

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 30/07/2026	Ref: 73094/FUL
Registration: 17/04/2026	LDFC: 29/05/2026	Expiry Date: 12/06/2026
Site Visit: 07/01/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MIDW

Proposal: Erection of 1 no. dwelling

Location: Land adjacent to 27-29 Tarn Drive, Bury, BL9 9QB

Description

The proposal relates to a 0.0193 hectare plot of land on the southern side of Tarn Drive. The site slopes slightly towards the west. The site is bound to the east by Lakeland Crescent and to the north by Tarn Drive. To the south, the site adjoins an electricity substation and adjoins properties along Tarn Drive to the west with timber fencing separating the boundary.

The proposal is to build a two storey 2no. bed detached dwelling. The property would be 6.7m wide as viewed along Tarn Drive and 7.9m in length. It would match the ridge heights of existing dwellings along Tarn Drive, being approximately 8m in height. Materials used would include red brick with concrete tiles for the roof. White UPVC is proposed for windows and doors in order to appear consistent with existing properties along Tarn Drive.

The dwelling would be set back from the pavement by a minimum of 4.4m from Tarn Drive and a minimum of 4.4m from Lakeland Crescent. The proposal is also to include associated hardstanding to create a driveway to the side for the proposed dwelling. Boundary treatment for the proposed front and side gardens are also shown on the plans showing a metal fencing system, with a black paint finish.

The proposed dwelling would consist of an open plan living and dining area at ground floor with a separate kitchen space and WC. At first floor there would be 2 bedrooms, each large enough for double occupancy, both proposed to have en-suites.

The street scene is residential in nature, with generally semi-detached red brick dwellings. Parking in the area is both off street with some properties featuring driveways however on street parking is not uncommon, and there are no parking restrictions within the area.

Amendments

Amendments were sought in order to reduce the scale of the proposal, as well as amending the parking provision at the property.

Relevant Planning History

02038/E - Erection of one bungalow - Enquiry completed 04/10/2017

62779 - Outline application for erection of 1 no. bungalow - Approve with Conditions
26/06/2018

70749 - Outline application for 1 no. bungalow (all other matters reserved except access) -
Withdrawn - Invalid 18/06/2024

72446 - Erection of 1 no. dwelling - Refused 30/01/2026

Publicity

13 neighbouring properties were consulted on 06.05.2026. One comment has been

received stating that the neighbour had no objections to the proposal.

Statutory/Non-Statutory Consultations

Traffic Section - recommended conditions which have been acknowledged within the conditions of this report, focused around the below:

1. Highways works scheme
2. Construction Traffic Management Plan
3. The submitted Visibility Slays to be implemented
4. The submitted car parking/driveways details to be implemented
5. Refuse storage arrangements

Greater Manchester Ecology Unit - made comments that although no ecological information has been provided with the application, the site appears to comprise a small area of low-quality grassland with no trees or structures to be impacted. As such, no further survey effort is deemed necessary. An informative has been acknowledged however be so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.

Also made comments that planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. An acknowledgement has been made towards this comment within the conditions of this report.

Environment Agency - no comments to make

Borough Engineer - Drainage Section - no objections subject to a condition which has been acknowledged

United Utilities (Water and waste) - no objections subject to a condition which has been acknowledged

The Coal Authority - no objections subject to conditions which have been acknowledged, as has an informative

Environmental Health - Contaminated Land - recommended conditions focused on the below:

1. Site characterisation and risk assessment
2. Remediation strategy and verification plan
3. Remediation and verification
4. Unexpected contamination
5. Imported Soil

Waste Management - no comments received

Electricity North West Ltd - provided a written response to consultation which has been added as an informative

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

Development Plan and Policies

- | | |
|-------|--|
| JP-C8 | Transport Requirements of New Development |
| JP-C5 | Streets For All |
| JP-C2 | Digital Connectivity |
| JP-G8 | A Net Enhancement of Biodiversity and Geodiversity |

JP-H4	Density of New Housing
JP-H3	Type, Size and Design of New Housing
JP-S5	Clean Air
JP-S4	Flood Risk and the Water Environment
JP-S2	Carbon and Energy
SPD11	Parking Standards in Bury
SPD6	Supplementary Planning Document 6: Alterations & Extensions
HT2/4	Car Parking and New Development
EN1/2	Townscape and Built Design
H2/2	The Layout of New Residential Development
H2/1	The Form of New Residential Development
H1/2	Further Housing Development
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within 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 and PfE Policies 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.

Principle of the Development

The proposal comprises of the erection of 1no. dwelling in an existing residential area. Given this, the principle of the development is considered acceptable.

Housing Density

PfE Policy JP-H4 requires new housing developments to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.

Policy JP-H4 sets out minimum densities that should be considered and the site falls in an area where a minimum density of 35 dwellings per hectare should be had regard to.

The development of one new dwelling on this site would lead to a net residential density of 51.8dph which is in excess of that outlined within Policy JP-H4 and thus would be considered acceptable.

Layout

As viewed from Tarn Drive, the property would be set back to align with the building line of existing properties along Tarn Drive. The proposed would project to the rear similarly to existing properties along Tarn Drive, 7.4m from the front to the rear. Although this would be approximately 1m further to the rear than existing properties along Tarn Drive, it is not considered that this would cause an unacceptable or overbearing impact. There would still be adequate access down the side of the property and at the rear to store bins on non-collection days.

The proposed private outdoor amenity space would be approximately 41sqm and is designed in order to house the 4 bins needed for the property as well as a cycle storage area. The total size of the plot is 193sqm. Given the property is proposed to house a maximum of 4 people, it is considered that the private amenity space proposed would be acceptable in this instance. Furthermore, there are other outdoor amenity space areas available for use at the site, such as the front garden areas that could be used for drying laundry, and these measure over 55sqm.

The proposed dwelling would be two storey, with 2 bedrooms for a maximum of 4 people. The Nationally Described Space Standards (NDSS) and Policy JP-H3 of PfE outline minimum standards for space within new dwellings as well as accessibility. The NDSS minimum standard for a 2 bed, 4 person dwelling is 79sqm. The proposed dwelling would be 80sqm and so is in excess of this standard. Furthermore, both bedrooms exceed the required double bed space minimum of 11.5sqm.

A driveway is proposed to be accessed off of Lakeland Crescent for off road parking provision for one vehicle. The site is located within Zone 4, with SPD 11 stating that 2 bedroom dwellings should have an off road parking provision of 2 spaces. Despite the proposal falling short of this, on street parking in the area is common and unrestricted. Furthermore, the proposal is within 100m of sustainable transport links and so, in this instance, it is considered acceptable.

Given the above, the proposal is compliant with Policies H2/1, H2/2, EN1/2 of the UDP, Policy JP H-3 of PfE, and SPD 11 and SPD 6 and therefore would be considered acceptable.

Design and Visual Amenity

The proposed dwelling would be two storey in height with the eaves and ridge height of the proposed matching that of existing properties along Tarn Drive and so would appear consistent.

The overall design would incorporate red brick with concrete tiles for the roof. White UPVC is proposed for windows and doors in order to appear consistent with existing properties along Tarn Drive.

The front door of the property would be along Tarn Drive, to appear consistent with the street scene along Tarn Drive.

Given the above, the proposal does comply with Policies H2/1, H2/2, EN1/2 of the UDP or Policy JP H-3 of PfE and therefore would be considered acceptable.

Residential Amenity

SPD6 provides guidance on aspect standards between residential properties and would be relevant in this case.

The proposed dwelling would be set on the same building line as the adjacent properties and as such would not affect habitable room windows on the front of these neighbours along Tarn Drive.

The dwelling would be positioned directly next to the side boundaries but as there would be no habitable room windows facing these neighbours and therefore there are no issues of an overbearing relationship or impacts on privacy to the sides. Furthermore, the proposed would only project approximately 1m further to the rear than properties along Tarn Drive which would not impact at a 45 degree angle to any habitable windows and therefore would be considered acceptable.

The proposed dwelling would be sited approximately 4.6m from the boundary with an electricity substation to the rear. SPD 6 states that first floor habitable rooms should be at least 7m away from boundaries with properties that are directly facing. Due to the substation not being residential, it is considered the 4.6m to the boundary would be acceptable. Furthermore, the proposed would also be sited approximately 9m away from the boundaries with habitable properties to the rear consistent with that outlined within SPD6.

The proposed development would therefore comply with H/1, EN1/2 and SPD6.

Highways

The Council's Highways Officers were consulted who requested revised visibility splays for the proposed parking arrangements. The visibility splays were amended and considered acceptable by Highways Engineers. Following this, they therefore recommended conditions which have been acknowledged within this report focused on the below:

1. Highways works scheme
2. Construction Traffic Management Plan
3. The submitted Visibility Slays to be implemented
4. The submitted car parking/driveways details to be implemented
5. Refuse storage arrangements

Parking

As discussed above, although the parking provision proposed is 1 space less than required within SPD 11 guidance, it would be considered acceptable in this instance given the existing character of the street is one where parking on street is common, and given that the site is sustainably linked.

Drainage and Flood Risk

The site is located within an area designated as Flood Risk 2, and therefore a Flood Risk Assessment has been submitted alongside the application.

The Council's Drainage Team were also consulted and have recommended a condition, which has been acknowledged within the conditions of the report. Subject to this, they had no other objections.

Carbon and Energy

JP-S2 of PfE aims to deliver a carbon neutral Greater Manchester no later than 2038 and aims, amongst other things, to ensure residential developments achieve energy demand reductions and should be consistent with 2022 Part L Building Regulations.

The applicant has provided a statement which confirms the below:

This proposed development will comply with JP-S2, 1,2 and 3 and with Part L of Building Regulations by improving energy efficiency and generating renewable and low carbon energy, heating and cooling.

The following will be done to the property to ensure JP-S2, 1,2, and 3, are met:

- 1) Cavity Wall Insulation: All external walls cavity to be filled with 150mm Rockwool or similar insulation to achieve a maximum U-value of 0.18 W/m²K, Building Regulations (Part L 2022)
- 2) Loft Insulation: loft spaces to be filled with 30mm insulation according to Building Regulations (Part L 2022)
- 3) Floor Insulation: All floors will have 100mm Kingspan insulation boards, according to Building Regulations (Part L 2022)
- 4) HVAC (Heating controls) will be installed with central heating that has a programmable timer, room thermostat or thermostatic radiator valves.
- 5) Energy efficient lighting will be used throughout the house.

These measures align with the 2022 Part L Building Regulations and underscore our dedication to creating a sustainable and energy-efficient development.

Digital connectivity

Policy JP-C2 requires development to have full fibre to premises connections unless infeasible or unviable, with multiple-ducting. The policy supports the provision of free, secure, high-speed public wi-fi connections.

To comply with Policy JP-C2, the premises will have an internet provider such as BT and Sky. This will be full fibre optic connectivity. The premises' wifi will be used for the household.

Ecology and Biodiversity Net Gain

PfE Policy JP-G8 states that through local planning and associated activities a net enhancement of biodiversity resources will be sought. This is supported by Policy EN6/3 that seeks to retain, protect and enhance the natural environment and seeks to retain features of ecological or wildlife value. Paragraph 180 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment.

UDP Policies EN8/1 and EN8/2 seek to support the retention of trees, woods, copses and hedgerows to encourage natural regeneration and new and replacement tree planting. PfE Policy JP-G7 seeks to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them.

The submitted information states the proposed would be self-build and therefore exempt

from BNG requirements. This has been acknowledged within the conditions of the report.

GMEU were consulted and had no objections, but did recommend biodiversity enhancement conditions, which have been acknowledged.

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: 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 numbered PP-14864500v1, Sheet 2 of 6 Rev B, Sheet 4 of 6 Rev B, Sheet 6 of 6 Rev B, Sheet 3 of 6 Rev B and Sheet 5 of 6 Rev C 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 and Places for Everyone Joint Development Plan listed.
- 3 The external finishing materials for the proposal hereby approved shall match those as detailed on Plan number 6 of 6 Rev B, dated 30.06.2026
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 4 No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:
With consideration to human health, controlled waters and the wider environment, the following documents shall be completed to characterise potential risk to sensitive receptors and submitted to the Local Planning Authority for approval:
 - I. Generic Quantitative Risk Assessment (GQRA). Submission of this document only if PRA requires it.
 - II. Detailed Quantitative Risk Assessment (DQRA). Submission of this document if GQRA requires it.Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).
- 5 No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:
In accordance with the findings of site characterisation and risk assessment as

previously approved, documents from the following shall be submitted to the Local Planning Authority for approval:

- I. Remedial Options Appraisal.
- II. Remediation Strategy.
- III. Verification Plan.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 6 The development hereby permitted within any approved phase shall not be occupied/brought into use until the works relating to land contamination detailed below are fully completed:
Where remediation is required, it shall be carried out in full accordance with the approved Remediation Strategy.
A Verification Report must be submitted to the Local Planning Authority for approval upon completion of remediation works. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 7 The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);
- II. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 8 Any soil or soil forming materials to be brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use.

Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to the Local Planning Authority for approval prior to any soil or soil forming materials being brought onto site.

The approved contamination testing shall then be carried out and validatory

evidence (soil descriptions, laboratory certificates, photographs etc.) submitted to Local Planning Authority for approval prior to the development being brought into use.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 9 Notwithstanding the details indicated on the approved plans, no development shall commence unless and until a scheme of highway works, incorporating the provision of a new footway crossing, demarcation of the limits of the adopted highway with edgings and all associated highway remedial works required to reinstate the adopted highway to its condition prior to commencement of the development, have been agreed with the Highway Authority. The highway works subsequently agreed shall be implemented to the satisfaction of the Local Planning prior to the dwelling hereby approved being first occupied.

Reason: To ensure good highway design and to maintain the integrity of the adopted highway in accordance with PfE policies JP-C5 and JP-C8.

- 10 No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:
1. Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site.
 2. Access route for all construction vehicles to the site from the Key Route Network.
 3. Access point/arrangements for construction traffic from the adopted highway, all temporary works required to facilitate access for construction vehicles and retain access for existing residents.
 4. If proposed, details of site hoarding/gate positions, incorporating the provision, where necessary, of temporary pedestrian facilities/protection measures;
 5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto the adopted highway.
 6. Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated on/enter and leave the adjacent residential streets in a forward gear and number of vehicle movements.
 7. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site/adjacent adopted highways and/or measures to control/manage delivery vehicle manoeuvres.
 8. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials.
 9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period.

Reason: To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, ensure adequate off-street car

parking provision and materials storage arrangements for the duration of the construction period and ensure that the adopted highways are kept free of deposited material from the ground works operations, all in the interests of highway safety, in accordance with PfE Policy JP-C5.

- 11 The visibility splays indicated on the approved plans shall be implemented to the satisfaction of the Local Planning Authority before the development is first occupied/new driveway is brought into use and subsequently maintained free of obstruction above the height of 0.6m.

Reason: To the intervisibility of the users of the site and the adjacent highways in the interests of road safety in accordance with PfE Policy JP-C5.

- 12 The car parking/new driveway indicated on the approved plans shall implemented to the dimensions shown, be surfaced in a permeable/porous material and/or incorporate measures to prevent the discharge of surface water onto the adopted highway and be made available for use/implemented to the satisfaction of the Local Planning Authority prior to first occupation of the dwelling hereby approved, and thereafter maintained at all times.

Reason: To ensure adequate off-street car parking provision and to minimise the standing and turning movements of vehicles on the highway, in the interests of road safety, in accordance with Policy JP-C5.

- 13 The refuse storage arrangements to be provided within the curtilage of the site for the new dwelling shall be made available for use to the satisfaction of the Local Planning Authority prior to first occupation of the dwelling hereby approved and thereafter maintained at all times.

Reason: To ensure that adequate bin storage arrangements are provided within the curtilage of the dwelling, in accordance with PfE Policies JP-H3, SPD 6 and UDP Policies H2/1 and H2/2.

- 14 No above ground development shall commence until;
a)a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and
b)any remediation works and/or mitigation measures to address land instability arising from past shallow coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations, remedial works and mitigatory measures shall be carried out in accordance with authoritative UK guidance.

Reason: to ensure works are in accordance with Paragraphs 187, 196 and 197 of the NPPF.

- 15 Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: to ensure works are in accordance with Paragraphs 187, 196 and 197 of the NPPF.

- 16 Prior to the commencement of development, 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 Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
 - (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 be in accordance with the National Standards for Sustainable Drainage Systems (2025) 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.

- 17 A bird and bat enhancement strategy shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the plan should target house sparrow and starlings and include the provision of House Sparrow terraces, swift bricks and bat boxes. Thereafter, the development shall be implemented in full accordance with the approved details and measures.

Reason. To secure the satisfactory development of the site and ensure enhancements and net gains for biodiversity pursuant to Places for Everyone Joint Development Framework Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity, Bury Unitary Development Plan Policy EN6/3 - Features of Ecological Value and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 18 The residential unit ('unit') in the development hereby permitted shall be constructed as a self-build dwelling within the definition of self-build and custom build housing in the 2015 Act:
- (i) The first occupation of the unit in the development hereby permitted shall be by a person or persons who had a primary input into the design and layout of the unit and who intends to live in the unit for at least 3 years;
 - (ii) The Council shall be notified of the persons who intend to take up first occupation of the unit in the development hereby permitted at least two months prior to first occupation.
- Reason .** The scheme as submitted and subsequently determined, is specifically based upon the scheme being a Small Scale Self-Build and Custom Housebuilding scheme, which benefits from The Biodiversity Gain Requirements (Exemptions) Regulations 2024 to otherwise provide for Biodiversity Net Gain.

- 19 Development shall not commence until details of surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The scheme

must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or subsequent revisions of it. This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Design details should comply with guidance contained in the Greater Manchester's Sustainable Drainage Design Guide, March 25. Details of proposed maintenance arrangements should also be provided.

Reason: To promote sustainable development. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact against Policy JP-S4 of PfE.

- 20 Notwithstanding the terms of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order) no development shall be carried out on the site within the terms of Classes A, B, C, D, E, F, G and H of Part 1 and Classes A and B of Part B of Schedule 2 of the Order, without the prior consent of the Local Planning Authority.

Reason. To enable the Local Planning Authority to control any future development, having regard to the character and appearance of this Listed Building.

- 21 No development approved by this permission shall be commenced until details of the existing and proposed levels have been submitted and approved by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved details.

Reason: To ensure that the development is subject to minimum risk of flooding, pursuant to Policy JP-S4 of PfE

<u>Case Officer</u> CO 30.07.2026	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
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