

NOTICE OF PERMISSION IN PRINCIPLE

Town and Country Planning Act 1990 Town and Country Planning (Permission in Principle) Order 2017 as amended

To:

Mrs Sophie Marshall
MACMARSHALLS
112A-116 Hamill House
Chorley New Road
Bolton
BL1 4DH

On Behalf Of:

Mr & Mrs D Cooper
Woodgate Hill Road
Bury
BL9 7RS

PART 1 - Particulars of Application

Application Number: 71077

Date of Registration: 20/11/2024

Proposal:

Application for permission in principle for the demolition of existing garages and the erection of 3 dwellings

Location:

Land at rear of 100-102 Castle Hill Road & between 98-114 Woodgate Hill Road, Bury, BL9 7RS

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 in Principle has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted.

Please note the following:

- 1 The Principle of Permission hereby granted is for a period of 3 years from the date of this decision. This is the prescribed period as set out in the Town & Country Planning Act 199, Town and Country Planning (Permission in Principle) Order 2017 as amended. The "Notes to Applicant" below provides guidance on what the detailed proposals should include at the Technical Details Stage.

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

EN1/2 EN1/2 - Townscape and Built Design
EN6/3 EN6/3 - Features of Ecological Value
EN7/5 EN7/5 - Waste Water Management
EN8/2 EN8/2 - Woodland and Tree Planting
H1/2 H1/2 - Further Housing Development
H2/1 H2/1 - The Form of New Residential Development
H2/2 H2/2 - The Layout of New Residential Development
H2/3 H2/3 - Extensions and Alterations
HT2/4 HT2/4 - Car Parking and New Development
JP-H1 Scale of New Housing Development

JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-P1	Sustainable Places
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S1	Sustainable Development
JP-S5	Clean Air
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
NPPF	National Planning Policy Framework

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:

Plans received on 7 November 2024.

NOTES TO APPLICANT

1. Ecology and Biodiversity Net Gain

Any application would need to comply with the requirements of mandatory biodiversity net gain. In this particular case, it is likely that the small sites metric can be used. The following are currently required as part of the Local Validation Checklist:

- A UK Hab and condition assessment of the site to inform biodiversity net gain
- A completed biodiversity metric indicating the level of biodiversity net gain or loss is likely to be achieved by the scheme
- A written biodiversity statement or draft biodiversity net gain plan (BGP)
- Raw baseline habitat data in UKhab survey format

Pre and post development habitat maps (showing areas of loss and retention)

2. Drainage/United Utilities

United Utilities will review the drainage element of any application for Technical Detail Consent in line with the surface water hierarchy. United Utilities will request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable before a surface water connection to the public sewer is considered acceptable.

Please see United Utilities letter ref DC/24/2855v2 and appendix uploaded to the Bury Council Website on 22nd November 2024 for full details.

3. Environment Section - Contaminated Land and Air Quality Contaminated Land

The site has formerly been subject to quarrying and has most recently been in use as domestic garages as such there is the potential for contamination to be present. Furthermore, a sensitive end use is proposed. As such, to avoid pre- commencement conditions sufficient information must be submitted at Stage 2, Technical Details Consent stage, to demonstrate that no remedial measures are required or to agree such measures. Further information regarding Land Contamination and the planning

process can be found on the Planning Portal, with information on the likely assessments required to be undertaken and submitted here
<https://www.planningportal.co.uk/permission/commercial-developments/land-contamination/managing-the-risks-from-land-contamination>

Air Quality

For this type of development, it would be expected that parking would be included. The site is not located within an Air Quality Management Area. Due to the scale of the proposed development, it is considered very unlikely that the proposed development could create an increase of more than 500 AADT (annual average daily traffic). Therefore, in line with the EPUK Guidance, an air quality assessment will not be required. Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. Due to this requirement, and the requirements of the new building regulations (The Building Regulations 2010, Approved Document S, Infrastructure for the charging of electric vehicles), as part of the Stage 2, Technical Details Consent stage, the developer should provide information regarding Electric Vehicle Infrastructure to the following specification:

- 1 no. electric vehicle (EV) charging point (minimum 7kW*) per dwelling/parking space: Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used.

Further information regarding minimum standards can be found at:
<https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Certification and photographic evidence of the installation of the agreed electric vehicle charge points will be required to be submitted to Local Planning Authority for approval prior to the development being brought into use. The infrastructure shall be maintained and operational in perpetuity.

4. The applicant is advised of the submission of information at a technical details stage, which would include:
 - Red edge plan - relevant notices served on land owners
 - Existing site plan
 - Proposed site plan
 - Topographical plan
 - Proposed site plan based on a topographical plan showing proposed access and highways details
 - Existing Elevations
 - Existing Floor Plans
 - Proposed Elevations
 - Proposed Floor plans
 - Existing and proposed site section plans and site levels
 - Floor levels
 - Landscaping scheme and boundary treatment details
 - Parking and Servicing details
 - Refuse storage details
 - Planning Statement
 - Arboricultural Assessment - any trees within the site or adjacent to the sit that may be impacted
 - Drainage strategy
 - Contaminated Land Desk Study/Preliminary Risk Assessment
 - Carbon and Energy Statement
 - Space Standards and Building Regs Statement to show accordance with PFE Policy JP- H3
 - Digital connectivity statement

5. **Traffic Section**

As part of the subsequent technical details consent stage, full details of the following should be submitted:

1. Proposed access to the site from the existing site access position;
2. Improvements to the carriageway surface of the unadopted Woodgate Hill Road in view of the intensification of use proposed;
3. Improvements to the access to the site from Woodgate Hill Road to provide adequate facilities for pedestrians and assist pedestrian crossing movements at the junction;
4. Provision/retention of adequate levels of visibility at back edge of the footway and at the junction of the site access with Woodgate Hill Road in accordance with the standards in Manual for Streets;
5. Provision of adequate facilities within the curtilage of the site to enable vehicles to enter and leave the site in a forward gear;
6. Provision of parking facilities within the curtilage of the site in accordance with the standards in Supplementary Planning Document 11 - Parking Standards in Bury;
7. Provision of bin storage arrangements within the curtilage of the site and/or each dwelling in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments' 3. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this curtilage system of refuse collection.

Signed:



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On behalf of the Council

Date of Decision: 20/12/2024