

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Mr David Spoors
Pozzoni Architecture Limited
Woodville House
2 Woodville Road
Altrincham
WA14 2FH

On Behalf Of:

Molly Sandford-Ward
Bury Council
29 Blackburn Street
Radcliffe
Manchester
M26 1NQ

PART 1 - Particulars of Application

Application Number: 69388

Date of Registration: 24/02/2023

Proposal:

Demolition of 13-21 Blackburn Street/TSB Bank and erection of three-storey civic hub building containing swimming pools, fitness suites and studios, indoor climbing facility, offices, cafeteria and library; Link block between Radcliffe Market and Market Chambers buildings, plus refurbishment of Market Chambers and Market Hall basement, for use as a multi-use event space, with associated external alterations and works and hard and soft landscaping

Location:

13-21 Blackburn Street, Radcliffe, Manchester, M26 1NN

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 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
Location Plan - Existing Site (RADHUB-POZ-VV-XX-DR-A-1100 P01)
Proposed Bus Drop-off (Dwg No. 2923-XX-XX-DR-C-1300 REV.P03)
Mechanical & Electrical Services (Dwg No. RADHUB-PIE-00-00-DR-L-0006 REV.P12)
Existing Asset Retention & Removal Plan (Dwg No. RADHUB-PIE-00-00-DR-L-0008 REV.P02)
Existing Site Plan (Dwg No. RADHUB-POZ-VV-XX-DR-A-1100 REV.P02)
Strip Sections (Sheet 1) (Dwg No. P5860_3600 REV.P06)

Ground Floor Notional Lighting Layout (Dwg No. 00-DR-E-6302 REV.P3)
Proposed Market & Chambers Sections (Dwg No. PAL-ZZ-XX-DR-A-1400 REV.P01)
Proposed Market & Chambers Basement Level B1 (Dwg No. PAL-ZZ-B1-DR-A-2000 REV.P11)
Below Ground Drainage, Outline Drainage Strategy (Dwg No. AJP-VA-ZZ-DR-C-0001 REV.P04)
Proposed Market & Chambers Ground Floor Level Notional Ventilation Layout (Dwg No. HAN-V2-00-DR-M-5710 REV.P4)
Proposed Civic Hub Ground Floor Plan (Dwg No. POZ-V4-00-DR-A-1202 REV.P12)
Proposed Civic Hub First Floor Plan (Dwg No. POZ-V4-01-DR-A-1203 REV.P10)
Proposed Civic Hub Roof Level Plan (Dwg No. POZ-V4-RF-DR-A-1202 REV.P04)
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 Ecological Enhancement (Dwg No. RADHUB-PIE-00-00-DR-L-0010 REV.P08)
 Landscaping Tree Retention & Removals (Dwg No. PIE-00-00-DR-L-0013 REV.P05)
 Landscaping Hardworks (Dwg No. PIE-00-00-DR-L-0013 REV.P05)
 Landscaping Furniture (Dwg No. PIE-00-00-DR-L-0005 REV.P12)
 Proposed Site Layout Plan (Dwg No. RADHUB-PAL-VV-XX-DR-A-1105 REV.P07)
 Proposed Block Plan (Dwg No. Dwg No. POZ-VV-XX-DR-A-1106 REV.P01)
 and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

- 3 No development, other than site clearance, demolition, remediation or ground works, shall commence unless or until 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.

- 4 Following the provisions of Condition 3 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 5 No development comprising the erection of any external walls shall take place until details of the materials to be used in the construction of the external surfaces of the development, including the roof, have been submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details.

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

- 6 No development, other than site clearance, demolition, remediation or ground works, shall commence unless or until details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

(i) An investigation of the hierarchy of drainage options in the National Planning

Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;

(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and

(v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Policy EN5/1 of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework.

- 7 Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and

b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development, pursuant to Policy EN5/1 of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework.

- 8 No development, other than site clearance, demolition, remediation or ground works, shall commence unless or until details of the means of ensuring the water main that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water main from construction activities and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.

Reason: In the interest of public health and to ensure protection of the public water supply, pursuant to Policy EN5/1 of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework.

- 9 No development, other than site clearance, demolition, remediation or ground works, shall commence unless or until details of the means of ensuring the 375mm combined water sewer that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local

Planning Authority in writing. The details shall outline the potential impacts from construction activities and the impacts post completion of the development on the 375mm combined water sewer that crosses the site and identify mitigation measures to protect and prevent any damage to the pipeline both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.

Reason: In the interest of public health and safety and to ensure protection of essential services, pursuant to Policy EN5/1 of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework.

- 10 Notwithstanding the approved drawings and documents, the external balcony to the south elevation of Market Hall & Chambers shall be constructed without props or any part of the supporting structure below the design flood level of 1% AEP + allowance for climate change, details of which shall be submitted to and agreed in writing with the Local Planning Authority.

Reason. In the interests of public safety, pursuant to Section 14 of the National Planning Policy Framework and Policy EN5/1 of the Bury Unitary Development.

- 11 Notwithstanding the approved drawings and documents, prior to installation of any external lighting to the balcony or terrace areas of the Market Hall & Chambers building, an external lighting scheme, that shall be designed to avoid adverse impacts to areas of importance to bats, shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter, external lighting shall be implemented and maintained in full accordance with the agreed scheme.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 and EN6/3 of the Bury Unitary Development Plan and Section 15 of the National Planning Policy Framework.

- 12 No demolition shall occur unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to demolition and written confirmation provided that no active bird nests are present has been agreed in writing by the Local Planning Authority unless the species present is feral pigeon in which case a general license issued by Natural England authorising destruction of feral nests should be provided to the Local Planning Authority.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 and EN6/3 of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 13 No works in the River Irwell, including invasive species control or on elevations adjacent to the river, including demolition shall occur unless reasonable avoidance measures for otter and bats has been provided to and agreed in writing by the Local Planning Authority.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 and EN6/3 of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 14 The development shall be carried out in accordance with the management methodology in the Invasive Weeds Management Plan by Stephenson Halliday, submitted with the application.

Reason. In order to ensure the removal/check to the spread of species that are listed as invasive non-native species under the Wildlife and Countryside Act 1981, in order to safeguard the biodiversity of the site and its surroundings, pursuant to Section 15 of the National Planning Policy Framework and policies EN6 and EN6/3 of the Bury Unitary Development Plan.

- 15 Notwithstanding the approved drawings and documents, no development, other than site clearance, demolition, remediation or ground works, shall commence unless a landscaping and biodiversity enhancement scheme is submitted to, and approved by the Local Planning Authority. The contents of the plan should include:
1. Fewer nest boxes around the new development ie only place on existing trees and locating of three house sparrow terraces on the River Irwell elevation of the Market Hall;
 2. Substitution of landscape trees with locally native species such as silver birch and;
 3. Prior to stopping up of sand martin holes addition of a sand martin wall (or drilling new holes direct in to retaining wall to mimic the weep holes already in usage) and;
 4. Attachment of three bat boxes to the River Irwell elevation of the development
- The approved scheme shall thereafter be implemented to an agreed timetable and retained thereafter.

Reason. In order to ensure adequate protection of existing landscape features of ecological value and to achieve appropriate landscape and biodiversity enhancements as part of the development in accordance with the requirements of Policies EN6, EN6/1, EN6/2 and EN6/4 of the UDP, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

- 16 The demolition and construction of the development hereby approved shall be undertaken in full accordance with the submitted documents 'Method of Working adjacent to the River Irwell Rev.0' (by Vinci Construction) and 'Environmental & Flood Risk Assessment Rev.0' dated 23/05/2023.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 and EN6/3 of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 17 All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

- 18 No development, other than site clearance, demolition, remediation or ground works, shall commence unless or until full details of the following have been submitted on a topographical based survey of the site and adjacent adopted highways to the Local Planning Authority:

- Formation of the proposed bus lay-by and associated alterations to the road alignment and footway on Dale Street (shown indicatively on submitted plan reference 2923-XX-XX-DR-C-13 Revision P03) to a scope and specification to be agreed, incorporating carriageway, footway and lay-by widths to be determined, demarcation of the limits the adopted highway, relocation/replacement of all affected street lighting columns and street furniture in positions to be agreed, relocated tactile paved crossing point and all associated incorporating carriageway, footway and lay-by widths to be determined, demarcation of the limits the adopted highway, relocation/replacement of all affected street lighting columns and street furniture in positions to be agreed, relocated tactile paved crossing point and all associated

highway and highway drainage remedial/accommodation works;

- All external alterations to the adopted highway around the perimeter of the site and implementation of a hard and soft landscaping scheme to a scope and specification to be agreed, incorporating the demarcation of the limits the adopted highway, low retaining walls and planting areas, relocation/replacement of all affected street lighting columns and street furniture in positions to be agreed and all associated highway and highway drainage remedial works;
- Revised door arrangements to ensure compliance with the Highways Act 1980 and that no doors or fire escapes open out into the adopted highway around the perimeter of the proposed civic hub building and at the proposed bin store;
- Foundation details for the proposed building to ensure compliance with the Highways Act 1980 and that no encroachment under the adopted highway will occur.
- Proposals for the introduction of an on-highway coach/bus drop off facility on Dale Street and associated review of disabled parking bays and existing waiting, limited waiting and loading restrictions in the vicinity of the site on Dale Street/Deansgate and Stand Lane, including details of the measures proposed, all necessary modifications to road markings and signage and a timetable for implementation;
- Submission of staged road safety audits in accordance with national guidance.

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

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety, pursuant to policies EN1/2 and HT6/2 of the Bury Unitary Development Plan.

- 19 No development, other than site clearance, demolition, remediation or ground works, shall commence unless and until the required stopping-up order has been secured.
Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety, pursuant to policies EN1/2 and HT6/2 of the Bury Unitary Development Plan.
- 20 The measures and facilities detailed in the approved 'Environmental Management Plan Revision A' shall be implemented in full and be adhered to throughout the demolition and construction periods, with the measures retained and facilities used for the intended purpose for the duration of the both periods.
Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, ensure adequate construction traffic access and materials storage arrangements for the duration of the demolition and construction periods and that the adopted highways are kept free of deposited material from the ground works operations, pursuant to policies EN1/2 and HT6/2 of the Bury Unitary Development Plan.
- 21 The forward visibility envelope indicated on the approved plans shall be implemented in full before the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m.
Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety, pursuant to policies EN1/2 and HT6/2 of the Bury Unitary Development Plan.
- 22 The development hereby approved shall not be brought into use unless and until the off-highway bin storage arrangements indicated on the approved plans have been implemented in full and is available for use.
Reason. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling, pursuant to Policy EN1/2 of the Bury Unitary Development

Plan.

- 23 Prior to first occupation of the development, a full travel plan, which shall include clear objectives and modal split targets, together with a time-bound programme of implementation, monitoring, regular review and update; and be based on the particulars contained within the Interim Travel Plan (by WSP – Project No. 70092923), shall be submitted to and approved in writing by the local planning authority and thereafter operated in accordance with the agreed details.
Reason. To promote and provide access to sustainable transport options, pursuant to Section 9 of the National Planning Policy Framework.
- 24 The secure cycle storage measures indicated in the approved plans shall be provided in full before the development hereby approved is first brought into use and shall thereafter remain available for use for the lifetime of the development.
Reason. To ensure adequate cycle storage and in order to promote sustainable means of travel pursuant to policy HT6/1 of the Bury Unitary Development Plan.

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.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

NPPF	National Planning Policy Framework
EN1	EN1 - Built Environment
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
EN1/3	EN1/3 - Landscaping Provision
EN1/4	EN1/4 - Street Furniture
EN1/5	EN1/5 - Crime Prevention
EN1/7	EN1/7 - Throughroutes and Gateways
EN2	EN2 - Conservation and Listed Buildings
EN4	EN4 - Energy Conservation
EN4/1	EN4/1 - Renewable Energy
EN4/2	EN4/2 - Energy Efficiency
EN5	EN5 - Flood Protection and Defence
EN5/1	EN5/1 - New Development and Flood Risk
EN6	EN6 - Conservation of the Natural Environment
EN6/3	EN6/3 - Features of Ecological Value
EN6/4	EN6/4 - Wildlife Links and Corridors
EN7	EN7 - Pollution Control
EN7/3	EN7/3 - Water Pollution
EN7/4	EN7/4 - Groundwater Protection
EN7/5	EN7/5 - Waste Water Management
EN8/2	EN8/2 - Woodland and Tree Planting
EN10/2	EN10/2 - Riverside and Canalside Improvement in Urban Areas
RT2	RT2 - New Provision for Recreation in the Urban Area
RT2/1	RT2/1 - Provision of New Recreation Sites
S1	S1 - Existing Shopping Centres

S1/2	S1/2 - Shopping in Other Town Centres
S2/2	S2/2 - Prime Shopping Areas and Frontages
S3/3	S3/3 - Improvement and Enhancement (All Centres)
S3/4	S3/4 - Markets
HT2	HT2 - Highway Network
HT2/4	HT2/4 - Car Parking and New Development
HT4	HT4 - New Development
HT5	HT5 - Accessibility For Those With Special Needs
HT5/1	HT5/1 - Access For Those with Special Needs
HT6	HT6 - Pedestrians and Cyclists
HT6/1	HT6/1 - Pedestrian and Cyclist Movement
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
CF1	CF1 - Proposals for New and Improved Community Facilities
CF1/1	CF1/1 - Location of New Community Facilities
TC1	TC1 - Town Centres
TC1/2	TC1/2 - Pedestrian/Vehicular Conflict in Town Centres
TC2	TC2 - Town Centre Enhancement and Development
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD16	Development Control Policy Guidance Note 16 - Design and Layout of New Development in Bury

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

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 Project Boundries (Dwg No. RADHUB-PIE-00-00-DR-L-0007 REV.P14)
 Ecological Enhancement (Dwg No. RADHUB-PIE-00-00-DR-L-0010 REV.P08)
 Landscaping Tree Retention & Removals (Dwg No. PIE-00-00-DR-L-0013 REV.P05)
 Landscaping Hardworks (Dwg No. PIE-00-00-DR-L-0013 REV.P05)
 Landscaping Furniture (Dwg No. PIE-00-00-DR-L-0005 REV.P12)
 Proposed Site Layout Plan (Dwg No. RADHUB-PAL-VV-XX-DR-A-1105 REV.P07)
 Proposed Block Plan (Dwg No. Dwg No. POZ-VV-XX-DR-A-1106 REV.P01)

NOTES TO APPLICANT

1. UNITED UTILITIES ADVICE

Following our review of the submitted Drainage Strategy, prepared by AJP, Ref: 221-145 and Drainage Strategy Drawing: 221-145/0001, Rev:P04, Dated 21/10/2022 and Drawing: 221-145/0005, Rev:P01, Dated 21/10/2022 , we can confirm that whilst the strategy for the disposal of foul and surface water is acceptable in principle, there are elements of the detailed drainage design that might not be acceptable to United Utilities and will require resolution by the applicant. For this reason, and to avoid any unnecessary delays or costs for the applicant, we request that the proposed drainage strategy is not approved until such time as all concerns are resolved.

First, we noted that the applicant intends to discharge foul water to UUMH4952 (375mm Combined water sewer). Our records do not show the final outfall of this

sewer, the applicant needs to investigate and provide clear evidence of connectivity to the public network.

Furthermore, we noted that the applicant intends to divert the 375mm combined sewer to the South. We request the S185 application be submitted if not yet, to determine if the provided proposal is acceptable or not.

The developer can discuss any of the above with Developer Engineer, Mohammed Aljafarawi, by email at wastewaterdeveloperservices@uuplc.co.uk.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

Acceptance of a drainage strategy does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design, has been assessed and accepted in writing by United Utilities. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

Management and Maintenance of Sustainable Drainage Systems

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. We believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in any subsequent Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development.

Please note United Utilities cannot provide comment on the management and maintenance of an asset that is owned by a third party management and maintenance company and we would not be involved in the discharge of the management and maintenance condition in these circumstances.

UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. Please see 'Contacts' section below. Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

A water main crosses the site. It must not be built over, or our access to the pipeline compromised in any way. We require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website:

<https://www.unitedutilities.com/builders-developers/your-development/planning/building-over-or-working-near-our-assets/working-near-our-pipes/>.

The applicant must comply with this document to ensure pipelines are adequately protected both during and after the construction period.

Following our review of the proposed site layout, it appears that our required access to the water main is provided. This is based solely on the information contained within the submitted plan. The acceptability of any proposal is dependent upon the applicant knowing the exact location (line and depth) of the asset in question, confirmed through their site specific investigations. The precise location of United Utilities assets is critical as this could be material to the detail of the final site design; including any proposed crossings of the asset with either above or below ground features (including utility services).

Wastewater pipelines

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances. Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

A number of public sewers cross the site and we will not allow building over them. We require an access strip for maintenance or replacement of each sewer and this access must not be compromised in any way. The minimum distances that might be acceptable to United Utilities are detailed within Part H of the Building Regulations however, we recommend the applicant determines the precise location, size, depth and condition of each pipeline as this is likely to influence the required stand-off distance from any structure.

Following our review of the proposed site layout (Drawing No: 221-145/0001, Rev:P04, Dated 21/10/2022) it appears that our access to the sewer may be compromised and this will require resolution by the applicant. We recommend the applicant seeks advice on this matter at the earliest opportunity as a diversion of the affected public sewer may be necessary. See Contacts below.

Important information regarding water and wastewater pipelines and apparatus

It is the applicant's responsibility to investigate and demonstrate the exact relationship between United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service, including United Utilities (see 'Contacts' section below). The position of the underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. Therefore, we strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus. Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See 'Contacts' Section below. United Utilities Water will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', a copy of which is available on our website. The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently operational.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

WATER AND WASTEWATER SERVICES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See 'Contacts' Section below.

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-2021202>

2/ and go to section 7.7 for compulsory metering.

To promote sustainable development United Utilities offers a reduction in infrastructure charges for applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). For further information, we strongly recommend the applicant visits our website when considering any water or wastewater design

<https://www.unitedutilities.com/builders-developers/your-development/planning/building-sustainable-homes/>

Business customers can find additional information on our sustainable drainage incentive scheme at

<https://www.unitedutilities.com/Business-services/retailers/incentive-schemes/>

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity. Please see 'Contacts' Section below.

CONTACTS

Website

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the 'Live Chat' function, please visit:

<http://www.unitedutilities.com/builders-developers.aspx>

Email

For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

Water mains and water supply, including metering -
DeveloperServicesWater@uuplc.co.uk

Public sewers and drainage - WastewaterDeveloperServices@uuplc.co.uk
Telephone - 0345 072 6067

Property Searches (for asset maps):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <https://www.unitedutilities.com/property-searches/>

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

2. Sport England advice

Details of the design and layout of changing village, 'clip and climb' facility and of the emergency access to the building at ground floor should be submitted to and agreed with Sport England.

3. Contaminated Land & Air Quality advice

It is understood that asbestos surveys have been carried out on some units and that further surveys will be completed on the remaining units. Please submit the asbestos

survey reports once they have been completed.

Validation information, including waste transfer documentation, will be required to demonstrate that any asbestos containing materials have been removed

4. **Greater Manchester Police advice**

Design for Security are delighted to support this application.

The inclusion of a Crime Impact Statement (CIS) is noted.

The CIS suggests that the scheme includes a number of positive features within the design, including:

- removing inappropriately designed and poorly maintained buildings;
- repurposing underutilised spaces and buildings;
- the mix of uses within the development - promoting activity throughout the day and informal surveillance in appropriate places;
- increasing the viability of and activity within the town centre long into the evening;
- creating a distinction between public, semi-private and private spaces; and,
- improving the public realm of the town centre.

The CIS also sets out a number of recommendations the execution of which will improve the scheme from a crime prevention perspective. These recommendations are summarised as follows:

- the development should be constructed in accordance with Secured by Design standards;
- employ front of house staff to supervise activity at entrances;
- install access controls at appropriate points in building to restrict entry to private and semi-private areas;
- install CCTV in selected locations and install intruder alarm systems to each building, as appropriate;
- provide (secure) cycle parking facilities in a more prominent locations than has been identified on the site layout plans;
- public realm improvements must consider future management and maintenance issues; and,
- clear, consistent signage should be installed throughout the development to identify the appropriate entrances to use, identify individual buildings and addresses, and highlight any areas that are private, and way mark appropriate routes to and from the development.

If the recommendations in the Crime Impact Statement are suitably addressed there is no reason why the development would not achieve the SBD award.

5. Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation (Natural Habitats &c.) Regulations 1994 (as amended). It is an offence to deliberately capture, kill or disturb bats or to recklessly damage or destroy their breeding sites or resting places. The applicant/developer should remind the building contractors to be vigilant for bats during the building work. If at any time bats are found or suspected then, as a legal requirement, work must cease in that area and further advice must be sought from Natural England. Natural England's telephone number is 0300 060 3900 (Manchester branch - serving Cheshire, Greater Manchester, Merseyside and Lancashire).
6. The developers attention is drawn to the ADEPT and Environment Agency guidance 'Flood risk emergency plans for new development'
7. **Highway Officer advice**
1. This development affects adopted highway. This planning decision does not authorise the closure of the adopted highway affected by the development. The

applicant's attention is therefore drawn to the statutory procedures for obtaining a stopping-up/diversion order under Section 247 of the Town and Country Planning Act 1990 in order to authorise the removal ('stopping-up') of the affected highway and enable the development to be carried out in accordance with a valid and relevant planning permission. The Order will also provide for the provision of improved highways as long as these also form part of the planning permission (the replacement footway). Development affecting the highway should not be commenced until the statutory requirements have been complied with and the stopping-up order made. Enquiries regarding the necessary procedures should be made to the Department for Operations, 3 Knowsley Place, Duke Street, Bury BL9 0EJ. Telephone 0161 253 5788.

2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the developer.

3. The applicant's attention is drawn to the need to complete a Section 278 (or similar substitute) Agreement under the Highways Act 1980 regarding the works affecting the existing adopted highway.

4. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the adopted highway.

5. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary fencing under the adjacent adopted highway.

6. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system.

Signed:



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On behalf of the Council

Date of Decision: 25/07/2023