG-P-01-1, TG-P-01-1, STD-WD-030, F02, F02-1, F04-1, F05 E, F05-1 E, F06 B, F09, FO12, FO14 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 15 - 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 15 - Conserving and enhancing the natural environment.
6. The conversion of buildings B1 and B2 is likely to cause harm to common pipistrelle bats as identified in the Bat Nocturnal Surveys Report, by Ascerta ref. P.1202.19 and shall not in any circumstances commence unless or until the following has been submitted to and approved in writing by the Local Planning Authority:
 - A license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or
 - A statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a licenseReason. 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 Section 11 of the National Planning Policy Framework.
7. No earthworks shall commence unless or until a resurvey for otter has been carried out and a reasonable avoidance measures method statement for otters has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be carried out in accordance with the approved details only.
Reason. The scheme does not provide full details and 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 Section 11 of the National Planning Policy Framework.
8. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance.
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 15 - Conserving and enhancing the natural environment.
9. Prior to any earthworks the invasive species the Invasive Species method statement by Ascerta reference P.1202 detailing eradication and/or control and/or avoidance measures for Himalayan balsam, Japanese knotweed and Cotoneaster spp should be reviewed, updated and submitted to and approved in writing by the Local Planning Authority. The approved method statement shall be adhered to and implemented.
Reason. The scheme does not provide full details of the actual extent of Japanese Knotweed and Himalayan Balsam in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
10. No development, site clearance, earth moving shall take place or material or

machinery brought on site until a method statement to protect the River Irwell from accidental spillages, dust and debris has been submitted to and approved in writing by the Local Planning Authority. All measures will be implemented and maintained for the duration of the construction period in accordance with the approved details. Reason. The scheme does not provide full details of the protection measures and in order to ensure that no harm is caused to the River Irwell pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

11. The landscaping scheme hereby approved shall be implemented to the written satisfaction of the Local Planning Authority not later than 12 months from the date the building(s) is first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and 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 EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan..
12. Prior to the commencement of demolition or development groundworks the applicant or their agents or successors in title shall secure the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) prepared by the appointed archaeological contractor and submitted to and approved in writing by the Local Planning Authority. The WSI shall cover the following:
 1. A phased programme and methodology of archaeological fieldwork to include:
 - i. archaeological building survey (HE Level 1)
 - ii. targeted archaeological evaluation trenching
 - iii. informed by ii) above, targeted open area excavation and recording (subject to a separate WSI)
 2. A programme for post fieldwork assessment to include production of a final report on the significance of the below-ground archaeological interest.
 3. Deposition of the final report with the Greater Manchester Historic Environment Record.
 4. Dissemination of the results of the archaeological investigations commensurate with their significance.
 5. Provision for archive deposition of the report and records of the site investigation.
 6. Nomination of a competent person or persons

Reason. Information not submitted at application stage. To make a record of buildings and features of archaeological interest pursuant to policies EN3/1 – Impact of Development on Archaeological Sites, EN3/2 – Development Affecting Archaeological Sites and EN3/3 – Ancient Monuments of the Bury Unitary Development Plan.

13. The surface water drainage proposals shall be implemented in accordance with the submitted Flood Risk Assessment and Drainage Assessment, Final Report, v1.3, January 2022. The approved scheme only shall be implemented prior to first occupation and thereafter maintained. Reason. To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.
14. Foul and surface water shall be drained on separate systems. Reason. To secure proper drainage and to manage the risk of flooding and pollution pursuant to Unitary Development Plan Policies EN5/1- New Development

and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

15. No development shall commence unless or until, details of the proposed ground and floor levels have been submitted to, and approved in writing by, the Local Planning Authority.
The scheme shall show compliance with the requirements of the approved FRA (ref: Weetwood Final Report v1.2 dated August 2020), be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.
Reason. The scheme does not contain full details of the floor levels and to ensure that there are no detrimental impacts to flood storage or flood flow route and to reduce the risk of flooding to the proposed development and future users pursuant to Policy EN5/1 of the Bury Unitary Development Plan and the National Planning Policy Framework.
16. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the dwellings hereby approved being brought into use.
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.
16. The respective plots shall not be occupied unless or until the measures specified in the Noise and Vibration Impact Assessment have been implemented and made available for use.
Reason. To protect the residential amenity of the future occupiers of the dwellings hereby approved pursuant to Policy EN7/2 - Noise Pollution of the Bury Unitary Development Plan.

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