

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 20/01/2021	Ref: 66142/FUL
Registration: 30/10/2020	LDfC: 30/11/2020	Expiry Date: 25/12/2020
Site Visit: 19/11/2020	Site Notice: 19/12/2020	Press Date: 24/12/2020
Objections: 1	Con Area: N/A	Adv Type: ARW
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: COUS

Proposal: Change of use from nursing home to private dwelling including alterations and garage extension

Location: Knowsley House, Knowsley Road, Ainsworth, Radcliffe, Bolton, BL2 5PT

Description

The site relates to a plot and building which forms part of the former Ainsworth Nursing Home. It is accessed via a private lane which is formed from the top of Ainsworth Road. The whole site is located in the Green Belt, Special Landscape Area and West Pennine Moors and is on the Council's Draft local list as a Non-Designated Heritage Asset. The site is covered by a blanket TPO.

The site is located to the north of Ainsworth Village and is self-contained and remote from the rest of the village and nearby farm settlements and residential dwellings, having formally being an isolation hospital for infectious diseases, although it was predominantly maintained as a functioning hospital, and later used as a nursing home for the elderly up until the time it closed down.

The nursing home site is rectangular in shape and the existing built development is generally focused centrally within the site, with the main internal access running north through the site which branches to the east to serve the main building and other buildings to the north. The remaining land is grassed, treed or vegetated. Surrounding the site is a mix of low level fencing and trees beyond which and surrounding the site is open land and fields.

By way of background, the site has now been sold off as separate plots and two plots have already come forward for conversion to residential dwellings with alterations and extensions.

This application is the third to come forward on the site and proposes a similar development comprising conversion to dwellinghouse with alterations and extensions. It relates to one of the larger buildings on site, formerly the main building of the nursing home, located centrally within the site in a predominant position.

Apart from the addition of a conservatory at the side and replacement windows, the majority of the original character and features have been retained and remain unaltered. The main building is 2 storey with a single storey rear projection incorporating storage rooms and plant equipment. There are 2 small dormers in the rear roof slope either side of a pitched roof feature projection forming a secondary entrance. Behind the building is an area of grassed land.

The building would be converted to a single residential dwelling and proposes alterations to include changes to the fenestration of the conservatory and new roof, new roofs to the rear dormers and replacement windows on the main elevations. At the rear, it is proposed to extend the single storey element by attaching a single garage.

The existing grassed area would be utilised as the private garden space and the driveway would be taken from the internal access road which runs to the west of the building. The plot would be enclosed by a 1.8m high timber post and panel fence at the rear and set into the plot on the western side.

The wider site is covered by a blanket TPO and there has been some unlawful tree removal prior to the plots being sold off. There are no trees on this particular plot and none required to be removed to facilitate the development.

Relevant Planning History

52196 - Conservatory (Retrospective) - Approve with Conditions 19/04/2010

65412 - Conversion of wash house to 1 no. dwelling with single storey extensions and dormer to rear - Approve with Conditions 22/06/2020

65626 - Conversion of property to 1 no. residential building; increase to the roof height, two storey extension and associated parking and landscaping, change of use of land to residential garden - Approve with conditions 23/9/2020

Publicity

Letters sent on 6/11/20 to 8 properties on Knowsley Road, The Bungalow, Barrack Fold Farm.

Site notice posted 19/12/20

Press advert in the Bury Times 24/12/20

Objection received from No 22 Knowsley Road

- Concern about the associated access leading to the property and the whole site.
- The pedestrian access to the stretch from Knowsley cottages to the site is often obstructed - at times by a padlock gate or a no entry - construction vehicles sign.
- Want the legalities of the situation clarified - the public footpath, established in previous years, was still upheld and should be preserved for people's use.
- Enjoyment of nature contributes to people's well-being.
- Tree preservation is important to the environment - believe several trees have already been cut down around the site.
- The road surfacing of the stretch from No 30 Knowsley Road to the Knowsley Cottages was contributed to by residents - increase on new construction vehicles will accelerate deterioration.
- Around Ainsworth generally, I am conscious of development layouts and planting which seems to obscure or encroach footpaths.

Statutory/Non-Statutory Consultations

Conservation Officer - No response received.

Traffic Section - No objection subject to conditions

Environmental Health - Contaminated Land - No objection subject to conditions

Greater Manchester Ecology Unit - No objection subject to conditions

Environment Agency - No response received

Fire Service - No objection in principle subject to condition

Pre-start Conditions - Applicant/Agent has agreed with pre-start conditions

Unitary Development Plan and Policies

NPPF National Planning Policy Framework

H1/2 Further Housing Development

H2/1 The Form of New Residential Development

H2/2 The Layout of New Residential Development

H2/4 Conversions

EN1/1 Visual Amenity

EN1/2 Townscape and Built Design

EN1/3	Landscaping Provision
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN2/3	Listed Buildings
EN3/1	Impact of Development on Archaeological Sites
EN5/1	New Development and Flood Risk
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN9/1	Special Landscape Areas
OL1/2	New Buildings in the Green Belt
OL1/4	Conversion and Re-use of Buildings in the Green Belt
OL7/2	West Pennine Moors
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
SPD 9	Conversion and Re-use of Buildings in the Green Belt
SPD11	Parking Standards in Bury
EN5/1	New Development and Flood Risk

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

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

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

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

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

the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Green Belt/Environment Policies - Chapter 13 - Protecting Green Belt Land, Paragraphs 143 and 144 state that inappropriate development in the Green Belt is by definition, harmful and should not be approved except in Very Special Circumstances (VSC). Planning Authorities should ensure that substantial weight is given to any harm in the Green Belt. VSC will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 145 considers the construction of new buildings as inappropriate development in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) provision of appropriate facilities for outdoor sport, recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green belt and do not conflict with the purpose of including land;
- c) the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs; and
- g) limited infilling or partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: not have a greater impact on the openness of the green belt than the existing development: or not cause substantial harm to the openness of the Green Belt, where the development would re--use previously developed land and contribute to meeting identified affordable housing need within the area of the Local Planning Authority.

Paragraph 146 states that other certain forms of development are also not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. One of the exceptions to this is bullet point d) the re-use of buildings provided that the buildings are of permanent and substantial construction.

OL1/2 - UDP Policy OL1/2 - New Buildings in the Green Belt states that the construction of new buildings in the Green Belt is inappropriate development unless -
for agriculture and forestry,
essential facilities for outdoor sports and recreation,
limited extension, alteration or replacement dwelling provided it would not result in disproportionate additions over and above the size of the original dwelling or not materially larger than the one it is to replace;
limited infilling in existing villages as set out under Policy OL1/3.

UDP Policy OL1/4 - Conversion and Re-use of Buildings in the Green Belt is not inappropriate development and would be permitted provided that:
it would not have a materially greater impact than the present use on openness;
any extensions of re-used buildings and any associated uses of land surrounding the building do not conflict with the openness s of the green belt;

the buildings would be capable of conversion without major or complete reconstruction;
form, bulk and design would be in keeping with the surroundings;
suitable access and traffic can be accommodated;
necessary services can be provided;
no damage to habitats or protected species.

UDP Policy OL7/2 - West Pennine Moors ensures the important character of the area is protected and focuses not only on the control of development but measures to enhance the environment.

SPD8 - New Buildings and Associated Development in the Green Belt and SPD9 - Conversion of Buildings in the Green Belt and provides additional advice and guidance, particularly with reference to siting, design, materials, scale and form of a development.

UDP Policy EN1/1 - Visual Amenity - Development should not be permitted where proposals would have a detrimental effect on the visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Area or the river valleys. The wider consideration of the effect on visual amenity is necessary in sensitive areas to ensure that developments are not inappropriate by reason of their siting, materials or design.

UDP Policy EN9/1 - Area of Special Landscape seeks to strictly control development and is required to be sympathetic to its surroundings in terms of visual impact. High standards of design, siting and landscaping will be expected and unduly obtrusive development will not be permitted in such areas.

Principle - The application proposes the conversion and alterations to a building which is located on a previously developed and established site.

National Planning Policy states that there are some exceptions which would allow for development in the Green Belt. In this respect, para 145 c) for proportionate additions and g) for partial or complete re-development of previously developed land, which would not have a greater impact on the openness than existing, and para 146 d) for the re-use of buildings, provided they preserve openness, are relevant.

The property is a substantial red brick building of a permanent and substantial construction. It is evident that the building would be capable of conversion without major re-structural works or any significant re-build. It is proposed to retain most of the original building and features with works to the building mainly comprising window replacements and doors, new roof and brickwork to the conservatory and new roofs to the 2 rear dormers. The only additional build would be a single garage, 28 sqm in footprint area attached to the rear of the build.

The build is located within a previously developed site and set centrally within the site. The increase in volume of a single garage would be relatively minimal in comparison to the existing building and volume would be comfortably within policy guidance.

As such, it is considered that the proposed development would not have a greater impact on the openness of the Green Belt and would comply with the principles of the NPPF, UDP Policies and SPD8 and 9.

Housing Policies

UDP Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses.

UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of

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

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

Housing Principle

The site is located in a rural location but is close to a row of cottages to the south and not far from Ainsworth Village and therefore considered the proposal would not conflict with the character of the surrounding area or land uses. The property previously formed part of a nursing home which is residential in character to some degree and furthermore, two other buildings within the site have a planning approval for the conversion to residential use which were assessed and considered acceptable in planning policy terms.

As such, it is considered that the proposed development would be acceptable in principle and comply with H1/2 and the principles of the NPPF.

Heritage -

Paragraph 197 of the NPPF requires:

"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".

Paragraph 189 of the NPPF requires that:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Ainsworth Nursing Home is considered to be A Non-Designated Heritage Asset. It was built around the turn of 19th century. It was purpose built as a smallpox isolation hospital and became a nursing home in 1986. The former nursing home is a good example of civic/hospital architecture of that period and is largely intact and unaltered and it also possesses other heritage values. Knowsley House is part of the group asset that is the former nursing home and is a prominent building within the site due to its central location. It is also the only 'true' 2 storey build on the site and the main building which formed the isolation hospital and nursing home .

It is considered that the submitted heritage statement satisfactorily identifies and describes the significance of the building relating to its use as an isolation hospital and nursing home. Apart from renovation and maintenance works comprising of replacement windows and roof and the addition of a single garage, the development would mainly retain the building in its current character and form.

The conversion of the building into a residential dwelling would bring the building back into a viable and sustainable use compatible with its conservation, and as such the proposal would not cause harm to the significance of the building or the setting of the group as a whole and therefore considered to comply with the principles of the NPPF.

Layout - The plot is 0.1ha in size with the building located centrally within the site and is the largest of the existing buildings which formed the main part of the former nursing home. As the development would comprise conversion with extension, the footprint and position of

the existing building within the plot would not change. The main alterations would relate to the external layout of the areas proposed for parking and amenity space.

The existing front elevation is orientated south and this aspect would be retained as the main principle front elevation which faces one of the internal access roads into the site. At the rear, it is proposed to provide the private amenity space which would be enclosed by a 1.8m high timber post and panel fence along the western boundary. Beyond this would be the driveway access which would lead to a single garage which would be erected at the end of the existing single storey element which projects from the main rear elevation. The northern boundary would be similarly be enclosed by a 1.8m high timber post and panel fence.

It is considered that the proposed layout would not fundamentally alter from the existing arrangement and would not affect the wider site or any future development which may come forward.

As such, it is considered that the proposed layout would not harm the openness of the Green Belt nor negatively impact on the heritage values of the site and would comply with UDP Policies H2/1, H2/2, EN1/2, OL1/4 and SPD8 and 9 and the principles of the NPPF.

Scale, design and appearance - The existing property is one of the larger buildings on site and formed the main building of the former nursing home. Whilst it has been extended by a conservatory at the side, and windows have been replaced over time, the original features and character of the building remains intact.

The development proposes to retain most of the original features and building with alterations comprising works to the conservatory, the dormers, the single storey rear extension projection and window replacements.

Alteration works to the conservatory would comprise elevational changes to brick up some of the existing glazing and replace the remaining window frames with a white upvc type. The conservatory roof would also be replaced by tiles to form a more solid and permanent structure.

At the rear, the existing single storey rear projection would be extended to create a single garage in a brick to match the existing with a tile pitched roof.

The two existing rear dormers would be retained and the roofs replaced to match the slopes of the main building.

In terms of fenestration changes, works would comprise window replacements in the existing openings which are proposed to be white upvc. As a NDHA, and as one of the original building on the site, it is important that any alterations respect the character of its heritage status. Most of the windows have already been replaced over time in a upvc material and replacement of a similar type and material is considered acceptable, providing the profile and fixings would be appropriate to the character of the build and heritage status. A condition for the submission of details and samples prior to these works commencing would ensure an appropriate approach is taken.

The proposed alterations to the building would be relatively minimal and the existing character of the property would be retained. As such, it is considered that the proposed alterations and extensions would be acceptable and in keeping with the traditional character of the building and the site itself. As such, the proposed development is considered to be acceptable and comply with UDP Policies H2/1 - The Form of New Residential Development, H2/2 - The Layout of New Residential Development, EN1/2, OL1/2, OL1/4 and SPD 8 and 9.

Impact on residential amenity

The nearest properties outside the site are the cottages next to the access lane to the south.

The proposed development would be a conversion into a 4 bed dwelling and in terms of traffic generation and as a single development, it is considered this would not generate a significant number of vehicles to the site above the existing use.

Privacy and overlooking from the development would not be an issues outside the side.

With regards to its association with the other buildings within the site which would have a direct interface or relationship with the property, there are no buildings to the west which would be affected by the development. To the north, there is an existing single storey building. This does not have a planning approval for residential development but may come forward in the future as a separate plot.

There are 1st floor windows on the application building which serve existing bedroom windows and as it is proposed to utilise these rooms as bedrooms for the residential development, there would be no difference in terms of overlooking or privacy issues than currently exists.

To the south is The Bungalow which has a permission for residential conversion which is currently being implemented. It was proposed to increase the height of this building and insert new windows in the north elevation which would face Knowsley House. These would be of a slimline and secondary type. There would be a distance of 15.5m between the 2 buildings and as such separation distances between habitable room windows would be sub-standard. However, at the time of the application for The Bungalow, it was assessed that as the windows would be slimline secondary types, that there would be intervening boundary treatment and an access road to provide a sense of separation, with aspect standards already sub-standard, it was considered that impacts on future occupiers to both properties would not be compromised and as such acceptable. This assessment is also relative to this application.

To the east is The Haven building which was previously linked to the application property by a corridor and which has now been removed and provides a gap of 1.2m. The Haven building has not yet come forward for development in a planning application but may do in the future.

There would be 2 windows to a family room in the side elevation of the application property which would directly face the side elevation of The Haven. As there would also be 3 windows within the rear elevation of this room, windows on the side would be considered secondary and lesser weight would be placed on any potential impacts of the adjacent building. In this instance, it is considered reasonable to accept the position of these windows but include an informative that as the windows are not main habitable room windows, the Council's normal aspect standards would not apply to any future applications submitted on the adjacent property.

It is therefore considered that there would not be a detrimental impact on residential amenity from both inside and outside the site and as such the development would comply with UDP Policies H2/1, H2/2 and EN1/2.

Highways

Parking - For a 4 bed property, SPD11 advises that 3 spaces be provided. The proposed layout plan shows there would be a driveway and single garage within the curtilage of the site and as such parking provision for the scale of property is considered to be acceptable.

Access - The existing access to the site is from the head of Knowsley Road and is an unadopted single wide, but well-maintained and surfaced lane. This is the only access into the site and would be utilised by not just this plot but by other plots which may come forward for development in the future.

Up until now, two planning applications have been approved for the site, both conversions

of existing buildings for residential purposes. Each application related to an individual building developed out by separate applicants. It has so far been considered that the number and scale of the developments granted permission on the site would not intensify the use of the site which would require improvement works to the access.

This application is the third plot which has come forward for planning for a residential dwelling. Like the previous 2 applications, which were both approved, this application similarly seeks conversion. As this application would only result in a 3rd residential plot, it is considered that the cumulative scale of the developments would not generate significant amount of traffic.

As the development of the site intensifies and the scale and density of residential development increases, the ability of the single lane access to the site will be assessed on an application by application basis. For a new build residential development rather than a conversion, it may be likely that improvements to the site access would be required, as this type of development would generate more construction traffic and heavy goods vehicles.

For this development and given the application seeks conversion with minimum alterations and additions, the existing access is considered to be acceptable and the Highway Section have raised no objection in this regarded.

Emergency access - As the site is in a remote location and given there is only one access to the site, GMF&RS have been consulted on the application.

The Fire Service are of the opinion that given the proposed site layout would create a cul-de-sac in excess of 250 metres in length the single point of entry to the proposed development would be unsatisfactory as any obstruction along the single access road could prevent emergency vehicles from entering the estate and restrict access to the dwelling, increasing attendance time and posing a risk to public life.

Residential sprinkler systems are therefore recommended by GMFRS for this development as they would allow for a longer response time to emergency situations and may be deemed suitable to overcome the site deficiencies of the proposal.

A condition for the provision of a sprinkler system to be installed prior to first occupation would therefore be recommended.

With suitable conditions, it is considered that the proposed development and access arrangements would be acceptable and comply with UDP Policies H1/2 - Further Housing Development, H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design.

Air quality - Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. The required measures to do this are currently under discussion. Due to this requirement, this Section recommends a condition be placed on any grant of permission that the applicant shall provide EV charging points for each residential unit. EV chargepoints shall be chosen for the Electric Vehicle Homecharge Scheme approved chargepoint model list.

Given the scale and location, it is considered it would be appropriate to advise the applicant in an informative note of this preferred provision.

Ecology

Summary

There are no significant ecological issues. Measures to protect bats and nesting birds and provision of ecological enhancements can be dealt with via condition and informative.

Bats

The building to be converted was assessed as low risk for bats and one emergence survey was carried out, by a suitably experienced bat consultant, late in the survey season. No evidence of bat roosting was recorded which when coupled with surveys carried out in the peak season for the adjacent property when again no bats were recorded and this is primarily a change of use has led to the consultant to conclude the risk to bats is very low. GMEU have no reason to doubt the findings of the report. As individual bats can on occasion turn up in unexpected locations, an informative is recommended.

Nesting Birds

No evidence of nesting birds was recorded in the building to be converted and the tree shown on aerial photographs appears to have already been removed. GMEU are therefore satisfied that the risk to nesting birds is very low. No further information or measures are required.

Contributing to and Enhancing the Natural Environment

Section 170 of the NPPF 2019 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development will have negligible impact on the Natural Environment, the one tree shown on aerial photographs already removed and the remainder of the site consisting of the building, hard standing and amenity grassland, all of which remain largely unchanged. To provide enhancement provision of a native tree, a bat box or bird box would suffice. The detail can be conditioned.

Response to objection

- Knowsley Road is a designated public right of way but this terminates at the head of the road and the access lane to the site itself is privately owned. The surface of Knowsley Road is pot-holed and uneven in some places. However, as the proposed development would be only the third to come forward for the site, and as the development also relates to a conversion with relatively minimal alterations, it is considered the road is not in such a poor state to warrant repair or improvement works. This will be assessed on a 'plot by plot' basis should subsequent applications be submitted.
- There was some unauthorised tree removal which was carried out over the whole site before any planning applications came forward for its redevelopment. There are no trees on this particular plot and the application does not involve any tree removal.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and 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 -
Proposed site plan - received 30 October 20; Proposed ground floor 06; Proposed first floor 07; Revised proposed elevations 1 of 3 08A; Revised proposed elevations 2 of 3 09A; Revised proposed elevations 3 of 3 10A and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design

pursuant to the policies of the Bury Unitary Development Plan listed.

- 3 The approved Remediation Strategy, (detailed in Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy, Knowlsey house, Ainsworth Nursing Home, Radcliffe, LK Consult, Reference:CL-602-LKC 20 1567-B3-01 Rev) October 2020), 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 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.
- 4 Prior to occupation details of ecological enhancement measures to take the form of one or more, of either a native tree bird box or bat box shall be submitted to and approved by the Local Planning Authority. The approved scheme shall thereafter be implemented within one month of first occupation of the development hereby approved and thereafter maintained.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.
- 5 Prior to the erection of any boundary treatment, details relating to the proposed boundary treatment for the site shall be submitted to and approved by the Local Planning Authority. The approved details only shall be implemented as part of the approved development.
Reason - To secure the satisfactory development of the site and in the interests of the visual amenities of the area pursuant to Policies EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development, OL1/4 - Conversion and Re-use of Buildings in the Green Belt of Bury Unitary Development Plan.
- 6 Prior to the construction of any extension or the carrying out of any external alterations, details/samples of the materials to be used, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority. Only the approved materials shall be used for the construction and alterations 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 Policies EN1/1 Visual Amenity, H1/2 - Further Housing Development, H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design, OL1/4 - Conversion and Re-use of Buildings in the Green Belt and SPD 8 and 9.
- 7 The development hereby approved shall be carried out in accordance with the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). Potential SuDS options for surface water drainage should be incorporated where possible. The drainage scheme 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.

- 8 Prior to first occupation of the development hereby approved, a domestic sprinkler system to meet the requirements of BS 9251:2014, or any subsequent revised standard, shall be installed in the dwellings hereby approved. The sprinkler systems shall thereafter be maintained at all times.
Reason. In the interests of fire safety and to ensure the safe and satisfactory development of the site and for its future occupiers pursuant to Bury Unitary Development Plan Policies H1/2 - Further Housing Development, H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design
- 9 The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the development hereby approved first being occupied.
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.
- 10 Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.
- 11 Following the commencement of the development hereby approved, no works shall commence to the windows unless and until details of the profile, design and materials of the windows have been submitted to and approved by the Local Planning Authority. The approved details only shall thereafter be implemented and maintained.
Reason. In order to preserve the special historical interest and character of the building and to ensure a satisfactory development pursuant to UDP Policies EN1/1 Visual Amenity, H1/2 - Further Housing Development, H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design, OL1/4 - Conversion and Re-use of Buildings in the Green Belt and SPD 8 and 9 and the principles of the NPPF.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT 20/1/21		DM 21/01/21	