

Celebrating
60
years

Radcliffe Moor Road, Bury Appeal Statement of Case

Wyresdale Amateur Football Club & Westchurch Homes Limited

October 2022

LICHFIELDS

Lichfields is the pre-eminent planning and development consultancy in the UK

**Celebrating 60 years
of innovation in planning.**

lichfields.uk

Contents

1.0	Introduction	1
	Purpose of the Statement	1
2.0	The Appeal Site	2
	Site Context	2
	Planning History	3
3.0	Application and Appeal Development	4
	Description of the Proposals	4
	Planning Application Submission	4
	The Decision	6
	Planning Obligations and Conditions	7
4.0	Planning Policy Context	8
	Development Plan Policy	8
	National Planning Policy & Guidance	9
	Evidence Base Documents	11
	Other Material Considerations	12
5.0	Case for the Appellant	14
	Addressing the Council's Reasons for Deferral	14
6.0	Appropriateness of the Appeal Development on the Green Belt	19
	Proposed Use of Land	19
7.0	Other Planning Considerations	23
	Loss of Agricultural Land	23
	The Need for Sports Pitches	23
	Highways & Parking	24
	Drainage and Flood Risk	25
	Trees and Hedgerows	25
	Design	26
	Landscape and Visual Impacts	27

Residential Amenity	28
Economic Benefits	28
Social Benefits	28
Environmental Benefits	29
Other Considerations	29
8.0 Conclusion	30

Appendix 1 – Radcliffe Moor Road Red Line Boundary (site location plan)

Appendix 2 – List of all Plans, Documents and Reports upon which the LPA made their Decision

Appendix 3 - Radcliffe Moor Road committee report

Appendix 4 – Bury Planning Committee Minutes

Appendix 5 – Radcliffe Moor Road Draft Conditions

Appendix 6 – Summary Letter prepared by Betts Hydro

1.0 Introduction

Purpose of the Statement

- 1.1 This Appeal Statement of Case [SoC] has been prepared by Nathaniel Lichfield & Partners [Lichfields] on behalf of our client, Wyresdale Amateur Football Club & Westchurch Homes Limited [the Appellant]. Its purpose is to accompany an appeal, against non-determination of full planning permission by Bury Council [the Council]. The application was presented to planning committee on 30 August 2022 with a recommendation to approve, but was deferred for further information to be provided on drainage and Green Belt policy. This was recorded in the minutes of the meeting which were endorsed at the next committee on 11 October 2022. Since that time despite repeated requests no communication has been received from the local planning authority [LPA] advising of the further information that is necessary.
- 1.2 The application to which this SoC relates, relates to land at Radcliffe Moor Road, Bury. The application was deferred at Bury's Planning Committee. The application sought the following development:
- "Change of use of the land for use as outdoor sports pitches including engineering operations to form 4 pitches, the construction of a clubhouse, ancillary storage structures, creation of access from Radcliffe Moor Road, parking, landscaping, drainage and associated works."*
- 1.3 A planning application for the above development was validated by Bury Council on 11 October 2021 (planning reference: 67658) and was deferred at Bury Council's Planning Committee contrary to the recommendation of Officers dated 30 August 2022. Bury Council provided one reason for deferring the application. This was:
- 1 That the Committee Defer the following application pending further information in relation to the ecology of the site which included impact on water run off into nearby wetlands and fishing lodges
- 1.4 The Appellant is appealing Bury Council's non-determination in accordance with Section 78 of the Town and Country Planning Act 1990. This SoC sets out the case for the Appellant and is based upon the committee report presented to members and the minutes of the meeting.
- 1.5 This document and the supporting appended evidential documents support the Appellant's case and confirm that the appeal should be allowed, and planning permission granted.
- 1.6 In addition to the documents appended to this report, we have compiled a list of Core Documents which are referenced as appropriate within this report and the other evidential documents appended to it.
- 1.7 The Appellant reserves the right to respond to other matters if they are raised by the Council. This may necessitate the provision of a further rebuttal statement depending on the nature of any such matters raised. This is particularly the case if matters are raised beyond the matters raised in the minutes of the aforementioned committee meeting.

2.0 The Appeal Site

Site Context

- 2.1 The appeal site comprises of two roughly rectangular parcels of land, extending to approximately 6.07ha (15 acres) of greenfield land. The appeal site's existing use is agricultural land, comprising open grazing fields designated Grade 4 (poor quality) Agricultural Land Classification by Natural England¹.
- 2.2 The appeal site is located on the north-western extremity of Radcliffe on the western border of the Metropolitan Borough of Bury in the ward of Radcliffe North. The appeal site is circa 380 meters east of the borough boundary separating Bolton and Bury. The largely residential areas of Brightmet and Bradley Fold lie to the north / west and south of the appeal site respectively. The appeal site is approximately within 2km of Bradley Fold, Ainsworth, Little Lever and Brightmet and within 4km of Radcliffe, Bury and Bolton.
- 2.3 The appeal site borders Bury New Road (A58) to the north and Radcliffe Moor Road (A665) to the east. To the north the site abuts a car dealership and three residential properties as well as some buildings relating to an equestrian operation. On the opposite side of Bury New Road lies a number of terraced dwellings in 5 blocks, commercial premises including industrial buildings and associated yard and parking areas, a former mill in use as a church and a public house (the Top Bull). To the north east is Radcliffe Masonic Hall and associated car park which is accessed from Radcliffe Moor Road. To the east is open agricultural land currently in use for grazing. South of the appeal site is Starmount Lodges Fishery which comprises 4 large water bodies and associated facilities. Beyond the reservoirs is the urban area of Bradley Fold, comprising a mix of industrial and residential uses. To the west is further grazing land beyond which is Blackshaw Brook and the residential area of Brightmet.
- 2.4 Bury New Road is a major link road, connecting Bolton in the west to Bury in the east. The appeal site has access to a large catchment of residents and public transport. Bus stops are located on Bury New Road and Radcliffe Moor Road and provide regular services to Bradley Fold, Little Lever, Radcliffe, Brightmet, Bury, Bolton and Rochdale.
- 2.5 The appeal site is entirely within Flood Zone 1 and is not located within or adjacent to an Air Quality Management Area [AQMA]. There is no tree coverage within the appeal site, although there is occasional and sporadic trees and substantial hedgerows around the site periphery. None of the trees on the appeal site are subject to a Tree Preservation Order [TPO]. The appeal site is not in or adjoining a conservation area, nor are there any listed buildings present. There is a Public Right of Way [PRoW] (ref. 21CC) close to the north-western corner of the site (although entirely on adjacent land). There are no known protected species within the Site, nor is the site subject to any local, national or internationally protected nature conservation designations.
- 2.6 There is an existing sports pitch off Ainsworth Hall Road (c.150m north-east of the appeal site) with limited facilities and poor access. Beyond this, there are numerous football pitches located within Bolton under 2km of the appeal site (Brightmet Football Club, New

¹ https://naturalengland-defra.opendata.arcgis.com/datasets/5d2477d8d04b41d4bbc9a8742f858f4d_0/explore?location=53.576724%2C-2.368563%2C17.00

House Farm playing fields, Bolton County Football Club, Dolan Park and Brightmet Wanderers to name a few). However, there are limited sports pitches located within a similar distance of the appeal site located in the Borough of Bury. There are a number of pitches in Bolton to the west of the site that will also serve this part of Bury.

- 2.7 A plan that identifies the precise extent of the appeal site is enclosed at Appendix 1.

Planning History

- 2.8 There are no recent planning applications on the appeal site which are relevant to the consideration of the current proposals. There are similarly no recent applications of relevance on the adjoining land.

3.0 **Application and Appeal Development**

Description of the Proposals

- 3.1 The Appellant seeks full planning permission for four sports pitches, a club house, car parking and associated facilities. A schedule of drawings submitted with the original application submission and documents that were submitted to the Council during the determination of the application can be found at Appendix 2.
- 3.2 In terms of the appeal proposals and the proposed development that formed the basis of the Council's decision the Appellant is seeking full planning permission for:
- “Change of use of the land for use as outdoor sports pitches including engineering operations to form 4 pitches, the construction of a clubhouse, ancillary storage structures, creation of access from Radcliffe Moor Road, parking, landscaping, drainage and associated works.”*
- 3.3 The appeal development comprises four pitches of three differing sizes. Pitch 1 and Pitch 3 will be full adult sized pitches, Pitch 2 will be suitable for under 14's and Pitch 4 is designed for 15/ 16-year-olds. All pitches meet Sport England and Football Association [FA] guidance for pitch sizes. The sports pitches and earthworks will be delivered in one operation.
- 3.4 The appeal development is proposed to be accessed from Radcliffe Moor Road. This access will serve a new car park with 78 spaces (4 of which will be disabled and located close to the entrance of the clubhouse) and associated manoeuvring space.
- 3.5 The proposed club house is located to the south of the car park and broadly in the centre of the site. The clubhouse is proposed to be one storey in height and be delivered in phases. Phase 1 will include a coaching/meeting room, four changing rooms, two rooms for officials, two toilets, a kitchen, office and plant room. Phase 1 of the clubhouse is proposed to be 32m at its longest and 14m at its widest, with a gross internal floor area of 420m². Phase 2 of the clubhouse will extend the floor plate from a rectangular design to an 'L' shape. The proposed extension is illustrated in the 'Proposed GA Plan' drawing. Phase 2 will include an addition of four changing rooms, two changing rooms for officials and an extended coaching/ meeting room. The Phase 2 extension will take the gross internal floor area of the clubhouse to 730m². The clubhouse construction will be phased due to club requirements. The clubhouse is relatively simple in its design, with the focus being on functionality. It will provide accommodation to a standard expected by the FA and Sport England.
- 3.6 The appeal development also includes an external maintenance building which will be delivered in Phase 1 of the development and be located adjacent to the clubhouse. The building will measure 2.43m in width, 12.19m in length and 2.59m in height. This is proposed to be used for equipment, nets, goal posts and mowers which are essential to club operation and pitch maintenance. The maintenance building will be timber clad and the area around it landscaped.

Planning Application Submission

- 3.7 The chronology of the application is set out below.

Pre-Application Engagement

- 3.8 A pre-application meeting request was submitted to the Council 16 March 2021. The submission included a sketch layout of the club house, proposed site layout of the pitches and an existing site plan. A pre-application meeting was held with the Council 18 May 2021.
- 3.9 The meeting covered a range of topics including discussions around access, car parking, the clubhouse, sports pitches, landscape, hardstanding and drainage. The outcome of the discussions was that officers were broadly supportive of the proposals and agreed it was appropriate development in the Green Belt. Some comments on detail were made which are summarised below and resulted in amendments to the scheme.
- 3.10 The main points of detail that were raised by the Council were as follows:
- A request to locate the clubhouse and maintenance building side by side to centralise the structures and reduce hard surfacing.
 - A request to reduce the size of the proposed car park to the minimum number of parking spaces permitted by the Council, Sport England and the Football Association. Locate the car park close to the site access to reduce hard surfacing.
 - A request to reconfigure the location of the proposed sports pitches to allow for the retention of boundary treatments along Bury New Road to protect the amenity of adjacent dwellings.
- 3.11 To respond to the Council's pre-application comments when preparing the application for submission, the applicants reviewed the layout of the pitches, clubhouse, location of the maintenance building and the amount of hardstanding.
- 3.12 The scheme was amended to have regard to these comments and incorporate the suggested changes.

Planning Application Submission 11 October 2021

- 3.13 The planning submission was made on 11 October 2021 and registered 11 October 2021. The application was also accompanied by a Planning Statement outlining the benefits of the development at the appeal site. The Planning Statement concluded that:
- The proposed change of use is not inappropriate within the Green Belt, in accordance with paragraph 150 of the Framework.
 - The clubhouse has been located centrally within the appeal site to provide access to the four proposed sports pitches and in a discreet location responding to the topography of the land to protect visual amenity of neighbours located on Bury New Road. Thereby preserving the openness of the Green Belt.
 - Areas of hardstanding proposed within the appeal site are limited to a centralised area containing the car park and clubhouse to limit the sprawl of development. Hardstanding is limited to meet the minimum number of parking spaces required by Sport England's 'Clubhouse Design Guidance Notes (2016)'. The car park is located adjoining the site access to reduce additional road surfacing through the appeal site.

- There is an identified shortfall in certain pitch formats within Bury, as identified in Bury's Playing Pitch and Outdoor Sports Strategy [PPOSS] and Green Space Audit and Strategy [GSAS].
- The proposed appeal development is considered to accord with Sport England's three themes, to protect, to enhance and to provide.

Work to Resolve Consultee Comments

- 3.14 Following submission of the application for the sports pitches, no fundamental changes to the layout were made. Technical information was provided in the following months, predominantly in response to consultee comments. The chronology of these is briefly summarised below:
- 3.15 On 5 January 2022 a note was prepared by Betts Geo Consulting Engineers in response to comments received from the Coal Authority. The note provided further detail in relation to the proposed clubhouse and a shaft location within the appeal site.
- 3.16 On 24 January 2022 Lichfields provided a response to the Council in relation to comments which were received from Sport England and the Football Foundation. The response provided addressed the rationale behind the number of changing rooms, maintenance and management responsibilities, information on the mechanism which ensures the sports pitches are delivered prior to the proposed housing development located at the Club's existing premises at Inverbeg Drive in Bolton and further information on the proposed clubhouse.
- 3.17 On 8 March 2022 an alternative drainage plan was provided to Bury Council (SW Alternative Outfall, ref. ENG001A). The amended drainage plan involved creating an easement through the land to the west of the appeal site.
- 3.18 On 25 July 2022 Lichfields provided a response to the Council which addressed the number of parking spaces proposed within the appeal development, re-confirmed the Club would be responsible for the management and maintenance of the development once built out in its entirety and re-confirmed the Club would own the freehold to the appeal site.
- 3.19 On 1 August 2022, Betts Hydro produced updated drainage information, which included, Hydrological Assessment dated July 2022; Formal Response to Comments from the Council (ref. HYD633/RadcliffeMoorRd/RDN/PS/TNO2c); and, Preliminary Drainage Strategy (ref. HYD633 rev. A).
- 3.20 The suite of plans, drawings and documents upon which the Council deferred the application is contained within the appeal submission and is identified at Appendix 2.

The Decision

- 3.21 The application was recommended for approval by officers, and a copy of their report presented to Planning Control Committee on the 30th August 2022 is enclosed at Appendix 3.
- 3.22 However, after significant debate, the application was deferred from consideration, contrary to the officers recommendation to approve. The reason given for the deferral in the subsequently approved minutes of the meeting was:

“That the Committee Defer the following application pending further information in relation to the ecology of the site which included impact on water run off into nearby wetlands and fishing lodges.”

A copy of the minutes of the meeting are enclosed at Appendix 4. Since that time there has been no engagement with officers regarding the information that is required to address this issue bearing in mind the extensive evidence that was provided during the application process.

- 3.23 The Appellant has therefore exercised their right to appeal in accordance with Section 78 of the Town and Country Planning Act 1990. Section 5 of this Statement responds to the above reasons for refusal, setting out the case for the Appellant.

Planning Obligations and Conditions

- 3.24 The officers report to planning committee set out a number of conditions that were recommended to be attached to the planning permission. A copy of these conditions with suggested amendments is enclosed at Appendix 5.
- 3.25 The Council has not raised any matters that would require a legal agreement associated with the appeal development, and the committee report to Planning Control Committee did not seek any such obligations.

4.0 **Planning Policy Context**

- 4.1 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 state that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan Policy

- 4.2 The Council's Development Plan comprises the Bury Unitary Development Plan [the UDP] adopted in 1997, the Greater Manchester [GM] Waste Plan adopted 2012 and the GM Joint Minerals Plan adopted April 2013. There are no relevant policies within the GM Waste Plan as this relates primarily to waste installations.
- 4.3 The appeal site is designated on the Policies Map of the UDP as adopted Green Belt and as a Mineral Safeguarding Zone [MSZ].

Bury Unitary Development Plan

- 4.4 The UDP predates the publication of the National Planning Policy Framework [the Framework] which was first published in March 2012. As such, the policies contained within the adopted UDP are out of date as they have not been reviewed since being adopted in 1997, as required by paragraph 33 of the Framework.
- 4.5 The most pertinent UDP policies to the consideration of this appeal development are:
- UDP Policy OL1 Green Belt which seeks to check unrestricted urban sprawl.
 - UDP Policy OL1/2 New Buildings in the Green Belt which details what Bury Council considers to be appropriate development in the Green Belt.
 - UDP Policy RT2/1 Provision of New Recreation Sites which lists the allocated new recreation provision in the Borough and states Bury Council will look favourably upon proposals for additional recreational facilities in the Borough.
 - UDP Policy RT3 Recreation in the Countryside which states Bury Council will encourage the use of river valleys, moorland fringe and other open land outside the urban area as appropriate recreational sites.
 - Other policies of relevance to this application are as follows:
 - UDP Policy EN1/1 Visual Amenity which limits development proposals that would have detrimental effects on amenity.
 - UDP Policy EN1/3 Landscaping Provision requires proposals to make provision for incidental open space and landscaping.
 - UDP Policy EN1/5 Crime Prevention requires proposals to discourage crime through their design.
 - UDP Policy EN5/1 New Development and Flood Risk states Bury Council will not permit proposals in areas at risk from flooding, would likely increase the risk of flooding elsewhere, or adversely affect river flood defences.

- UDP Policy EN6 Conservation of the Natural Environment states the Council will retain, protect and enhance the natural environment of the Borough.
- UDP Policy EN6/3 Features of Ecological Value states Bury Council will consider the impacts of a development proposal on the existing features of ecological or wildlife value when determining the application.
- UDP Policy 7/4 Groundwater Protection states the Council will not permit development proposals which would have an unacceptable adverse effect on groundwater resources, particularly in terms of their quality and/ or supply.
- UDP Policy EN7/5 Waste-water Management requires development proposals to provide for the disposal of foul sewage, trade effluent and contaminated surface water. The policy also states proposals will not be permitted if they exacerbate existing problems or present an unacceptable risk of spillage or leakage.
- UDP Policy EN9 Landscape seeks to protect, conserve and improve the landscape quality of the Borough and will encourage the enhancement of landscapes.
- UDP Policy OL1/1 Designation of Green Belt states Bury Council will operate development control policies over a Green Belt as delineated on the Proposals Map.
- UDP Policy OL6 Multi-Functional Countryside seeks to minimise developmental conflicts in the countryside and balance the benefits the countryside offers to the community as a whole.
- UDP Policy OL6/1 New Uses and Development of the Countryside states Bury Council will consider favourably new uses and development in the countryside which will benefit the environment and the community as a whole.
- UDP Policy RT3/2 Additional Provision for Recreation in the Countryside which states Bury Council will encourage the recreational use of the Borough's countryside, encourage the re-use of vacant or derelict land provided the proposals would not result in detrimental effects.
- UDP Policy HT2/4 Car Parking and New Development requires all applications for development make adequate provision for their car parking and servicing requirements in accordance with Bury Council's car parking standards.
- UDP Policy HT3 Public Transport states Bury Council will encourage land use measures aimed at maintaining and increasing the use of public transport.
- UDP Policy HT4 New Development seeks development proposals support the principles of sustainable development, assist the implementation of a balanced transport strategy and minimise the environmental impact of traffic.
- UDP Policy CF1 Proposals for New and Improved Community Facilities states Bury Council will generally view applications for new and improved community facilities favourably.

National Planning Policy & Guidance

4.6

The most recent iteration of the Framework was published in July 2021 by the Ministry of Housing, Communities and Local Government [MHCLG]. The overarching aim of the

Framework is to proactively deliver sustainable development to support the Government's economic growth objectives.

- 4.7 The Framework (paragraphs 8 & 9) identifies three overarching dimensions to achieving sustainable development: economic, social and environmental. These dimensions are interdependent, and gains need to be pursued in mutually supportive ways. The social objective is to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of the present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
- 4.8 Paragraph 11 states that:
- "plans and decisions should apply a presumption in favour of sustainable development" and for decision-taking this means "approving development proposals that accord with an up-to-date development plan without delay".*
- 4.9 Chapter 8 of the Framework relates to healthy and safe communities, and of particular note is Paragraph 92(c) which identifies planning policies and decisions should enable and support healthy lifestyles, for example through the provision of safe and accessible green infrastructure and sports facilities.
- 4.10 Paragraph 98 of the Framework states:
- "Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change".*
- 4.11 Chapter 13 of the Framework relates to the Green Belt, and of particular note is Paragraph 145 which states:
- "Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged or derelict land".*
- 4.12 Paragraph 149(b) is also of note, as it defines what is an appropriate exception within the Green Belt, such as outdoor sport and outdoor recreation; as long as the facilities preserve the openness of the Green Belt.
- 4.13 Paragraph 150(e) states material changes in the use of land (such as changes of use for outdoor sport or recreation) is also not inappropriate in the Green Belt.

Planning Practice Guidance

- 4.14 On 29 November 2016, the Government published the Planning Practice Guidance [PPG]. This was updated most recently on 24 June 2021.
- 4.15 The PPG includes sections relevant to the consideration of planning applications (Section 21b), openness of the Green Belt (paragraph 001 ref. ID: 64-001-20190722), healthy places (paragraph 003 ref. ID:53-003-20191101), consulting Sport England (Paragraph: 003 Reference ID: 37-003-20140306).

Evidence Base Documents

Bury Greenspace Audit and Strategy

- 4.16 The Greenspace Audit and Strategy [GSAS] was first published in 2015 and includes an audit and assessment of open space, sport and recreation. The GSAS also assesses the long-term requirements in terms of quantity, quality and accessibility of the various types of open space, sport and recreation for future provision in meeting local need.
- 4.17 The GSAS recommends outdoor sports provision (including playing pitches) at 0.83 ha per 1,000 population. The GSAS notes an under provision within the Borough, where provision of outdoor sports is 0.69 ha per 1,000 population. The GSAS inspection of Bury's outdoor sports provision found that the average score for senior football pitches (16-84) was 43% (average) and for junior football pitches (14-82) was 36% (poor).

Bury Playing Pitch and Outdoor Sports Strategy

- 4.18 Bury created the Playing Pitch and Outdoor Sport Strategy [PPOSS] (2019) and the preceding Assessment Report as an approach to developing and delivering a clear picture of the balance between the local supply of, and demand for, playing pitches and other outdoor sports facilities in accordance with Sport England guidance. Both documents have achieved sign off from the National Governing Bodies of Sport [NGBs]. The study covers the period up to 2037.
- 4.19 The report makes note of evidence of a shortfall in one or more football pitch formats across the Borough. Furthermore, the report acknowledges a need to develop sustainable, multi-pitch football hubs which include 3G and grass pitches servicing team training, short-formats and non-traditional participation and match play.

Fields in Trust Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard (2015)

- 4.20 Fields in Trust is the operating name of the National Playing Fields Association [NPFA]. Fields in Trust has published guidance for practitioners on open space provision and design, known as the Six Acre Standard. First published in the 1930's the Guidance is based on a broad recommendation that 6 acres (2.4 hectares) of accessible green space per 1,000 head of population enables residents of all ages to participate in sport and play. The NPFA states that 75% of local authorities adopt this or an equivalent standard (2014 Fields in Trust / David Lock Associates Survey).
- 4.21 Guidance for Outdoor Sport and Play was updated in 2015 to reflect policy changes including the Framework and now includes recommendations on the provision of amenity and natural green space. The updated guidance document is titled 'Beyond the Six Acre Standard'.
- 4.22 Table 1 of this document [page 6] sets out Fields in Trust Benchmark Guidelines for a range of open space and equipped play areas. Table 3 on page 7 provides recommended benchmark guidelines for informal outdoor space. The walking distance guidelines set out below are based on walking distance to dwellings. These are as follows:
- Playing pitches - 1.2 ha per 1,000 population / 1,200 m walking distance;

- All outdoor sports – 1.6 ha per 1,000 population/ 1,200 m walking distance;
- Equipped/designated play areas - 0.25 ha per 1,000 population/ Local Areas of Play [LAPs] – 100m, Local Equipped Areas of Play [LEAPs] – 400m, Neighbourhood Equipped Areas of Play [NEAPs] – 1,000m walking distance;
- Other outdoor provision (Multi Use Games Areas [MUGAs] and skate parks) - 0.3 ha per 1,000 population / 700 m walking distance;
- Parks and Gardens – 0.8 ha per 1,000 population – 710m walking distance;
- Amenity Green space – 0.6 ha per 1,000 population – 480m walking distance; and,
- Natural and Semi-Natural – 1.8 ha per 1,000 population – 720m walking distance.

The Football Association Guide to Pitch and Goalpost Dimensions

- 4.23 The Football Association [the FA] has produced a guide to pitch and goalpost dimensions. The guide stipulates pitch sizes for each age grouping and the respective goalpost dimension as expected by the FA.

Sports England Clubhouse Design Guidance Notes

- 4.24 Sport England's Clubhouse Design Guidance Notes [CDGN] (2016) have been developed with the support of the NGBs for the range of sport that use and operate such buildings. CDGN set design principles which cover physical features, building orientation, internal and external finishes, security as well as all other aspects associated with the clubhouse.

Other Material Considerations

Supplementary Planning Documents/ Guidance

- 4.25 The following supplementary planning documents [SPD] are relevant to this application:
- SPD 8 (New Buildings and Associated Development in the Green Belt);
 - SPD 11 (Parking Standards in Bury); and,
 - SPD 16 (Design and Layout of New Development).

Sport England Playing Fields Policy and Guidance

- 4.26 Sport England are an arms-length government body responsible for growing and developing grassroots sport across England. The current policy, dated March 2018, outlines Sport England's position with regards to playing fields. This reiterates the fact that LPA are required by law to consult Sport England when they receive a planning application for development affecting playing fields.

Greater Manchester Spatial Framework / Places for Everyone

- 4.27 The Greater Manchester Spatial Framework [GMSF] was first intended to set out how Greater Manchester should develop up to the year 2037 and identify the amount of new development that will come forward across 9 out of the 10 districts in terms of housing, offices, industry and warehousing, and the main areas in which this will be focused. In October 2020, the draft publication version of the GMSF was made available as a

background paper to various committee reports. However, Stockport withdrew its support and caused delays to the adoption of the GMSF.

- 4.28 Greater Manchester Combined Authority Joint Committee met on 12th July 2021 and approved a publication version of the revised GMSF now entitled 'Places for Everyone' [PfE]. PfE is currently undergoing independent examination by the Planning inspectorate, a process which began on 14 February 2022. PfE is due to undergo an examination in public from November 2022 to March 2023. Despite previous consultations it remains at an early stage in its preparation, with no certainty on its content. As such it is considered that the published version of PfE can only be afforded very limited weight in the determination of planning applications in Bury. PfE promotes a healthy and active lifestyle through sport and recreation.

Emerging Planning Policy

- 4.29 The Council commenced work on a new Bury Local Plan in March 2015 following the withdrawal of the Core Strategy. The Issues and Options Consultation took place in October 2018. However, the next consultation is delayed pending progress on the GMSF/ PfE.

5.0 Case for the Appellant

5.1 This section of the Statement sets out the case for the Appellant, responding to the Council's reason for deferring the application having due regard to both local and national planning policy. There are three possible aspects relating to the deferral that are raised in the minutes of the meeting. These can be summarised as follows:

- 1 The effect of surface water run off from the site on the nearby wetlands and fishing lodges;
- 2 The effect on the ecology of those water bodies; and,
- 3 The effect on the ecology on the site.

5.2 I address these matters below. In addition to these matters there was significant debate at committee about the appropriateness of the proposed development in the Green Belt. I therefore also address this as a key consideration in Section 6.

Addressing the Council's Reasons for Deferral

5.3 Due to the Council's decision to defer the appeal development, the Council has not provided the UDP policies it considers the appeal development is contrary to. As such, the following section demonstrates how the reasons for deferral are unfounded and how the appeal development accords with all relevant local and national policy with regards to the reasons for deferral.

Reason 1: The Effect of Surface Water Run-off from the Site on the Nearby Wetlands and Fishing Lodges

5.4 The Council's first reason for deferral relates to a lack of information pertaining to how the appeal development would impact the adjacent Starmount Lodges and ponds to the south of the appeal site.

5.5 Notwithstanding the Council's first reason for deferral, the subject planning application was accompanied by a Drainage Management Strategy [DMS] dated September 2021 and a Flood Risk Assessment dated September 2021, both documents were prepared by Betts Hydro. In addition to this, during the course of the subject planning application's consideration, additional documents relating to drainage were submitted to the Council. This included a hydrological assessment dated May 2022, an amended hydrological assessment dated July 2022 and a preliminary drainage strategy (ref. HYD633 rev. A). The hydrological assessments dated May 2022 and July 2022 were each produced to specifically address issues raised by the Council at different stages, with regards to drainage and the appeal development's impacts to the Starmount Lodges and ponds to the south of the site. Betts Hydro has also produced a summary letter detailing communication between the Appellant, Betts Hydro and the Council. A copy of this letter can be found at Appendix 6.

5.6 Contrary to the Council's reason for deferral concerning a lack of information pertaining to drainage, the Appellant contends that the internal site layout and proposed drainage ensures the underground aquifer and Starmount Lodges and ponds to the south will not be adversely impacted by the appeal development. The Appellant has incorporated several forms of Sustainable Drainage Systems [SuDS] within the appeal development, including

rain garden, dry and wet swales and reed beds, in addition to surface water pipes. The dry and wet swales and reed beds have been carefully positioned to ensure any surface water run-off is captured on-site and naturally filtered before reaching the Starmount Lodges and ponds adjacent.

- 5.7 The hydrological assessment dated May 2022 confirms the Starmount Lodges and ponds are elevated relative to the surrounding ground level and the lodges are fed by artesian water from the aquifer beneath, the secondary 'A' aquifer with high permeability within the bedrock deposits of the sandstone and Pennine coal measure (paragraph 6.4 in the aforementioned report).
- 5.8 The hydrological assessment dated May 2022 confirms the appeal development proposes no works to the toe of the embankment to the lodges, with a minimum of a 3m toe from the embankment. Paragraph 8.2.2 of the aforementioned report confirms no excavation is proposed anywhere within close proximity to the existing reservoir, Starmount Lodges.
- 5.9 The hydrological assessment dated May 2022 confirms at paragraph 6.4.6 the appeal development will have:
- "No impact on the aquifer feeding the reservoir as the ground investigation works encountered no groundwater at the depths of excavation proposed."*
- 5.10 In terms of surface water run-off, the ground conditions of the appeal site are such that rainfall landing on the site will run-off from the north-east to the south-west towards the Starmount Lodges. The hydrological assessment dated May 2022 confirms at present the topography and ground conditions would indicate that some infiltration will occur over time, depending on the saturation of the ground when rainfall occurs.
- 5.11 The appeal development proposes a dry and wet swale, and reed beds between the proposed pitch one and the Starmount Lodge, in addition to the elevated banks of the reservoirs and hedgerow. It is noted in the hydrological assessment dated July 2022 that existing hedgerows will intercept runoff enabling root take up which will reduce the rate and volume of any surface water run-off leaving the appeal site. The aforementioned report confirms at paragraph 6.6.3, the existing hedgerows, to be retained, help to slow the flow of any surface water run-off and will allow more time for infiltration to occur.
- 5.12 The existing site conditions allow for standing water to build up in the southern corner of the appeal site. It is noted this pooling of water can result in the long-term structural damage to the embankment to the lodges and ponds. The appeal development will improve the existing situation, as confirmed in the hydrological assessment dated July 2022, paragraph 8.2.4 states:
- "Pitch drainage will be installed that will collect overland flood waters and will prevent the pooling of water at the embankment toe. Rainfall will enter the drainage system and will be allowed to recharge the groundwater or will be directed at attenuated greenfield rates via the new pipe network into the swale/ reedbed area."*
- 5.13 As such, the appeal development will improve the existing site conditions and significantly reduce the effects of pooling water to the embankments of the lodges, noted at paragraph 8.2.6 of the hydrological assessment dated May 2022.

- 5.14 In terms of the proposed pitch drainage, the DMS confirms perforated pitch drainage pipes will be installed at 5m centres beneath the pitches and will be attenuated to greenfield flow rates at source. The pitch drainage system will flow through a swale system and in turn a reed bed system as noted in paragraph 7.7.1 of the hydrological assessment dated July 2022. As such, the appeal development will mimic the existing hydrology of the appeal site.
- 5.15 The hydrological assessment dated July 2022 states at paragraph 7.1.4:
“Water will collect in the swale and reed bed and will evaporate, filter into the groundwater or will overtop in times of heavy rainfall into the pond network to the south.”
- 5.16 The hydrological assessment dated May 2022 confirms at paragraph 6.4.7 the appeal development will not increase the water levels within any of the fishing lodges as the flows from the site will be attenuated and due to there being a very limited amount of impermeable area proposed. As such, it is considered the appeal development will not impact the levels or volume of water at the lodges to the south of the appeal site.
- 5.17 Fundamentally, the DMS and hydrological assessments confirm the proposed on-site drainage will mimic the existing hydrology as closely as possible and therefore the groundwater, springs and aquifer will be unaffected. The DMS confirms the car park and clubhouse drainage will be attenuated to greenfield run-off rates. The hydrological assessment confirms there is no positive connection to be made into any pond, watercourse, water body or pipe. As a consequence of the strategy, no off-site works associated with the surface water drainage are necessary.
- 5.18 Accordingly, having regard to paragraph 167 of the Framework, the DMS and hydrological assessments dated May 2022 and July 2022 concluded that the appeal development would have no severe impact on the adjacent Starmount Lodges, ponds or underground aquifer and identified no drainage or flood risk related reasons to withhold the granting of planning permission. It is the Appellant’s firm stance that the appeal development conforms to the provisions of Policy EN6, EN6/1 and EN7/4 with respect to protecting groundwater sources from unacceptable adverse effects and conserving the natural environment.

Reason 2: The Effect on the Ecology of those Water Bodies

- 5.19 With respect of UDP Policy EN7/4, the Council stipulates it will not permit development proposals which would have an unacceptable adverse effect on groundwater resources, particularly in terms of the quality and/ or supply.
- 5.20 In terms of water quality, at present the appeal site is in agricultural use and there are no controls on what chemicals are used on the land. Any chemicals used on the appeal development would pass through the proposed filter medium used in the pitch construction and shall pass through the pipe network into the proposed swale/reedbeds. The hydrological assessment dated July 2022 confirms at paragraph 8.2.12 that the inherent characterises of the reedbed planting are to filter and improve water quality. As such, the appeal development would offer a betterment when compared with the existing situation.
- 5.21 Paragraph 7.1.5 in the hydrological assessment dated July 2022 confirms the introduction of the reed beds at the appeal site will improve water quality prior to any hydraulic continuity with the adjacent water bodies at the Starmount Lodges or ponds.

- 5.22 The letter from Betts Hydro in response to comments on the hydrological assessment, dated July 2022, discusses the matter of nutrient leaching into the lodges as a result of the appeal development. The aforementioned letter confirms nutrient leaching can be reduced using slow and controlled release fertilisers. Paragraph 5.2 on the letter states:
- “Organic based feeds also act in a slow-release manner as well as improving the physical condition of the soil. Controlled release fertilisers are especially effective in reducing nitrogen leach in the form of nitrate. Phosphate is very immobile through even sandbased soils and the increased risk of leaching would be more associated with potassium.”*
- 5.23 The letter continues stating good aeration of the soil including verti-draining will improve rooting depth and increase nutrient uptake and reduce nutrient leaching potential. The letter confirms that the sand levels in the topsoil also reduces the risk of surface water run-off. Regular pH and nutrient soil testing will help to monitor the chemical status of the topsoil ensuring that the pitches are not over fertilised and fertiliser applications can be precise and targeted.
- 5.24 The Council will therefore have the ability for additional controls via planning conditions and enforceability of a treatment and maintenance regime to protect the adjacent assets and water bodies. As such, the appeal development would not only improve the existing situation, but the Council would also have controls on the use of chemicals which it does not currently possess.
- 5.25 As such, the appeal development which proposes a conveyance/ attenuation swale, wet swale and reed beds will provide further residual water quality improvements and some residual protection against nutrient enrichment or other contamination, as confirmed in the letter from Betts Hydro in response to comments to the hydrological assessment.
- 5.26 Indeed, the committee report confirms on page 45 that the Council’s drainage section has no objections in principle to the appeal development. A copy of the committee report can be found at Appendix 3.
- 5.27 As such, it is considered the proposed SuDS measures to be implemented, in addition to the raised level of the Starmount Lodges there will be no adverse impact on the Lodges as a result of the appeal development. It is the Appellant’s firm stance that the appeal development conforms to the provisions of Policy EN7/4 with respect to protecting groundwater sources in terms of quality and/ or supply.

Reason 3: The Effect on the Ecology on the Site

- 5.28 The Appellant prepared an Ecological Survey and Assessment prepared by ERAP as part of the subject planning application. This considered the appeal development’s impacts on great crested newts, nesting birds and invasive species. The assessment also considered the protection of Bradley Fold SBI and Blackshaw Brook.
- 5.29 The on-site habitats were identified and comprised only common and widespread plant species, with none of the habitats present being representative of semi-natural habitats. The assessment produced by ERAP notes hedgerows 1-7 are Priority Habitats, no other habitats present are a Priority Habitat. With the exception of hedgerow 3, none of the hedgerows qualify as ‘important’ in accordance with The Hedgerows Regulations 1997. The appeal

development is to retain the hedgerows and the tree line which ensures habitats are maintained. Only hedgerow 2 will be removed which is unavoidable.

- 5.30 The assessment outlines Japanese Knotweed and Indian Balsam were detected at the western and northern boundaries on the appeal site. For the eradication of Japanese Knotweed and Indian Balsam, a specialist contractor will produce a method statement for the eradication and management of these species.
- 5.31 There are no ponds on site but the appeal site is c.100m of the Starmount Lodges and adjacent ponds. The report details that investigations on ponds 1-5 have found no evidence of breeding by great crested newts and therefore concludes that harm to individual great crested newts is reasonably unlikely. The presence of the common toad has been reported and as such the report details a reasonable avoidance measures method statement. The reports adds these measures will protect the common toad and hedgehog which were detected on site. No other species have been detected.
- 5.32 No floodlighting is proposed as part of the appeal development.
- 5.33 The committee report confirms on page 46 that GMEU has no objections to the appeal development, subject to conditions relating to landscaping, hawthorn hedges, tree and shrub planting. With the recommended conditions in place, it is agreed with the Council that the appeal development would not cause harm to protected species or the Bradley Fold SBI or Blackshaw Brook. The appeal development therefore accords with UDP Policies EN1/3, EN6 and EN6/3.
- 5.34 As such, it is considered the appeal development is acceptable in terms of its impact on the ecology of the appeal site.

6.0 Appropriateness of the Appeal Development on the Green Belt

- 6.1 A key issue for the consideration of the proposals is whether or not they amount to appropriate development in the Green Belt. The relevant UDP policies to the consideration of the appeal development are OL1/2 (new buildings in the Green Belt) and OL1/5 (mineral extraction and other development in the Green Belt) and paragraphs 149 and 150 of the Framework.
- 6.2 The Appellant contends that the appeal development is appropriate development within the Green Belt, in accordance with local and national policies. This is a matter addressed in detail in the Planning Statement [PS] prepared by Lichfields which accompanied the original planning application. The PS was accepted as a comprehensive document by the Council and regarded as an appropriate basis upon which to form a view on the impact of the appeal development on the Green Belt. Indeed, the council officers raised no objection to the principle of the appeal development within the Green Belt.
- 6.3 The layout of the appeal development and boundary treatments have been designed to limit the impacts on the Green Belt in terms of its openness and amenity for the adjacent dwellings located on Bury New Road.

Proposed Use of Land

- 6.4 The proposals are for the change of use of the land and associated engineering operations to facilitate the formation of the proposed pitches. Paragraph 150 of the Framework details the forms of development that are not inappropriate in the Green Belt. This includes:
- a mineral extraction;
 - b **engineering operations;**
 - c local transport infrastructure which can demonstrate a requirement for a Green Belt location;
 - d the re-use of buildings provided that the buildings are of permanent and substantial construction;
 - e **material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and**
 - f development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.
- 6.5 The proposed drainage as part of the appeal development is considered to amount to appropriate development within the Green Belt, in accordance with criterion (b). With regards to the sports pitches, the change of use of the appeal site to outdoor sport is appropriate, as defined by criterion (e).
- 6.6 Policy OL1/5 (Mineral Extraction and Other Development in the Green Belt) stipulates that other forms of development, not including buildings, are inappropriate unless:
- It maintains openness and does not conflict with the purposes of including land in the Green Belt; or

- In the case of mineral extraction, it does not conflict with the purposes of including land in the Green Belt, and high environmental standards will be maintained and the site well restored.

- 6.7 The appeal development comprises four grass sports pitches, car parking and associated drainage. There are two adult sized sports pitches (106.7m x 69.4m), one under 15/16's sports pitch (88m x 56m) and one under 13/14's sports pitch (79.2m x 50.4m). The appeal development does not propose to erect fencing around the sports pitches or to erect floodlighting. All pitch sizes comply with the FA's 'Guide to Pitch and Goalpost Dimensions'. As such, the proposed sports pitches maintain the openness of the Green Belt.
- 6.8 The guiding principles of Sport England's 'Clubhouse Design Guidance Notes (2016)' and 'Playing Fields Policy and Guidance (2018)' and the FA's 'Guide to Pitch and Goal Post Dimensions' influenced the proposed design of the development in terms of layout and form of the pitches. For example, the sports pitches have been orientated in a certain direction to comply with Sport England and the FA's pitch orientation guidelines to minimise the effect of a setting sun on the players. Three out of four of the proposed pitches adhere to these policies, however, it was not possible for pitch 2 to meet the standard due to the shape of the site. Pitch 2 is designated for under 14s.
- 6.9 The proposals have also been designed to allow plentiful landscaping throughout the appeal site which ensures the openness of the development in the Green Belt. As noted at paragraph 5.30 of this Statement, the appeal site slopes from north to south. The sports pitches are proposed to be offset from the northern boundary of the appeal site along Bury New Road. Pitches 3 and 4 which are adjacent to Bury New Road will be positioned at a lower level than what the level of the road. When taking the boundary treatments into consideration around the perimeter of the appeal site, dwellings located adjacent to the appeal site on Bury New Road will not have their views looking south materially interrupted by the appeal development. The natural boundary treatments and trees on the perimeter of the appeal site have been preserved as far as is practical which screens the site and minimises impact on openness. Therefore, the appeal development protects the visual amenity of these residents and maintains separation.
- 6.10 Indeed, the officer noted in the committee report with regards to the design and layout of the proposed pitches, on page 44:
- "...the proposed pitches would not be a prominent feature in the streetscene or Green Belt location."*
- 6.11 The report went on to advise the Planning Control Committee that:
- "...it is considered that the proposed development would be appropriate development and would not have a significant adverse impact upon the openness and character of the Green Belt."*
- 6.12 As such, the appeal development is considered to fully accord with all local and national policies.
- 6.13 It is considered the Appellant has sufficiently demonstrated the appropriateness of the proposed use of land and associated engineering operations do amount to appropriate development on the Green Belt. The proposals accord with paragraph 150 of the Framework and the requirements of the UDP in this regard. amounting to appropriate

development within the Green Belt consistent with relevant local and national planning policy.

Proposed Buildings and Car Park

6.14 To support the proposed use it is proposed to site a clubhouse building and a storage container on the site. These are necessary to support the use of land and provide appropriate facilities. Paragraph 149 of the Framework states that whilst most new buildings are inappropriate development exceptions to this include:

“b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor 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 purposes of including land within it...”

6.15 Similarly, Policy OL1/2 of the adopted UDP stipulates that the construction of new buildings in the Green Belt is inappropriate development, unless it is for a limited number of purposes, these include:

- Agriculture and forestry (except where permitted development rights have been withdrawn);
- **Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of Green Belt and which do not conflict with the purposes of including land in it;**
- Limited extension, alteration or replacement of existing dwellings, provided that this would not result in disproportionate additions over and above the size of the original dwelling, or, in the case of replacement of existing dwellings, the new dwelling is not materially larger than the one it replaces;
- Limited infilling in existing villages as set out under Policy OL1/3.

6.16 Under the provisions of Policy OL1/2, essential facilities for outdoor sport are considered by the Council to amount to appropriate development within the Green Belt as long as they do not conflict with the purposes of including land in it. As set out in the PS, the appeal development proposes to erect a single storey clubhouse and maintenance building. The clubhouse will be delivered in two phases. Phase one of the clubhouse is proposed to be a rectangular building offering essential facilities for the functioning of the sports pitches only. This protects the openness of the Green Belt by preventing unnecessary development while still meeting Sport England and FA guidance on clubhouse design.

6.17 Phase 2 will see the clubhouse evolve into an ‘L’ shaped building which maintains a concentrated building footprint, maintaining a small visual impact on the Green Belt. Phase 2 of the clubhouse will only proceed if the Club require greater capacity due to the increase in pitch provision which will ensure the long-term success of the Club. The facilities proposed will ensure the long-term future of WAFC which their existing site cannot.

6.18 In terms of the design of the proposed clubhouse, the location of the clubhouse has been influenced by Sport England’s ‘Clubhouse Design Guidance Notes’ which encourages developments, for security reasons, to:

“Locate buildings at, or close to, the perimeter where they can be overlooked by neighbouring properties or by passing traffic”.

- 6.19 The maintenance building is proposed to accommodate equipment for football (i.e. goal posts, cones, balls etc) and equipment to maintain the grass sports pitches (i.e. lawn mowers). As such, it is considered the maintenance building accords with Policy OL1/2 in providing essential facilities for outdoor sport only. Indeed, the committee report notes at page 44:

“...given the landscaping and cladding proposed, the proposed container would not be a prominent feature in the streetscene.”

- 6.20 Both the club house and the storage building are the minimum size to meet the FA requirements for the club and achieve the Sport England standards. There is no superfluous ancillary accommodation proposed as part of the development that is not strictly necessary to support the proposed sports pitches and the associated appropriate use of land in the Green Belt.

- 6.21 The clubhouse has been located centrally to provide access to all four pitches and is situated in a discreet location responding to the topography of the land to protect the visual amenity of openness. The appeal site slopes from the north to the south, from Bury New Road to the Starmount Lodges and ponds adjacent, with an elevational difference of circa 15m. The proposed clubhouse will therefore only be visible from limited viewpoints beyond the appeal site boundary. Proposed hardstanding within the appeal development is limited to meet the minimum parking standards of Sport England’s ‘Clubhouse Design Guidance Notes (2016)’. The car park is located next to the appeal site access to reduce additional road surfacing through the appeal development. It is therefore considered that the clubhouse is entirely appropriate within the Green Belt as it only provides essential facilities associated with the function of the sports pitches.

- 6.22 Indeed, the committee report notes on page 43:

“...the proposed development would invariably bring change but the change would be of such a scale that it would maintain the openness of the Green Belt.”

- 6.23 As such, the proposed clubhouse and maintenance building offer essential services while according with Sport England’s ‘Clubhouse Design Guidance Notes’ the requirements of paragraph 149 of the Framework and UDP Policy OL1/2.

7.0 Other Planning Considerations

- 7.1 This section of the Statement sets out the relevant considerations that were assessed as part of the planning application and demonstrates how the appeal development is policy compliant to each discipline.

Loss of Agricultural Land

- 7.2 In terms of the loss of agricultural land, the Agricultural Land Classification which grades land, with the best and most versatile land (as defined by the glossary to the Framework) being graded 1, 2 and 3a. As noted in the committee report on page 45, the appeal site is grade 4 which is 'poor quality'². As such, the loss of such land would not be contrary to UDP Policies OL4 and OL4/1.

The Need for Sports Pitches

- 7.3 As outlined in Bury's Playing Pitch and Outdoor Sports Strategy [PPOSS] and Green Space Audit and Strategy [GSAS] there is a shortfall in some pitch formats throughout the Borough. The PPOSS details that current football pitches within the Borough often have multiple uses (i.e. they function as a public park in addition to sports pitches). The PPOSS also notes youth teams are having to play on adult sized pitches due to a lack of suitable pitch sizes within the Borough. The PPOSS notes this is not an ideal situation and is not in line with the recent FA Youth Review. Therefore, the pitches have been designed with the intention to meet the demand of the Club and within the Borough by providing 2x adult sports pitches, 1x under15/16's pitch and 1x under13/14's pitch.
- 7.4 The GSAS details junior football pitches in the Borough are, on average, 'poor quality' and senior football pitches in the Borough are, on average, 'average'. The PPOSS notes just 4% of sports pitches across all age groups in the Borough have been found to be graded 'good'. Therefore, there is a clear need in the Borough for a betterment of sports pitch provision in order to meet demand. The GSAS notes ancillary facilities, such as changing rooms and car parking need to be considered when looking at the Borough's current sports pitch offering. These proposals provide such facilities that are essential to the Club's operation. This includes changing and parking provision which will also improve the offer within the Borough and may encourage more users which would otherwise be put off from using sports pitches due to a lack of suitable facilities, as suggested in the GSAS.
- 7.5 The PPOSS seeks to develop sustainable, multi pitch football hubs and improve, provide and increase access to changing facilities for female and disabled participation in football. The clubhouse offers dedicated changing to female and male participants as well as disabled changing to allow greater participation in the sport.
- 7.6 Moreover, the PPOSS seeks to cater for current and future demand within the Borough. It is considered these proposals allow WAFC to expand their offering on their current two pitch site.
- 7.7 The proposals are considered to comply with Sport England's three themes, as noted in the PPOSS:

² https://naturalengland-defra.opendata.arcgis.com/datasets/5d2477d8d04b41d4bbc9a8742f858f4d_0/explore?location=53.576724%2C-2.368563%2C17.00

- **Protect** sports pitches by providing a betterment to the sports pitches on WAFC's existing site;
- **Enhance** the offer of WAFC's existing site by providing suitable size, orientation and efficient drainage of pitches to ensure more pitch use in periods of poor weather; and,
- **Provide** new facilities that comply with Sport England's clubhouse guidance and Bury's own PPOSS and GSAS.

7.8 Indeed, the committee report on page 44 states:

"The proposed development would provide 4 sports pitches and an associated clubhouse. As such, the proposed development would provide additional recreational facilities. Therefore, the proposed development would be acceptable in principle and would be in accordance with Policy RT2/1 of the Bury Unitary Development Plan."

7.9 As such, it is considered that the proposals have responded to the Council's evidence-based documents looking at sports provision in the Borough and comply with UDP Policy RT2/1 (Provision of New Recreation Sites), OL6 (Multi-Functional Countryside), OL6/1 (New Uses and Development of the Countryside) and Paragraph 92 in the Framework (Promoting Healthy and Safe Communities). Design and Layout

Highways & Parking

- 7.10 The Appellant prepared a Transport Statement [TS] prepared by TetraTech. The TS confirmed the sustainability of the appeal site location. The TS confirmed the appeal site has access to a number of transport modes including pedestrians, cyclists, public transport and vehicles. The TS confirms the appeal development can be accommodated without detriment to the operational capacity or safety of the local highway network.
- 7.11 Pedestrian and vehicular access to the sports pitches will be via Radcliffe Moor Road with a 2m footway provided on either side of the road at a simple priority T-junction. A drawing demonstrating the proposed site access is attached in Appendix C of the TS.
- 7.12 The TS includes a breakdown of trips to and from the site for the existing uses on site and compares with the proposed development. The overall change in traffic movements is insignificant and so will not have any material impact on the local highway network. As the sports pitches are a relocation of WAFC 50% of the trips are estimated to be existing trips that would have been made and are being transferred to the appeal site, while the remaining 50% are estimated to be new trips.
- 7.13 In terms of parking, the Council produce 'Parking Standards in Bury' SPD. Parking facilities for outdoor sports and recreation sites is left to individual consideration. However, Sport England do advocate a standard for parking at football pitches in their 'Clubhouse Design Guidance Notes (2016)'. This equates to 9 spaces per pitch for players/professionals, comprising one umpire and 22 football players (11 per team). In terms of spectators, the guidance note suggests one space per three spectators. Based on a ratio of one spectator for every player, this equates to 8 parking spaces per pitch. In total this equates to a total of 17 spaces per pitch. With the 4 pitches proposed at Radcliffe Moor Road this would be a total requirement of 68 parking spaces. The application proposes 78 parking spaces which exceeds the Sport England guidance. In addition, the proposals provide four sports pitches for a range of age groups (2x adult pitches, 1x u15/16s pitch and 1x u13/14s pitch). Due to this, it is not envisaged that all four sports pitches will be played on simultaneously as

different age groups will play at different times. Overall, the proposed number of parking spaces is considered to be acceptable and will meet the needs of the Club.

7.14 In addition, the nearby sports clubs of Elton Vale Sports Club and Bury Sports Club offer only limited formal parking and operate in an acceptable manner. Moreover, Westbury Sports Club provides six sports pitches for a range of age groups and has a similar number of parking spaces to what is proposed at Radcliffe Moor Road, which proposes four sports pitches. The number of parking spaces proposed is therefore not dissimilar to the parking provision of other sports pitches in the locality.

7.15 Indeed, the committee report notes on page 47 that the appeal development would not be detrimental to highway safety and the level of parking provision is acceptable. As such, the appeal development would have no adverse impacts on highways grounds and is in accordance with UDP Policies EN1/2, HT2/4 and HT4.

Drainage and Flood Risk

7.16 The subject planning application was accompanied by a Flood Risk Assessment [FRA] and a Drainage Management Strategy [DMS] prepared by Betts Hydro. The FRA confirms the site is entirely within Flood Zone 1, meaning risk from flooding is 'very low'.

7.17 The FRA confirms ground levels are between 0.5m to 1.5m higher than levels identified adjacent to Blackshaw Brook and therefore potential flood risk from this source is also low. Furthermore, the FRA details surface water flood risk on site will be reduced and sustainably managed post development, following the implementation of a sustainable surface water management regime and appropriate levels design. The report concludes the proposals are at 'very low' flood risk from the flood sources reviewed.

7.18 The FRA also details in order to minimise the flood risk to neighbouring properties as a result of the proposals, surface water run-off must be restricted to pre-development levels with betterment. An appropriate land drainage system will therefore be designed and implemented to drain the sports pitches. The DMS details these proposals.

7.19 The matter of drainage has been discussed in the preceding section. However, the appeal development proposes a variety of SuDS. Including, reed beds, dry and wet swales, and rain gardens, in addition to surface water pipes which will carry surface water run-off from the pitches. Foul water is proposed to be discharged into the public sewer network, to be agreed with United Utilities.

7.20 The committee report acknowledges the Council's drainage section has no objection in principle to the proposals, subject to relevant conditions being attached to any permission.

7.21 Overall, it is considered that the flood risk can be managed in accordance with UDP Policies EN5/1 and EN7/5. It is therefore considered that the proposals are acceptable in relation to flood risk and drainage impacts and will not increase the risk of flooding elsewhere.

Trees and Hedgerows

7.22 The appeal development proposes to retain and restore native hedgerow at the site's perimeter. New trees, bushes and native shrubs are to be planted to provide further definition of the site boundary. The subject planning application was accompanied by a Landscaping Plan (ref. 6685.01). The landscaping plan confirms 111 trees are to be planted, 807 hedgerow plants are to be planted, 809 shrubs are to be planted, and 1647 native shrub

mix plants are to be planted. Only hedgerow 2 is to be removed from the site, which runs on a north-south axis through the middle of the site. This is to allow for the construction of pitches 2 and 3.

7.23 It is acknowledged that agricultural land offers only a limited value to biodiversity. Therefore, it is considered the provision of the aforementioned trees, shrubs and hedgerows will provide a betterment in terms of biodiversity value compared with the existing site conditions.

7.24 Indeed, the committee report notes at page 46:

“... the proposed development would be able to provide adequate mitigation on site and additional mitigation for the loss of bird nesting habitat...”

7.25 As such, it is considered the appeal development is acceptable with regards to trees and hedgerows and in accordance with UDP Policies EN1/3, EN6 and EN6/3.

Design

7.26 The applicant engaged in pre-application discussions with the Council and due to the Green Belt location, design was a clear priority with careful regard to ensuring the proposed layout and design did not result in an inappropriate development in the Green Belt. The impact on the Green Belt has been discussed at length in the previous paragraphs/ sections. This section focusses on the design and layout of the proposed scheme as it relates to specific design policies with the Development Plan, Framework, the FA and Sport England rather than Green Belt policies.

7.27 The applicant started with first principles and has provided within the supporting Design and Access Statement a comprehensive assessment of site context, constraints and opportunities. These have been mapped and guided in the proposed layout.

7.28 The main features that have been guided by this assessment are listed below:

- The location of the clubhouse within the site to respect, be discreet and offer only essential facilities for WAFC;
- Retaining and enhancing the naturalised areas of the site where possible, namely the vegetation and trees along site boundaries;
- The proposed hardstanding on site is contained within a single area, at the site access to prevent unnecessary hardstanding within the Green Belt; and,
- One single access from Radcliffe Moor Road which offers discreet access to the site.

7.29 The guiding principles of Sport England’s ‘Clubhouse Design Guidance Notes (2016)’ & ‘Playing Fields Policy and Guidance (2018)’ and the FA’s ‘Guide to Pitch and Goal Post Dimensions’ influenced the proposed design of the development in terms of layout and form. For example, the sports pitches have been orientated in a certain direction to comply with Sport England and the FA’s pitch orientation guidelines to minimise the effect of a setting sun on the players. Three out of four of the proposed pitches adhere to these policies, however, it was not possible for pitch 2 to meet the standard due to the shape of the site. Pitch 2 is designated for under 14s.

7.30 The clubhouse would be made of brick with a tile roof. Indeed, the committee report acknowledges on page 44:

“The proposed development would incorporate pike details and brick headers, which would add visual interest.”

- 7.31 The location of the clubhouse has been influenced by Sport England’s ‘Clubhouse Design Guidance Notes’ which encourages developments, for security reasons, to:

“Locate buildings at, or close to, the perimeter where they can be overlooked by neighbouring properties or by passing traffic”.

- 7.32 The proposed layout and boundary treatments are focused on creating a safe and secure development. The parking has been located next to the site access and clubhouse to adhere to Sport England’s guidelines for parking and access in their ‘Clubhouse Design Guidance Notes (2016)’.
- 7.33 A boundary treatment and materials plan was submitted with the subject planning application. This considers recommendations made within the Crime Impact Statement. The layout has allowed for substantial landscaping along each boundary of the site. The proposed boundary treatments are intended to maintain the natural elements of the site.
- 7.34 Overall, it is considered that the appearance of the appeal development has responded to feedback received during pre-application discussions. It accords with standards set by Sport England, the FA and UDP Policy OL1/2.

Landscape and Visual Impacts

- 7.35 The Appellant prepared a boundary treatment plan and materials plan to accompany the subject planning application. The boundary treatment plan details the proposed soft landscaping. The materials plan details the proposed materials which are to be used in the construction of the clubhouse.
- 7.36 The most sensitive receptors are residential properties located on the northern side of Bury New Road which is a heavily trafficked route separating the site from these properties. Irrespective, the proposals have been designed to minimise and respect impact on amenity of neighbouring properties. Existing planting is retained and new landscaping proposed around the boundaries which enclose the site and limit views to and from the site.
- 7.37 The clubhouse is proposed to be located in the centre of the appeal site which has roughly a 10m elevational difference from Bury New Road. As such, the retained hedgerow which lines the appeal site’s northern boundary and sloping topography of the appeal site will shield the proposed one-storey clubhouse from the residents located at Bury New Road. It is considered the appeal development therefore does not impact on the openness of the Green Belt to adjacent dwellings.
- 7.38 Indeed, the Officer’s Report notes at page 43:
- “The proposed clubhouse would be lower than Radcliffe Moor Road and the hedgerow would be maintained and would act as a screen.”*
- 7.39 It is not proposed to erect fencing around the perimeter of the site or around individual pitches. Thereby preserving a sense of openness.
- 7.40 On the basis of the above, it is considered the proposals are in full compliance with all material policy requirements and UDP Policy EN1/1, EN1/2, OL1/2 and Paragraph 149 of the Framework. It is therefore considered that the proposals are acceptable in relation to amenity impacts.

Residential Amenity

- 7.41 The appeal development does not propose floodlighting. As such, noise sources will be limited to daylight hours on the pitches themselves. The clubhouse is a sufficient distance so that noise generated from the building is unlikely to be detrimental to dwellings located on Bury New Road.
- 7.42 The proposed clubhouse would be located 245 metres from the dwellings on Bury New Road, 360m from the dwellings on Somerton Road and 287.5m from the dwellings on Browns Road. The proposed pitches would be 78.6m, 211m and 179m, respectively, from dwellings located on the aforementioned roads. Indeed, the committee report notes on page 47:
- “Given these significant distances, it is considered that the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties through noise.”*
- 7.43 The appeal development is considered to accord with all material policy requirements and UDP Policies EN7 and EN7/2. It is therefore considered the appeal development is acceptable with regards to residential amenity.

Economic Benefits

- 7.44 In the short term, the appeal development will result in on-site construction jobs and off-site jobs in construction related industries. Construction/Ground-work jobs will be generated in relation to the engineering works and surfacing of the sports pitches but also for the construction of the clubhouse and laying down of hardstanding for the car park, roadways and associated pedestrian footpaths.
- 7.45 In the longer term, the expanding WAFC will provide jobs for the maintenance of the sports pitches and facilities. The location of club facilities is also likely to benefit the local community including local retail as users of the facilities can generate new trade for these businesses.

Social Benefits

- 7.46 The appeal development will support a strong, vibrant and healthy community in the local area by increasing the supply of much needed sports pitches, in a sustainable location.
- 7.47 The social role and impact of the appeal development proposals include:
- The appeal development will provide an improved sports facility for community use;
 - The Club will provide volunteering opportunities for the local community;
 - The appeal site is within walking distance of a wide variety of existing shops, residential areas and services;
 - The appeal development would result in an enhanced use of currently underused fields for the benefit and enjoyment of residents while maintaining the Green Belt’s openness;
 - The appeal development will secure the long-term future of WAFC;
 - The appeal development will create a high-quality environment which will promote the health and wellbeing of its users; and,
 - The appeal site is located on the edge of the urban area in a sustainable location.

Environmental Benefits

- 7.48 The appeal development will not harm the natural, built or historic environment and will help to maintain biodiversity on site, providing a high quality safe and inclusive environment in a sustainable location.
- 7.49 It is therefore concluded that the proposed development forms a positive economic, social and environmental role and comprises sustainable development in accordance with the provisions of the Framework [§8].

Other Considerations

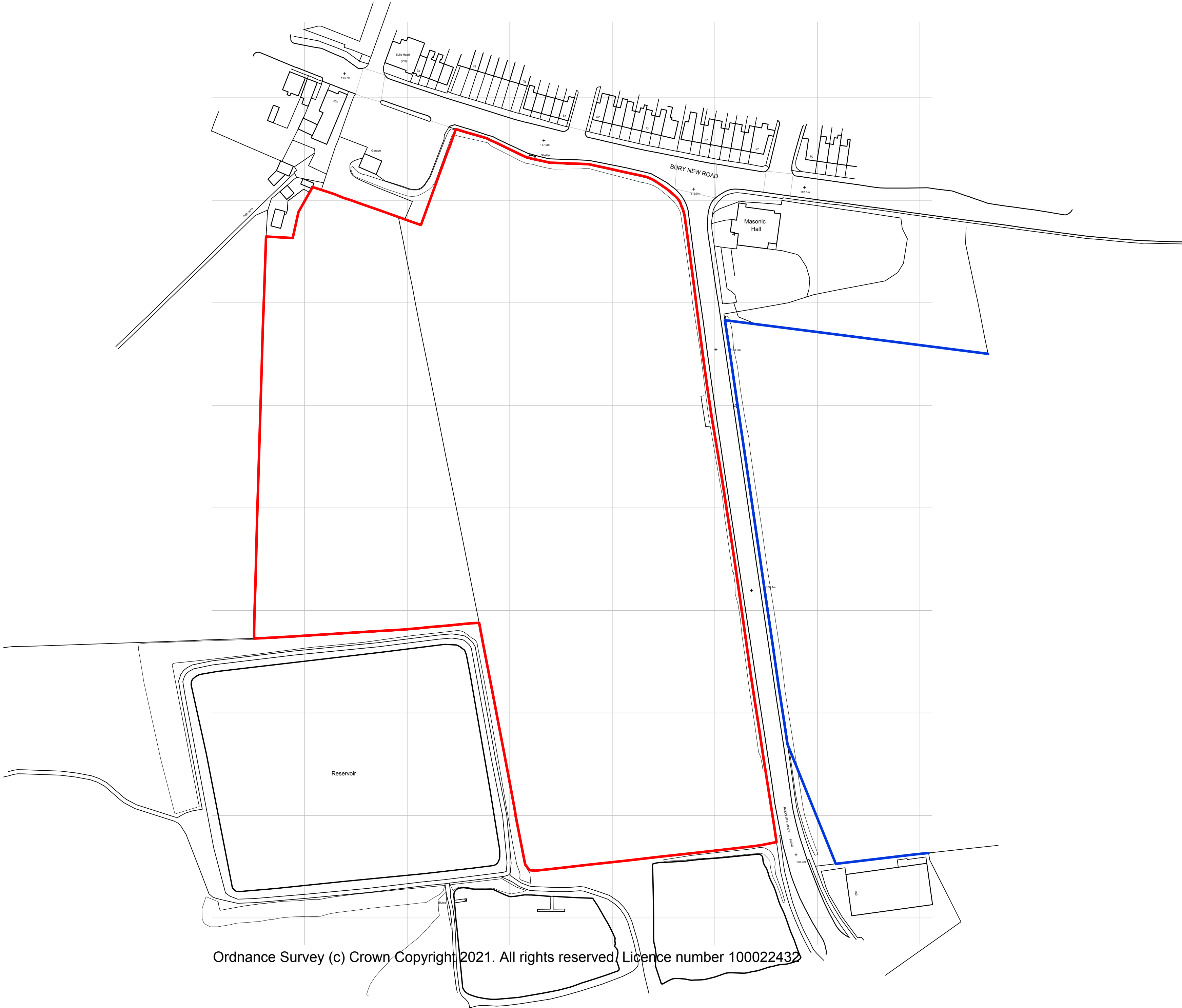
- 7.50 The subject planning application was accompanied by a full suite of technical reports which have demonstrated to the satisfaction of the Council and the relevant statutory consultees that any further impacts can be appropriately mitigated. From the Council's own assessment as summarised within the officer report, we note that they have concluded the following on various key matters:
- The Coal Authority confirmed the appeal development is acceptable subject to the inclusion of an informative relating to coal mining.
 - Cadent Gas Ltd were content with the appeal development subject to the inclusion of a condition relating to a gas pipeline which passes through the appeal site.

8.0 Conclusion

- 8.1 This SoC has been prepared by Lichfields to accompany an appeal submitted by WAFC following the Council's decision to not determine the planning application and defer its consideration for the reasons set out above.
- 8.2 The appeal development would deliver four sports pitches, a clubhouse and associated facilities including drainage. The scheme is deliverable and will secure the successful long-term future of WAFC and increase the number of sports pitches available for play in Bury.
- 8.3 The adopted development plan is out of date in the sense that it is time expired, and was prepared prior to the Framework. Notwithstanding this the UDP policies in respect of the key considerations are not significantly different from that set out in the Framework. However, for the sake of robustness this SoC has considered the proposed development in the light of both the policies in the UDP and the Framework.
- 8.4 Indeed, substantial weight should be given to the value of providing a betterment to outdoor sports provision in a sustainable location.
- 8.5 In summary, this SoC has demonstrated that the Council's stated reasons for deferring the consideration of the application are unsubstantiated and at direct odds with the detailed technical evidence that had been submitted on drainage and ecology. That evidence demonstrates how it is proposed to manage surface water within the site, in accordance with the drainage hierarchy in the Framework and PPG. The evidence is robust and has not been challenged by statutory or other consultees. It demonstrated that both in terms of the quantity and quality of surface water flows that this would not result in any adverse effects on the adjacent off site water bodies.
- 8.6 The appeal development has been examined and assessed by relevant Council Officers and other statutory consultees, all of whom have offered no objection to the proposals. There is no evidence of any adverse effects arising from the development in terms of surface water drainage. The consequential effects on ecology also raised in the reason for deferral are similarly fully addressed in the submission. The application was thereafter recommended for approval by officers who considered that the proposals accorded with national and local policies and guidance and should be supported.
- 8.7 The appeal development is sustainably located on the edge of the urban area of Bradley Fold and is well supported by public transport services. The transport statement which accompanied the subject planning application concluded that the appeal development would have no severe impact on the road network and identified no highway or transport related reasons to withhold the granting of planning permission.
- 8.8 There are no other technical or planning matters that have not been fully addressed in the submission, where either no adverse effects have been identified, or where adverse effects may occur, that they have not been fully mitigated. All matters of detailed design and the implementation of the mitigation can be controlled by conditions attached to any planning permission.
- 8.9 On the basis of the above, and in accordance with the balance of considerations in the NPPF, the appeal development clearly amounts to sustainable development and there are no significant or demonstrable adverse impacts arising from the appeal development which

would outweigh the considerable benefits of the scheme. In this context, the subject appeal should be allowed.

Appendix 1 – Radcliffe Moor Road Red Line Boundary (site location plan)



Ordnance Survey (c) Crown Copyright 2021. All rights reserved. Licence number 100022432

NOTES:
Copyright in all documents prepared by the architect and any works executed from these documents and drawings, shall unless otherwise agreed, remain the property of the architect and must not be reproduced by, lent or disclosed to, a third party without the written consent of Good and Tillotson.

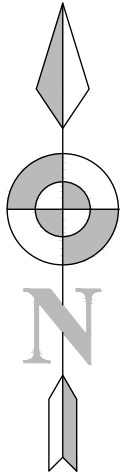
DO NOT SCALE OFF THIS DRAWING.
All dimensions to be checked on site and any discrepancies to be referred to the architect before proceeding.

ALL LEVELS TO BE CHECKED ON SITE.
All discrepancies between information shown on the drawings and the information in the specification to be referred to the architect before proceeding.

All component sizes and references to be checked prior to the ordering of materials.

Positions and designation (i.e. combined, surface water or foul) of existing drain runs on site are to be checked / confirmed by the building contractor prior to commencement of any drainage works. Any existing drains, to which additional connections are to be made, are also to be checked as necessary to ensure they are suitable to accommodate additional capacity and the type of effluent being connected.

All relevant boundary positions are to be checked prior to proceeding.



Rev	Revision	Inl.	Date
-----	----------	------	------

Client:

Bolton Wyresdale F.C.

Project:

Proposed New Facility

Location:

On Land At:
Radcliffe Moor Road,
Bury

Good & Tillotson Chartered Architects

2 The Studios,
318 Chorley Old Road,
Bolton,
BL1 4JU

Tel: 01204 497700

Email : info@goodandtillotson.co.uk
Web: www.goodandtillotson.co.uk



Drawing Title:

Site Location Plan

G&T Job No:	Scale:	Drawn:	Checked:	Date:
2102	1:1250@A2	-	JLC	22.09.21

Drawing Purpose:	Status:	Revision:
Block Plan	S4	-

BIM Project:	Origin:	Zone:	Level:	Type:	Role:	Dwg No:
2102-GTA-00-00-DR-A-1000						

Appendix 2 – List of all Plans, Documents and Reports upon which the LPA made their Decision

Land off Radcliffe Moor Road Appeal

Our ref 62622/03/SPM/HR
Date 10 October 2022
To PINS
From Lichfields

Subject **05. (c) A list of all plans, drawings and documents upon which the LPA made their decision**

- 1 Original Submission_ Application Form 08-10-21;
- 2 Original Submission_ 62622 Radcliffe Moor Road Cover Letter 08-10-21;
- 3 Original Submission_ Design and Access Statement (ref. 2102-RPW Rev C);
- 4 Original Submission_ Land off Radcliffe Moor Road Planning Statement 23-07-21;
- 5 Original Submission_ Drainage Management Strategy Part 1 of 2 (ref. HYD633);
- 6 Original Submission_ Drainage Management Strategy Part 2 of 2 (ref. HYD633) @A3;
- 7 Original Submission_ Ground Desk Study Report Part 1 of 2 (ref. 20WCH011-DS);
- 8 Original Submission_ Ground Desk Study Report Part 2 of 2 (ref. 20WCH011-DS);
- 9 Original Submission_ Site Location Plan (ref. 2102-GTA-00-00-DR-A-1000) @A2;
- 10 Original Submission_ Site Layout Plan (ref. 2102-GTA-00-00-DR-A-1002 Rev C) @A1;
- 11 Original Submission_ General Arrangement Plan Phase 1 (ref. 2102-GTA-00-00-DR-A-1005 Rev A) @A1;
- 12 Original Submission_ General Arrangement Plan Phase 2 (ref. 2102-GTA-00-00-DR-A-1004 Rev C) @A1;
- 13 Original Submission_ Ecological Survey and Assessment (ref. 2021-216 V.3) 29-09-21;
- 14 Original Submission_ Topographical Survey (ref. 2102-GTA-00-00-DR-A-1001 Rev A) @A1;
- 15 Original Submission_ Proposed Carpark Layout (ref. 2102-GTA-00-00-DR-A-1003 Rev C) @A1
- 16 Original Submission_ Access Drawing (ref. Bo26883 TTE 00 XX PL D 001 Po1) @A3;
- 17 Original Submission_ Agronomist Report (ref. O-002-RMR-1721-R-PL-210917);
- 18 Original Submission_ Bury New Road – Concept Layout V41 Earthwork Analysis 18-06-21;
- 19 Original Submission_ Bury New Road – Concept Layout V41 Schematic Proposed Layout 06-09-21;

- 20 Original Submission_ Bury New Road – Concept Layout V41 Proposed Layout Survey 06-09-21;
- 21 Original Submission_ Cross Section Topography Profile A-AA 03-09-21;
- 22 Original Submission_ Cross Section Topography Profile B-BB 03-09-21;
- 23 Original Submission_ Cross Section Topography Profile C-CC 03-09-21;
- 24 Original Submission_ Cross Section Topography Profile D-DD 03-09-21;
- 25 Original Submission_ Cross Section Topography Profile E-EE 03-09-21;
- 26 Original Submission_ Flood Risk Assessment;
- 27 Original Submission_ Ground Investigation Report (ref. 20WCH011-GI);
- 28 Original Submission_ Landscape Plan (ref. 6685.01 Rev A) @A0;
- 29 Original Submission_ Maintenance Building Specification (ref. MBS-01);
- 30 Original Submission_ Transport Statement (Rev 01);
- 31 Original Submission_ Travel Plan Framework (Rev 01)
- 32 Follow-up_Documentation_January-August22_ Preliminary Drainage Strategy (ref. HYD633BET Rev A) @A0;
- 33 Follow-up_Documentation_January-August22_ Hydrological Assessment Rev 2.0;
- 34 Follow-up_Documentation_January-August22_ Response to Comments on the Hydrological Assessment 29-07-2022;
- 35 Follow-up_Documentation_January-August22_ Hydrological Assessment Rev 1.2;
- 36 Follow-up_Documentation_January-August22_ Coal Authority Offsets (ref. CA-001) @A3; and,
- 37 Follow-up_Documentation_January-August22_ Response to Coal Authority (ref. 20-WCH-011-MJF-GS-L1) 05-01-22.

Appendix 3 - Radcliffe Moor Road committee report

Ward: Radcliffe - North and Ainsworth

Item 02

Applicant: Westchurch Homes Limited & Wyresdale Amateur Football Club

Location: Land to west of Radcliffe Moor Road/Bury New Road, Radcliffe

Proposal: Change of use of the land for use as outdoor sports pitches including engineering operations to form 4 pitches, the construction of a clubhouse, ancillary storage structures, creation of access from Radcliffe Moor Road, parking, landscaping, drainage and associated works.

Application Ref: 67658/Full

Target Date: 10/01/2022

Recommendation: Approve with Conditions

The Development manager suggests that a site visit be carried out by the Planning Control Committee Meeting

Description

The application site comprises 2 rectangular parcels of grassed land of 6 hectares in size. The site is located to the west of Radcliffe Moor Road and to the south of Bury New Road. The land slopes downwards from Bury New Road to Browns Road. The site was last used as agricultural land and there are hedgerows on the perimeter of and crossing the site.

Bury New Road forms the boundary to the north with residential properties beyond. There is a car sales dealer and a Public Right of Way on the north west corner. There are 4 lodges to the south of the site, with industrial building beyond. There is an open field to the west with residential properties beyond. Radcliffe Moor Road forms the boundary to the east with open fields beyond.

The proposed development involves the change of use of the land including operational development to form 4 football pitches with associated engineering works, the construction of a clubhouse, creation of an access from Radcliffe Moor Road and works to parking, landscaping and drainage.

The proposed pitches would be formed in the north and south of the site and 'cut and fill' would be used to create a level playing area. The proposed clubhouse would be single storey and would be located centrally in the site.

Access would be taken from Radcliffe New Road and a parking area for 78 cars and a cycle store for 24 cycles.

The application is submitted to provide a compensatory loss of open space within Bolton at Inverbeg Drive, where the site is currently intended to be redeveloped for housing.

Relevant Planning History

None relevant.

Publicity

The neighbouring properties were notified by means of a letter on 28 October 2021 and a press notice was published in the Bury Times on 25 November 2021. Site notices were posted on 12 November 2021.

1 letter in favour was received and raised the following issues:

- This will give a local club a fantastic up to date facility so they can continue to provide opportunities for hundreds of young people to play football on a weekly basis.

- The field is currently unused and will change very little with the addition of a parking area and two buildings.
- Most of the area will remain grass for wildlife to use.
- I am sure the council will look careful at appropriate traffic measures.
- People moan there is nothing for youngsters to do.... Here is a perfect opportunity to help.

2 comments and 79 letters were received, which have raised the following issues:

- The existing site of the football club should be improved.
- Traffic on Radcliffe Moor Road is already an issue and cars are unable to turn right onto Bury New Road.
- The increase in traffic would increase danger and pollution
- This site has been encouraged to enable further housing applications
- The proposal is located on Green Belt land which should be preserved
- The applicant cannot maintain their current pitches and this site would fall into disrepair.
- The developer will continue and put homes on the Green Belt land
- The proposal is an overdevelopment as the club does not have enough members to warrant such large facilities
- The area around the lodges is a haven for wildlife.
- The noise and light pollution would cause distress to wildlife in the surrounding area
- Problems already exist with Browns Road - this road is classified as unsuitable for heavy vehicles but isn't managed and the small road is blocked daily by HGVs, preventing access to Boundary Drive. If cars attending sports events also attempt to park here, there will be chaos.
- The development is not required in that particular area - there are other developed sports facilities within 2km of this site and it therefore this represents a duplication
- The extra parking that will inevitably overflow onto Browns Rd and other nearby residential roads
- the noise from matches would be audible in this otherwise quiet area
- We need to keep natural habitat and green spaces to stop climate change and encourage biodiversity. This is greenbelt and as such should be protected
- Lack of consideration given to the existing mine shaft entry point highlighted in the objection by the Coal Authority.
- Twenty-seven spaces for spectators is inadequate.
- Safe access for those with limited mobility and / or a disability not considered.
- The existing land is a natural drain to the lodges. The development will again cause more localised flooding.
- Why destroy greenbelt and subsequent wildlife habitats in Bury when the football pitches in question have been sold for profit under another council.
- Why does a Bolton football club have to relocate into Radcliffe, why don't they go to Bolton council for greenbelt land to relocate to.
- The area is widely used by local people.
- Once again the greed of Bury Council to increase revenue on green land has now extended to allowing a very small Bolton FC to apply for permission to build a new complex.
- By approving this application, the council would be setting a precedent for other applications on Green Belt. Bury's Green Belt should not be sacrificed for Bolton's gain.
- The low intensity managed grassland provides capture and drainage of rainwater. Replacing this with intensively managed drained pitches can impact local flood resilience. The water drains into Starmount Lodges and then Blackshaw Brook. If installed drainage is permitted to have same outflow then I have concerns about pollution or eutrophication resulting from pesticides and fertilizers used in pitch maintenance.
- Security & devaluation of properties is another concern
- Footballs being jettisoned onto a main road will be dangerous
- Most of the other football pitches in the area have problems with yobs and druggies
- Our properties were built in 1912 and enjoy splendid unobstructed panoramic views

towards the Cheshire Hills. Any change of the vista would be an eyesore and totally out of character.

- As a life long residents here and Council Tax (or equivalent) payers of over 50 years we were somewhat dismayed and disappointed to receive less than 3 weeks notice to reply to this proposal which evidently has been carefully assembled over an 18 month period.
- Bolton should first utilise their own brownfield sites for a development of this nature.
- We are bewildered if a struggling football club who needs to sell their site would be worthy of such a dramatic and out of context extension in a borough to which they do not belong.
- We believe that for the vast majority of the week the site and car-park would be redundant (Sporadic use) Especially given the seasonal nature of the sport and games at the weekend. Can it's development be justified when the fields lay idle for 3 months a year (Summer)?
- Would Bolton Council be willing to allow an amateur football club from Bury to build on their greenbelt land?

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

Statutory/Non-Statutory Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to highway improvements, construction traffic management plan, turning facilities, parking and bin storage facilities.

Drainage Section - Comments to be reported in the Supplementary Report.

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

Environmental Health - Air Quality - No objections, subject to the inclusion of a condition relating to an electric vehicle charging point.

Public Rights of Way Officer - No objections.

GM Ecology Unit - No objections, subject to the inclusion of conditions relating to nesting birds, invasive species, method statement, disposal of surface water and landscaping and informatives relating to bats.

Sport England - No objections, subject to the inclusion of a condition relating to a management and maintenance scheme.

Cadent Gas Ltd - No objections, subject to the inclusion of a condition relating to the gas pipeline.

The Coal Authority - No objections, subject to the inclusion of an informative relating to coal mining.

Lancashire Wildlife Trust - No response received.

Transport for GM - No objections.

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

Unitary Development Plan and Policies

EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN1/11	Public Utility Infrastructure
EN5/1	New Development and Flood Risk
EN6	Conservation of the Natural Environment
EN6/2	Sites of Nature Conservation Interest LNR's
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/2	Noise Pollution
EN7/4	Groundwater Protection
EN7/5	Waste Water Management
EN8	Woodland and Trees
EN8/2	Woodland and Tree Planting
OL1/2	New Buildings in the Green Belt

OL1/5	Mineral Extraction and Other Development in the Green Belt
OL4/1	Agricultural Land Quality
RT2/1	Provision of New Recreation Sites
RT3/4	Recreational Routes
RT3/5	Noisy Sport
HT2/4	Car Parking and New Development
HT4	New Development
HT5/1	Access For Those with Special Needs
HT6/2	Pedestrian/Vehicular Conflict
SPD11	Parking Standards in Bury
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) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Principle - Green Belt - The application site is located in the Green Belt and as such, paragraph 149 and 150 are relevant.

Paragraph 149 of the NPPF states that the construction of new buildings would be inappropriate in the Green Belt. Exceptions to this are:

- a. buildings for agriculture and forestry;
- b. the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor 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 purposes of including land within it;
- c. the extension or alteration of a building provided that 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 under policies set out in the development plan (including policies for rural exception sites); and
- g. limited infilling or the 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 an identified affordable housing need within the area of the local planning authority.

Paragraph 150 of the NPPF states that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- mineral extraction;
- engineering operations;
- local transport infrastructure which can demonstrate a requirement or a Green Belt location;
- the re-use of buildings provided that the buildings are of permanent and substantial construction;
- material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- development, including buildings, brought forward under a Community Right to Build

Order or Neighbourhood Development Order.

Policy OL1/2 states that the construction of new buildings in the Green Belt is inappropriate development, unless it is for one of more of the following purposes:

- agriculture and forestry
- essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land within it;
- limited extension, alteration or replacement of existing dwellings, provided that this would not result in a disproportionate additions over and above the size of the original dwelling, or, in the case of replacement existing dwellings, the new dwelling is not materially larger than the one it replaces;
- limited infilling in existing villages.

Policy OL1/5 states that within the Green Belt other development, not including buildings, will be inappropriate unless:

- it maintains openness and does not conflict with the purposes of including land in the Green Belt;
- in the case of mineral extraction, it does not conflict with the purposes of including land in the Green Belt, and high environmental standards will be maintained and the site well restored.

Proposals for other development not falling into one of the above categories is inappropriate development and is, by definition, harmful to the Green Belt. Any development proposal considered to involve inappropriate development will only be permitted in very special circumstances.

One of the main issues to be considered in respect of the proposal is the impact of the proposed development on the Green Belt. This can be broken down into the following areas:

A. Whether the proposed use as a football club (outdoor recreation) is an appropriate use within the Green Belt.

B. Whether the details of the scheme would make the proposal inappropriate development within the Green Belt.

C. Would the proposed development result in additional harm to the openness of the Green Belt.

D. Are there any very special circumstances, which would outweigh any inappropriateness or harm to the openness of the Green Belt.

The proposed development involves the change of use of the land to form 4 sports pitches, including engineering operations and the construction of a clubhouse. The proposed change of use and associated engineering works would be appropriate development under paragraph 150 of the NPPF.

The proposed clubhouse would contain changing rooms for the teams and officials, plant, disabled changing facilities, toilets, an office, a kitchen and a coaching/meeting room. All of which would be essential facilities for outdoor recreation. The proposed clubhouse would be single storey structure with a pitched roof and would be located towards the middle of the site. The site slopes steeply and cut and fill would be used to create three level areas for 4 pitches and for the clubhouse and associated parking. The proposed clubhouse would be lower than Radcliffe Moor Road and the hedgerow would be maintained and would act as a screen.

It is acknowledged that some of the associated development, such as the proposed clubhouse and car park would have an impact upon the openness of the Green Belt. However, the principle of the recreational use is acceptable and the associated users would require parking. The proposed clubhouse would be relatively compact and the proposed parking provision is adequate for the proposed use - i.e. parking has not been over-provided. As such, bearing in mind the planning balance, the proposed development would invariably bring change but the change would be of such a scale that it would

maintain the openness and character of the Green Belt.

As such, it is considered that the proposed development would be appropriate development and would not have a significant adverse impact upon the openness and character of the Green Belt. Therefore, the proposed development would be in accordance with Policies OL1/2 and OL1/5 of the Bury Unitary Development Plan and the NPPF.

Principle - Recreation - Policy RT2/1 states that the Council will give favourable consideration to proposals involving the provision of additional recreational facilities throughout the borough.

The proposed development would provide 4 sports pitches and an associated clubhouse. As such, the proposed development would provide additional recreational facilities. Therefore, the proposed development would be acceptable in principle and would be in accordance with Policy RT2/1 of the Bury Unitary Development Plan.

Design and layout - The proposed football pitches would be positioned on the perimeter of the site and would be of varying sizes for use by different age groups. The sloping site would be cut and filled to provide a level playing surface. Additional landscaping would be provided to supplement the existing hedgerows, which would act as a screen. As such, the proposed pitches would not be a prominent feature in the streetscene or Green Belt location.

The proposed clubhouse and car park would be located broadly centrally within the site. The proposed clubhouse would be constructed in 2 phases as the club expands. The first phase of the proposed clubhouse would involve a rectangular, single storey building, which would be constructed from brick with a tile roof. The second phase of the proposed clubhouse would add two single storey extensions to the north and east, creating a L shaped building. The proposed development would incorporate pike details and brick headers, which would add visual interest. As such, the proposed development would not be a prominent feature in the streetscene.

A storage container would be located adjacent to the proposed clubhouse for storage of equipment required for maintenance of the pitches and would be viewed against the proposed clubhouse. The agent has confirmed that the proposed container would be clad in timber and the area around it would be landscaped. As such, given the landscaping and the cladding proposed, the proposed container would not be a prominent feature in the streetscene.

Therefore, the proposed development would be in accordance with Policies EN1/1 and EN1/2 of the Bury Unitary Development Plan.

Agricultural land - Paragraph 174 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

The Agricultural Land Classification grades land, with the best and most versatile being grades 1 and 2 and 3a being low quality. There is no grade 1 or 2 agricultural land within the borough and there are small pockets of Grade 3a land in the Unsworth, Pilsworth and Simister area and Grades 3b and 3c in the north west and south west parts of the borough. The site of the proposed club is classified as Grade 4, which is poor quality. Therefore, its loss would not be contrary to the requirements of Policies OL4 and OL4/1 of the adopted Unitary Development Plan and the NPPF.

Drainage - A Flood Risk Assessment was submitted as part of the application and identified a bedrock aquifer and secondary source within the site. It is understood that Stormont Lodges and its associated ponds, which are located to the south of the site, are fed via natural springs/aquifers from the application site.

Policy EN7/4 states that the Council will not permit development proposals which would have an unacceptable adverse effect on groundwater resources particularly in terms of their quality and/or supply.

The Drainage Strategy submitted with the application confirms that the proposed car park and football pitches would be constructed using a cut and fill method. As such, the proposed cut and fill method of construction could disrupt the water flow from the springs to the lodges and ponds. In addition, this could lead to cross contamination from maintenance and usage of the pitches and potentially decrease the flow of supply to the lodge and pond. This then could impact upon the nearby Site of Biological Interest (SBI).

Further information has been submitted which has confirmed that the proposed drainage works would be acceptable. In addition, the report confirms that the deeper aquifer feeds the existing lodge and reservoir and would not be affected by the proposed works. As such, the water level would be maintained. In addition, the applicant has agreed to a monitoring point being provided, which would allow for regular testing to highlight any potential issues in terms of water quality. The Drainage Section has no objections in principle and the conditions would be reported in the Supplementary Report.

Ecology - An ecological survey was submitted as part of the application and identified no significant issues.

Bats - No buildings or trees with potential bat roosting features are present on the site. Bat foraging/commuting is likely to be restricted to using linear features to reach the Site of Biological Interest (SBI) where foraging habitat is of significantly higher value. These linear features are primarily retained and the hedgerow to be removed is the least structurally developed. GM Ecology Unit states that the proposed development is unlikely to impact upon bats.

There is no mention of flood lighting and a statement that external lighting would be LED and on a timer to prevent use prior to dawn and after dusk. GM Ecology Unit states that there would not be any likely indirect impacts from the proposed lighting and that any future phases that propose flood lighting should submit bat activity surveys. Therefore, the proposed development would not cause harm to a protected species and would be in accordance with Policies EN6 and EN6/3 of the Bury Unitary Development Plan.

Great Crested Newts - It is unlikely that Great Crested Newts (GCN) would be present in this area as the ponds and lodges have been surveyed previously and are sufficiently isolated from known meta populations at Coggra Fold and Darcey Lever. As such, colonisation is extremely unlikely. GM Ecology Unit agrees with the findings and has no objections, subject to a condition relating to reasonable avoidance measures being implemented. Therefore, the proposed development would not cause harm to a protected species and would be in accordance with Policies EN6 and EN6/3 of the Bury Unitary

Development Plan.

Nesting Birds - The central hedgerow would be lost as well as a section of hedgerow along Radcliffe Moor Road. The hedgerows would provide potential bird nesting habitat and there is a chance that ground nesting birds, such as lapwings use the fields. GM Ecology Unit has no objections, subject to the inclusion of a condition relating to nesting birds. Therefore, the proposed development would not cause harm to a protected species and would be in accordance with Policies EN6 and EN6/3 of the Bury Unitary Development Plan.

Invasive Species - Japanese Knotweed and Himalayan Balsam are present along boundaries of the site. Both species are included within schedule 9 part 2 of the Wildlife & Countryside Act 1981, as amended and it is an offence to introduce or cause to grow wild either of these plants.

Both would appear to be largely avoidable, given the boundary hedges where both plants occur are to be retained. However, earthworks for pitch 3 do appear to encroach on the hedgerow, with the roots of Japanese knotweed potentially extending in to the zone of the earthworks and similarly seed from balsam potentially impacted upon. GM Ecology Unit has no objections, subject to the inclusion of a condition relating to invasive species. Therefore, the proposed development would be in accordance with Policies EN6 and EN6/3 of the Bury Unitary Development Plan

Protection of Bradley Fold SBI and Blackshaw Brook - The site drains towards Bradley Fold SBI and it is proposed to discharge primarily to Blackshaw Brook with some drainage leading to the SBI via a swale. GM Ecology Unit has no objections in principle, but requires a condition to ensure that any surface water draining into either the Brook or the mill ponds is the same or better in terms of nutrient levels, pollutants and discharge volumes to ensure no negative impacts occur on either water body both during construction and operations. This is discussed above and relates to this concern directly.

Therefore, the proposed development with conditional controls, would not cause harm to a protected species and would be in accordance with Policies EN6 and EN6/3 of the Bury Unitary Development Plan.

Contributing to and Enhancing the Natural Environment - Section 170 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment.

The proposed development will result in the loss of a small part of the low ecological value grassland to hardstanding and buildings and around 90 metres of hedgerow to low value grassland. The proposed development includes tree and shrub planting around the boundaries of the site and there are significant areas of grassland that would be retained as amenity grassland with annual cuts. As such, the proposed development would be able to provide adequate mitigation on site and additional mitigation for the loss of bird nesting habitat should be provided.

No flood lighting is proposed.

GM Ecology Unit has no objections, subject to the inclusion of a condition relating to landscaping, including hawthorn hedges, native tree and shrub planting and ornamental planting around the car park and clubhouse. Therefore, the proposed development would be in accordance with Policies EN1/3, EN6 and EN6/3 of the Bury Unitary Development Plan.

Impact upon residential amenity/noise - The proposed development would provide 4 football pitches, a clubhouse and car park on site. There are 4 elements of the proposed development which may affect residential amenity:

- Noise directly associated with the use of the pitches for playing football;
- Noise associated from the clubhouse;

- Noise from the car park.

The proposed pitches would be 78.6 metres from the dwellings on Bury New Road; 211 metres from the dwellings on Somerton Road and 179.8 metres from the dwellings on Browns Road.

The proposed clubhouse would be 245 metres from the dwellings on Bury New Road; 360 metres from the dwellings on Somerton Road and 287.5 metres from the dwellings on Browns Road.

Given these significant distances, it is considered that the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties through noise.

Therefore, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring residents, subject to conditional control and would be in accordance with Policies EN7 and EN7/2 of the Bury Unitary Development Plan.

Highways issues - The proposed development would be accessed from Radcliffe Moor Road and a new junction would be formed. The proposed access would be 6.3 metres wide and there would be appropriate levels of visibility. Turning facilities would be provided in the proposed car park.

The Traffic Section has no objections, subject to the inclusion of conditions relating to highway improvements, construction traffic management plan, turning facilities, parking provision and bin storage facilities.

Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies EN1/2 and HT4 of the Bury Unitary Development Plan.

Public right of way - A Public Right of Way passes near the north west corner of the site and would be unaffected by the proposals. The Public Rights of Way Officer has no objections to the proposed development. Therefore, the proposed development would be in accordance with Policy RT3/4 of the Bury Unitary Development Plan.

Parking - With regard to parking provision, there is no maximum standard with SPD11 and the parking provision should be determined on the individual merits of the proposal.

The proposed development would provide 78 spaces for cars and 24 spaces for cycle storage.

This would reflect the likely maximum demand, based on a tournament with a number of teams playing on all courts. The proposed level of parking would also ensure that there would be no parking on Radcliffe Moor Road. The site is located in a high access area and there is a regular bus service on Bury New Road, which is within walking distance and shared transport would also be expected to be used. As such, the level of parking provision would be acceptable in this instance and would be in accordance with Policy HT2/4 of the adopted Unitary Development Plan and SPD11.

Access issues - The provision of the disabled parking bays, level access to the clubhouse and the disabled toilet/changing facilities is welcomed. As such, the proposed development would be fully accessible and would be in accordance with Policy HT5/1 of the adopted Unitary Development Plan.

Response to objectors

- The issues relating to impact upon wildlife, noise and light pollution, traffic generation and access for persons with disabilities have been addressed in the main report.
- The proposed development would be appropriate development within the Green Belt and would maintain openness.

- No applications have been submitted for housing on this land.
- No precedent would be set as each application is assessed on its own merits.
- The proposed development would not impact upon access to the wider area.
- The proposed development would be accessed from Radcliffe Moor Road and not Browns Road.
- The Coal Authority has no objections to the proposed development.
- Impact upon property prices and the loss of a view are not material planning considerations.
- The existing hedgerows surrounding the site would be retained and supplemented and would prevent footballs from passing onto Radcliffe Moor Road.
- The Council has complied with the statutory requirements for the publicity of the application.
- Bury Council is determining the application and does not own the land or have any connection to the applicant.
- A brownfield site is unlikely to be suitable for use for grassed football pitches.
- As a result of the development, the borough would gain additional sport pitch facilities to contribute to the overall recreation provision within the Radcliffe area.

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/ 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 2102-GTA-00-00-DR-A-1000, 2102-GTA-00-00-DR-A-1001 A, 2102-GTA-00-00-DR-A-1002 C, 2102-GTA-00-00-DR-A-1003 C, 2102-GTA-00-00-DR-A-1004 C, 2102-GTA-00-00-DR-A-1005 A, ISO A4 - Proposed layout, ISO A4 - Cross Section A - AA, ISO A4 - Cross Section B - BB, ISO A4 - Cross Section C - CC, ISO A4 - Cross Section D - DD, ISO A4 - Cross Section E - EE and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. Details/Samples of the (materials/bricks/cladding/paint finishes) to be used in the external elevations of the clubhouse and storage facility, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.

4. No development shall commence unless and until:-
- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.
- Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
5. Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
- Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
6. Prior to occupation the applicant shall provide one dual head fast capability electric vehicle (EV) charging point.
- Reason. In accordance with the NPPF, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life.
7. Before the drainage scheme associated with the clubhouse, playing pitches and car park is brought into use, a Management and Maintenance Scheme for the playnig pitches and other facilities hereby approved including management responsibilities, a maintenance schedule, a monitoring regime including the monitoring of water quantity discharged from the reed bed, and the mechanism for review shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of any fertiliser to be used on the site, including its type, chemical composition method and density of the application, as well as the timing of application. The Management and Maintenance of the site including the playing surfaces shall thereafter be strictly in accordance with the approved scheme.
- No fertiliser shall be used on the site other than that expressly identified in the Maintenance and Management Scheme.
- Reason. To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with paragraph 99 of the NPPF, whilst preventing any adverse effect on the water quality of adjacent water bodies due to nutrient rich surface water run off which would otherwise have an adverse effect on water quality and consequently biodiversity pursuant to Section 15 of the National Planning Policy Framework.
8. No works to trees, shrubs or hedgerow occur or earthworks commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has

been 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 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

9. No development shall commence until full details of a scheme for the eradication and/or control of Japanese Knotweed (*Fallonia Japonica*, *Rouse Decraene*, *Polygonum Cuspidatum*) and Himalayan Balsam (*Impatiens Glandulifera*) is submitted to and approved in writing by the Local Planning Authority. The approved management plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority.
Reason. The scheme does not provide full details of the actual extent of Japanese Knotweed and Himalayan Balsam in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
10. No earth moving shall take place or material or machinery brought on site until a method statement to protect the ponds at Bradley Fold and the Blackshaw Brook from accidental spillages, dust and debris has been supplied to and agreed by the LPA. All measure will be implemented and maintained for the duration of the construction period in accordance with the approved details.
Reason. To protect the Site of Biological Interest from harm pursuant to Policies EN6/2 - Sites of Nature Conservation Interest and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and Section 15 of the National Planning Policy Framework.
11. No development shall take place until it can be demonstrated that there will be no negative impacts on the ecological potential of the ponds at Bradley Fold and Blackshaw Brook resulting from the disposal of surface water post-development submitted to and approved in writing by the Local Planning Authority. The details, as approved, shall be implemented in full in accordance with a timetable which has first been agreed in writing by the Local Planning Authority.
Reason. To protect the Site of Biological Interest from harm pursuant to Policies EN6/2 - Sites of Nature Conservation Interest and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and Section 15 of the National Planning Policy Framework.
12. A landscaping scheme shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include wildflower grassland, hawthorn hedges, native tree and shrub planting and the provision of bat bricks/tubes within the new development and bat and bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the clubhouse is first occupied or within the first available tree planting season; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.
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.
13. Notwithstanding the details indicated in different forms on approved plan references B026883 TTE 00 XX PL D 001 Revision P01 &

2102-GTA-00-00-DR-A-1003 Revision C, no development shall commence unless and 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:

- Provision of a swept path analysis of the proposed junction onto Radcliffe Moor Road to determine adequate access road width and kerb radii;
- Provision of a swept path analysis of the proposed refuse collection/site servicing arrangements;
- Formation of the site access onto Radcliffe Moor Road, incorporating the provision of adequate arrangements at the interface with the adopted highway to form a maximum 1 in 20 plateau, 2.0m wide (minimum) footways tying into existing footways at positions to be agreed, provision of visibility splays at the junction of the site access with Radcliffe Moor Road for an appropriate design speed based on speed surveys to be undertaken on the classified road, alterations to the adjacent site boundaries in order to ensure that there will be no obstructions within the splays above a height of 0.6m, demarcation of the limits of the adopted highway, tactile paved crossing points in positions to be agreed including, if necessary, of revised limits of adoption required to ensure that the crossing point is located on the adopted highway, give-way markings and alterations to the existing road markings on Radcliffe Moor Road to provide a right turn pocket into the development, and all associated highway and highway drainage remedial works;
- Measures to prevent the discharge of surface water from the proposed car park hardstanding areas and site access onto the adjacent adopted highway
- Provision of a street lighting assessment to a scope and specification to be agreed for the junction of the site access with Radcliffe Moor Road and, where necessary, a scheme of improvements;
- Proposals for the introduction of waiting restrictions to scope to be agreed at the junction of the site access with Radcliffe Moor Road, including all necessary road markings and signage.

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

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Policies EN1/2 - Townscape and Built Design and Policy H4 - New Development of the Bury Unitary Development Plan.

14. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:

- Photographic dilapidation survey of the footways and carriageways leading to and abutting the site access in the event that subsequent remedial works are required following construction of and statutory undertakers connections to the development;
- Access route for vehicles from the highway network;
- Access point(s) to the site for each phase of the development, including any temporary works and measures required to protect highway users and facilitate vehicular access;
- Hours of operation and number of vehicle movements;
- Proposed site hoarding/gate positions clear of appropriate visibility splays onto Radcliffe Moor Road;
- A scheme of appropriate warning/speed limit signage in the vicinity of the construction site access(es);

- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
- Parking on site of operatives' and construction vehicles together with storage on site of construction materials;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted 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.

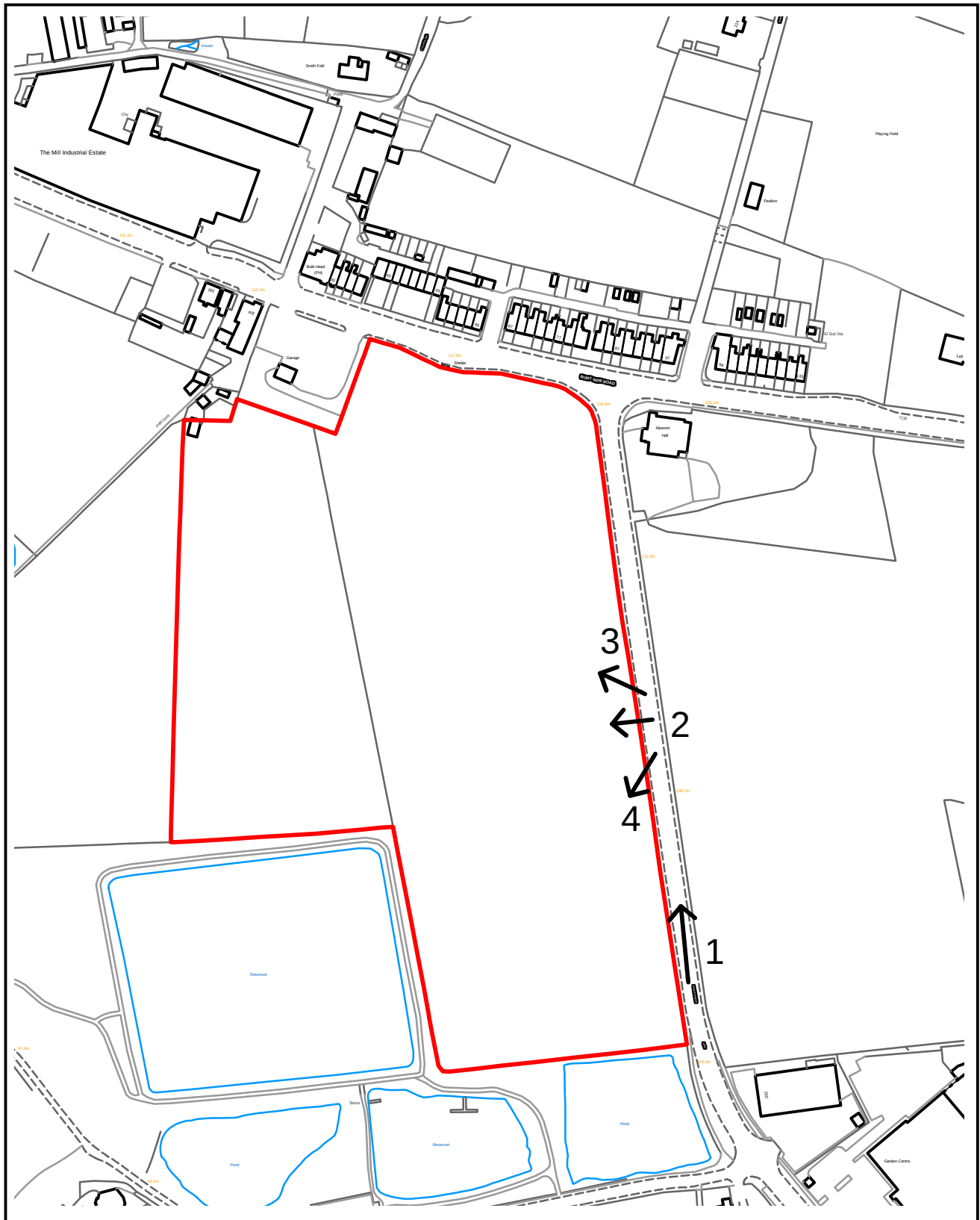
The approved plan shall be adhered to throughout the demolition/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials.

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

15. The turning facilities indicated on the approved plans (or as required to satisfy a separate condition) shall be provided before the development hereby approved is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.
16. The car and cycle parking spaces indicated on the approved plans shall be surfaced/implemented and made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.
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.
17. The bin storage facilities indicated on the approved plans shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and maintained thereafter.
Reason. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway pursuant to Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 67658

ADDRESS: Land to West of
Radcliffe Moor Road/Bury New Road

Planning, Environmental and Regulatory Services

(C) Crown Copyright and database right (2015). Ordnance Survey 100023063.



Bury
COUNCIL

67658

Photo 1



Photo 2



67658

Photo 3



Photo 4



COORDINATED STATIONS

STATION	EASTING	NORTHING	LEVEL (m)
GPS1	375765.472	409053.186	119.764
GPS2	375709.145	409063.864	118.668
A	375742.985	408997.753	114.927
B	375751.023	408942.336	112.002
C	375779.317	408814.378	106.401

NOTES:
Copyright in all documents prepared by the architect and any works executed from these documents and drawings, shall unless otherwise agreed, remain the property of the architect and must not be reproduced by, lent or disposed to, a third party without the written consent of Good and Tibbison.

DO NOT SCALE OFF THIS DRAWING.
All dimensions to be checked on site and any discrepancies to be referred to the architect before proceeding.

ALL LEVELS TO BE CHECKED ON SITE.
All discrepancies between information shown on the drawings and the information in the specification to be referred to the architect before proceeding.

All component sizes and references to be checked prior to the ordering of materials.

Positions and designation (i.e. combined surface water or foul) of existing drain runs on site are to be checked / confirmed by the building contractor prior to commencement of any drainage works. Any existing drains, to which additional connections are to be made, are also to be checked as necessary to ensure they are suitable to accommodate additional capacity and the type of effluent being connected.

All relevant boundary positions are to be checked prior to proceeding.



C Handstanding & red line boundary added JLC 22.09.21

B Vehicle access updated & cycle store added JLC 14.08.21

A Building and car park layout updated JLC 03.08.21

Rev: Description 14 Date

Client

Bolton Wyresdale F.C.

Project

Proposed New Facility

Location

On Land At:
Radcliffe Moor Road,
Bury

Good & Tibbison Chartered Architects

2 The Studios,
318 Chorley Old Road,
Barton
BL1 4JU

Tel: 01204 497700

Email: info@goodandtibbison.co.uk

Web: www.goodandtibbison.co.uk

Drawing Title

Site Layout Plan

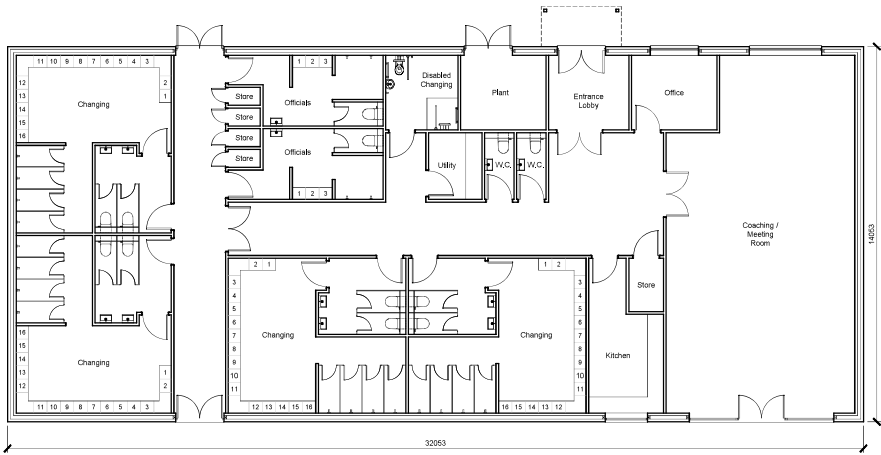
GAT Job No. Scale Drawn Checked Date
2102 1:500@A1 JC RPW 16.07.21

Drawing Purpose Station Revision
Planning Drawing S4 C

2102-GTA-00-00-DR-A-1002

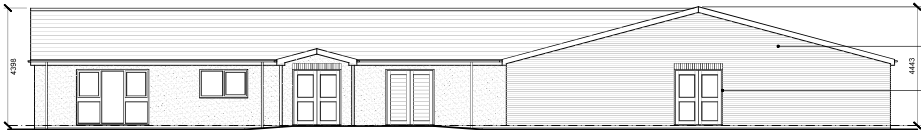
ABBREVIATIONS

AV	AIR VALVE/VENT
BL	BOLLARD
BB	BELUSHI BEACON
BM	BENCH MARK
BL	BED LANE
BS	BUS STOP
BT	BRITISH TELECOM
CL	COVER LEVEL
DI	DISBURSED
EL	ELVES LEVEL
ELE	ELEC. JUNCT. BOX
EP	ELECTRICITY POLE
FH	FIRE HYDRANT
FL	FLOOR LEVEL
FOS	FULL OF SEDIMENT
FP	FLAG POLE
G	GULLY
GM	GAS METER
GV	GAS VALVE
IC	INSPECT CHAMBER
IL	INVERT LEVEL
JKW	JAPANESE KNOTT WEED
LA	LAMP
LP	LAMP POST
NP	NAME PLATE
MH	MANHOLE
PS	POST/SIGN POST
PB	POST BOX
PX	UNKNOWN SERVICE
RE	RODDING EYE
RL	RIDGE LEVEL
RS	ROAD SIGN
ST	STOP TAP
TH	TRIAL HOLE
TL	TRAFFIC LIGHT
TP	TELEGRAPH POLE
TV	CABLE TV BOX
UB	UNABLE TO LIFT
WM	WATER METER



Proposed Ground Floor Plan

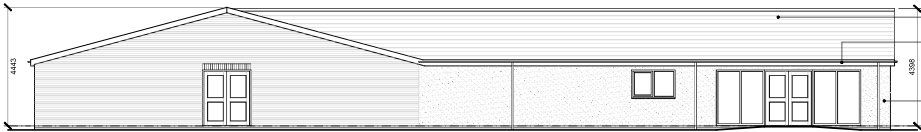
Page 57



North (Main Entrance) Elevation

Brickwork to Local Authority approval shown thus

Powder coated aluminium windows and doors in colour to be agreed

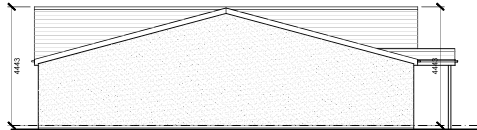


South Elevation

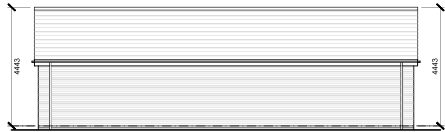
Decra 'Tile' metal roofing in colour to be agreed

UPVC fascia, barge boards and rainwater goods in colours to be agreed

K Rend 'Silicone Scraped Texture' render in colour to be agreed shown thus



East Elevation



West Elevation

NOTES:
Copyright in all documents prepared by the architect and any works excluded from these documents and drawings, shall unless otherwise agreed, remain the property of the architect and must not be reproduced by, lent or disclosed to, a third party without the written consent of Good and Tiltonson.

DO NOT SCALE OFF THIS DRAWING.
All dimensions to be checked on site and any discrepancies to be referred to the architect before proceeding.

ALL LEVELS TO BE CHECKED ON SITE.
All discrepancies between information shown on the drawings and the information in the specification to be referred to the architect before proceeding.

All component sizes and references to be checked prior to the ordering of materials.

Positions and designation (i.e. combined, surface water or foul) of existing drain runs on site are to be checked / confirmed by the building contractor prior to commencement of any drainage works. Any existing drains, to which additional connections are to be made, are also to be checked as necessary to ensure they are suitable to accommodate additional capacity and the type of effluent being connected.

All relevant boundary positions are to be checked prior to proceeding.

A Notes & dimensions added JLC 14.08.21

Rev Revision JLC Date

Client:

Bolton Wyresdale F.C.

Project:

Proposed New Facility

Location:

On Land At:
Radcliffe Moor Road,
Bury

Good & Tiltonson Chartered Architects
2 The Studios,
318 Chorley Old Road,
Bolton,
BL1 4JU
Tel: 01204 487700
Email: info@goodentiltonson.co.uk
Web: www.goodentiltonson.co.uk



Drawing Title:

Proposed GA Plan (Phase 1)

G&T Job No. Scale Drawn Checked Date

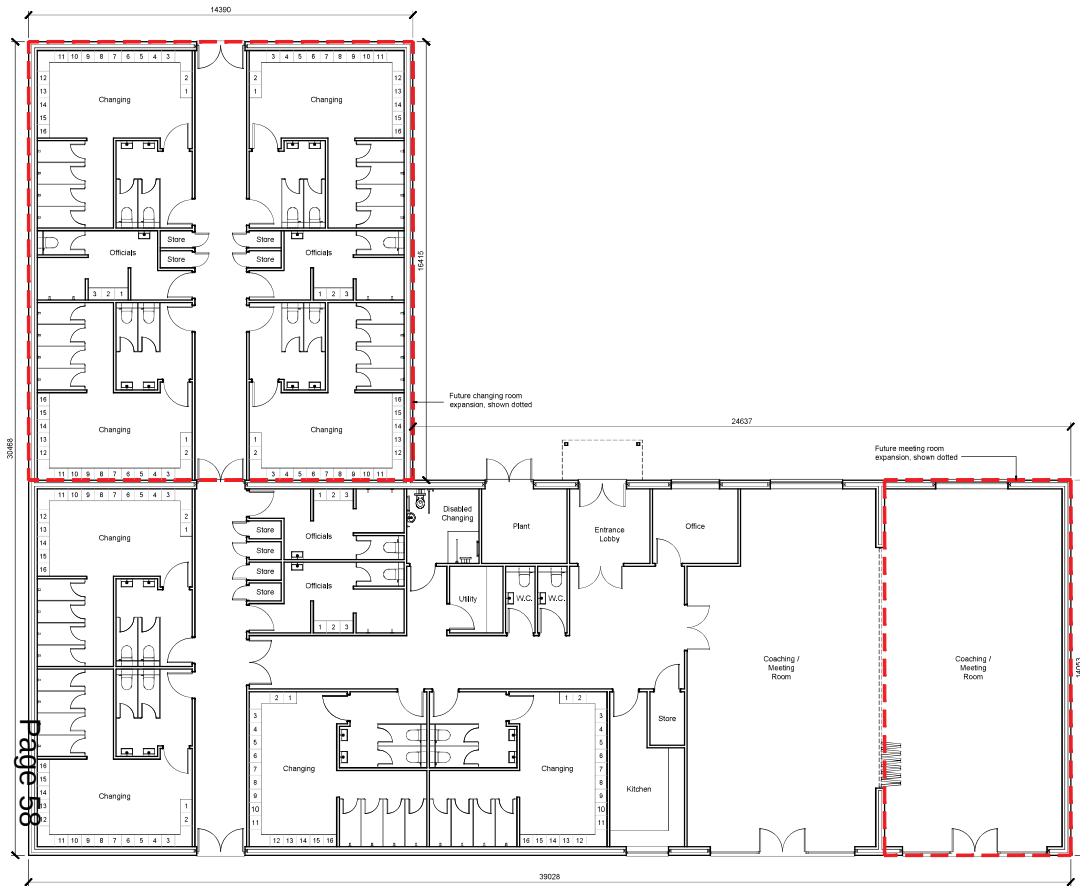
2102 1:100@A1 JC RPW 02.08.21

Drawing Purpose Status Revision

Planning Drawing S4 A

Prepared Origin Zone Layout Type Date

2102-GTA-00-00-DR-A-1005

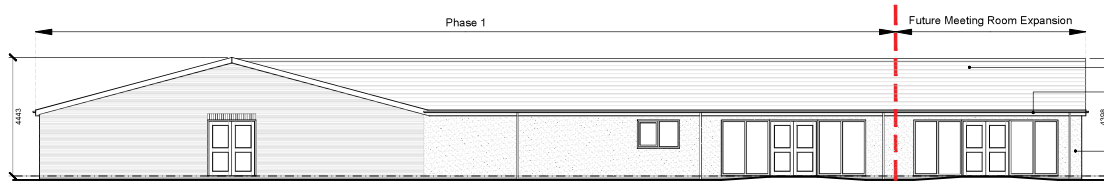


Page 58

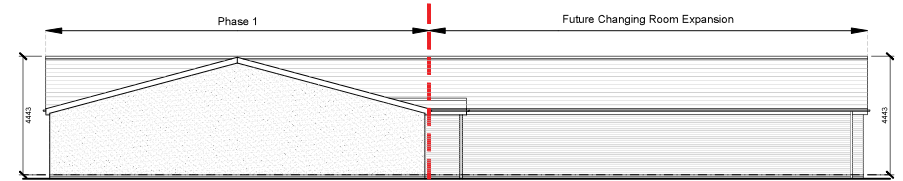
Proposed Ground Floor Plan



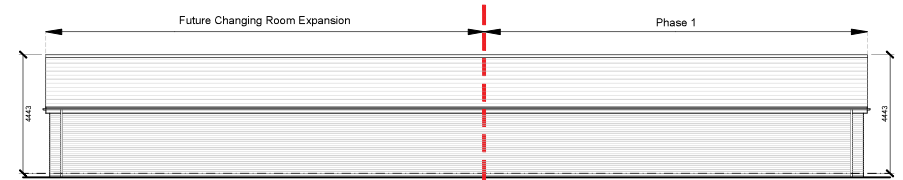
North (Main Entrance) Elevation



South Elevation



East Elevation



West Elevation

NOTES:
Copyright in all documents prepared by the architect and any works executed from these documents and drawings, shall unless otherwise agreed, remain the property of the architect and must not be reproduced by, lent or disclosed to, a third party without the written consent of Good & Tinsdon.
DO NOT SCALE OFF THIS DRAWING.
All dimensions to be checked on site and any discrepancies to be referred to the architect before proceeding.
ALL LEVELS TO BE CHECKED ON SITE.
All discrepancies between information shown on the drawings and the information in the specification to be referred to the architect before proceeding.
All component sizes and references to be checked prior to the ordering of materials.
Positions and designation (i.e. combined, surface water or foul) of existing drain runs on site are to be checked / confirmed by the building contractor prior to commencement of any drainage works. Any existing drains, to which additional connections are to be made, are also to be checked as necessary to ensure they are suitable to accommodate additional capacity and the type of effluent being connected.
All relevant boundary positions are to be checked prior to proceeding.

C	Notes & dimensions added	JLC	14.08.21
B	Floor plan updated	JLC	02.08.21
A	Scheme elevations added	JLC	26.07.21

Rev	Revision	PL	Date
-----	----------	----	------

Client: Bolton Wyresdale F.C.

Project: Proposed New Facility

Location: On Land At: Radcliffe Moor Road, Bury

On Land At: Radcliffe Moor Road, Bury

Good & Tinsdon Chartered Architects
2 The Studios,
318 Chorley Old Road,
Bolton,
BL1 4JU
Tel: 01204 487700
Email: info@goodentinsdon.co.uk
Web: www.goodentinsdon.co.uk



Drawing Title: Proposed GA Plan

Q&T Job No	Scale	Drawn	Checked	Date
2102	1:100@A1	JC	RPW	16.07.21
Drawing Purpose	Status	Revision		
Planning Drawing	S4	C		

2102-GTA-00-00-DR-A-1004



NOTES:
Copyright in all documents prepared by the architect and any works excluded from these documents and drawings, shall unless otherwise agreed, remain the property of the architect and must not be reproduced by, lent or disclosed to, a third party without the written consent of Good & Taborson.

DO NOT SCALE OFF THIS DRAWING.
All dimensions to be checked on site and any discrepancies to be referred to the architect before proceeding.

ALL LEVELS TO BE CHECKED ON SITE.
All discrepancies between information shown on the drawings and the information in the specification to be referred to the architect before proceeding.

All component sizes and references to be checked prior to the ordering of materials.

Positions and designation (i.e. combined, surface water or foul) of existing drain runs on site are to be checked / confirmed by the building contractor prior to commencement of any drainage works. Any existing drains, to which additional connections are to be made, are also to be checked as necessary to ensure they are suitable to accommodate additional capacity and the type of effluent being connected.

All relevant boundary positions are to be checked prior to proceeding.



C	Hardstanding added	JLC	22.08.21
B	Vehicle access updated & cycle store added	JLC	14.08.21
A	Building & car parking layout updated	JLC	03.08.21

Rev	Revision	By	Date
01			

Bottom Wyresdale F.C.

Project

Proposed New Facility

Location

On Land At:
Radcliffe Moor Road,
Bury

Good & Taborson Chartered Architects

2 The Studios,
318 Chorley Old Road,
Botton,
BL1 4JL

Tel: 01204 487700
Email: info@goodandtaborson.co.uk
Web: www.goodandtaborson.co.uk

Drawing Title:

Proposed Carpark Layout

G&T Job No:	Scale:	Drawn:	Checked:	Date:
2102	1:200@A1	MDJ	RPW	16.07.21

Drawing Purpose:	Status:	Revision:
Planning Drawing	S4	C

Rev	Project	Origin	Zone	Level	Type	File	Orig No
01	2102	GTA	00	DR	A	1003	

2102-GTA-00-00-DR-A-1003

Appendix 4 – Bury Planning Committee Minutes

Minutes of: **PLANNING CONTROL COMMITTEE**

Date of Meeting: 30 August 2022

Present: Councillor G McGill (in the Chair)
Councillors S Arif, C Boles, D Duncalfe, D Green, J Harris,
M Hayes, D Quinn, S Thorpe, D Vernon and M Walsh

Also in attendance: Councillors D Berry, A Booth, J Lancaster, E O'Brien & A Quinn

Public Attendance: 45 members of the public were present at the meeting.

PCC.1 APOLOGIES FOR ABSENCE

There were no apologies for absence.

PCC.2 DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

PCC.3 MINUTES OF THE MEETING HELD ON THE 26TH JULY 2022

Delegated decision:

That the Minutes of the meeting held on the 26th July 2022 be approved as a correct record and signed by the Chair.

PCC.4 PLANNING APPLICATIONS

A report from the Head of Development Management was submitted in relation to applications for planning permission.

There was supplementary information to add in respect of application numbers 67109, 67658 and 68261.

The Committee heard representations from applicants, objectors and Ward Councillors in respect of applications submitted. This was limited to three minutes for the speaker.

Delegated decisions:

1. That the Committee **Defer** the following application pending further information in relation to the ecology of the site which included impact on water run off into nearby wetlands and fishing lodges: -

Land to west of Radcliffe Moor Road/Bury New Road, Radcliffe

Change of use of the land for use as outdoor sports pitches including engineering operations to form 4 pitches, the construction of a clubhouse, ancillary storage structures, creation of access from Radcliffe Moor Road, parking, landscaping, drainage and associated works.

2. That the Committee **Requested a site visit** for the following application to further consider issues of access, traffic and parking: -

Land off Kirkman Street, Bury

Proposed new residential development for 9 no. dwellings with associated infrastructure

3. As detailed in the supplementary agenda circulated prior to the meeting, the following application had been withdrawn by the applicant: -

Rose And Crown, Cockey Moor Road, Radcliffe, Bury, BL8 2HB

To form new beer garden to east elevation of public house comprising a new covered pergola; 12no. 2.5m high posts to carry new festoon lighting to the boundary of the new beer garden and amended car park layout.

4. That the Committee **Approve with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report and subject to the conditions included: -

10 Springside Road, Bury, BL9 5JE

First floor side extension; Single storey side and rear extension; Alterations to driveway to create additional parking

5. That the Committee **Approve with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report and subject to the conditions included: -

11 Mayfield Close, Ramsbottom, Bury, BL0 9TL

Single storey garage and porch extension at side; Alterations to existing windows to front and side elevations

PCC.5 DELEGATED DECISIONS

A report from the Head of Development Management was submitted listing all recent planning application decisions made by Officers using delegated powers since the last meeting of the Planning Control Committee.

Delegated decision:

That the report and appendices be noted.

PCC.6 PLANNING APPEALS

A report from the Head of Development Management was submitted listing all recent planning and enforcement appeal decisions since the last meeting of the Planning Control Committee.

Delegated decision:

That the report and appendices be noted.

PCC.7 URGENT BUSINESS

No urgent business was reported.

COUNCILLOR G MCGILL
Chair

(Note: The meeting started at 7.13pm and ended at 8.25pm)

This page is intentionally left blank

Appendix 5 – Radcliffe Moor Road Draft Conditions

DELEGATED REPORT

Report by Helen Leach	Date of report: 12/08/2022	Ref: 67658/FUL
Registration: 11/10/2021	LDFC: 16/12/2021	Expiry Date: 10/01/2022
Site Visit: 12/11/2021	Site Notice: 12/11/2021	Press Date: 25/11/2021
Objections: 78	Con Area: N/A	Adv Type: MD
Reason for Delay: N/A		EIA: NA
		Dec Level:
		Stat Class: MAOT

Proposal: Change of use of the land for use as outdoor sports pitches including engineering operations to form 4 pitches, the construction of a clubhouse, ancillary storage structures, creation of access from Radcliffe Moor Road, parking, landscaping, drainage and associated works.

Location: Land to west of Radcliffe Moor Road/Bury New Road, Radcliffe

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 2102-GTA-00-00-DR-A-1000, 2102-GTA-00-00-DR-A-1001 A, 2102-GTA-00-00-DR-A-1002 C, 2102-GTA-00-00-DR-A-1003 C, 2102-GTA-00-00-DR-A-1004 C, 2102-GTA-00-00-DR-A-1005 A, ISO A4 - Proposed layout, ISO A4 - Cross Section A - AA, ISO A4 - Cross Section B - BB, ISO A4 - Cross Section C - CC, ISO A4 - Cross Section D - DD, ISO A4 - Cross Section E - EE and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
- 3 Details/Samples of the (materials/bricks/paint finishes) to be used in the external elevations of the club house and storage facility, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.
- 4 No development shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of

the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 5 Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 6 Prior to occupation the applicant shall provide one dual head fast capability electric vehicle (EV) charging point.
Reason. INSERT
- 7 Before the drainage system associated with the club house, playing pitches and car park development is brought into use, a Management and Maintenance Scheme for the playing pitches and other facilities hereby approved including management responsibilities, a maintenance schedule, a monitoring regime including the monitoring of water quantity discharged from the proposed reed bed, and a mechanism for review, shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme shall include details of any fertiliser to be used on the site, including its type, chemical composition, method and density of application, as well as the timing of application. The measures set out in the approved scheme Management and Maintenance of the site including the playing surfaces shall thereafter be strictly in accordance with the approved schemes shall be complied with in full, with effect from commencement of use of the development. No fertiliser shall be used on the site other than that expressly identified in the Maintenance and Management Scheme.
Reason. To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with paragraph 99 of the NPPF whilst preventing any adverse effect on water quality of adjacent water bodies due to nutrient rich surface water run off which would otherwise have an adverse effect on water quality and consequently biodiversity.
- 8 No works to trees, shrubs or hedgerow occur or earthworks commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been 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 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 9 No development shall commence until full details of a scheme for the eradication and/or control of Japanese Knotweed (*Fallonica Japonica*, *Rouse Decraene*, *Polygonum Cuspidatum*) and Himalayan Balsam (*Impatiens Glandulifera*) is submitted to and approved in writing by the Local Planning Authority. The approved management plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted

Commented [SP1]: Not sure how this can be provided, whom it is for, and how its use can be managed / policed.

Commented [SP2]: A condition cannot require approval of a third party. It is for the Council to consult Sport England if it considers it reasonable and necessary to do so.

Condition updated to broaden the scope of the maintenance and management plan, and prevent the use of fertilisers not expressly identified.

to the Local Planning Authority.

Reason. The scheme does not provide full details of the actual extent of Japanese Knotweed and Himalayan Balsam in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 10 No earth moving shall take place or material or machinery brought on site until a method statement to protect the ponds at Bradley Fold and the Blackshaw Brook from accidental spillages, dust and debris has been supplied to and agreed by the LPA. All measure ~~will~~ **shall** be implemented and maintained for the duration of the construction period in accordance with the approved details.
Reason. To protect the Site of Biological Interest from harm pursuant to Policies EN6/2 - Sites of Nature Conservation Interest and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and Section 15 of the National Planning Policy Framework.
- 11 No development shall take place until it can be demonstrated that there will be no negative impacts on the ecological potential of the ponds at Bradley Fold and Blackshaw Brook resulting from the disposal of surface water post-development submitted to and approved in writing by the Local Planning Authority. The details, as approved, shall be implemented in full in accordance with a timetable which has first been agreed in writing by the Local Planning Authority.
Reason. To protect the Site of Biological Interest from harm pursuant to Policies EN6/2 - Sites of Nature Conservation Interest and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and Section 15 of the National Planning Policy Framework.
- 12 A landscaping scheme shall be submitted to, and approved **in writing** by the Local Planning Authority prior to the commencement of the development. The contents of the ~~landscaping plan scheme~~ should include wildflower grassland, hawthorn hedges, native tree and shrub planting and the provision of bat bricks/tubes within the new development and bat and bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the ~~building(s) clubhouse~~ is first occupied or within the first available tree planting season; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.
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.
- 13 Notwithstanding the details indicated in different forms on approved plan references B026883 TTE 00 XX PL D 001 Revision P01 & 2102-GTA-00-00-DR-A-1003 Revision C, no development shall commence unless and 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:
- Provision of a swept path analysis of the proposed junction onto Radcliffe Moor Road to determine adequate access road width and kerb radii;
 - Provision of a swept path analysis of the proposed refuse collection/site servicing arrangements;
 - Formation of the site access onto Radcliffe Moor Road, incorporating the provision of adequate arrangements at the interface with the adopted highway to form a maximum 1 in 20 plateau, 2.0m wide (minimum) footways tying into existing footways at positions to be agreed, provision of visibility splays at the junction of the site access with Radcliffe Moor Road for an appropriate design

Commented [SP3]: I think we have provided this in our most recent response.

speed based on speed surveys to be undertaken on the classified road, alterations to the adjacent site boundaries in order to ensure that there will be no obstructions within the splays above a height of 0.6m, demarcation of the limits of the adopted highway, tactile paved crossing points in positions to be agreed including, if necessary, of revised limits of adoption required to ensure that the crossing point is located on the adopted highway, give-way markings and alterations to the existing road markings on Radcliffe Moor Road to provide a right turn pocket into the development, and all associated highway and highway drainage remedial works;

- Measures to prevent the discharge of surface water from the proposed car park hardstanding areas and site access onto the adjacent adopted highway
- Provision of a street lighting assessment to a scope and specification to be agreed for the junction of the site access with Radcliffe Moor Road and, where necessary, a scheme of improvements;
- Proposals for the introduction of waiting restrictions ~~to scope to be agreed~~ at the junction of the site access with Radcliffe Moor Road, including all necessary road markings and signage.

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

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Policies EN1/2 - Townscape and Built Design and Policy H4 - New Development of the Bury Unitary Development Plan.

- 14 No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:

- Photographic dilapidation survey of the footways and carriageways leading to and abutting the site access in the event that subsequent remedial works are required following construction of and statutory undertakers connections to the development;
- Access route for vehicles from the highway network;
- Access point(s) to the site for each phase of the development, including any temporary works and measures required to protect highway users and facilitate vehicular access;
- Hours of operation and number of vehicle movements;
- Proposed site hoarding/gate positions clear of appropriate visibility splays onto Radcliffe Moor Road;
- A scheme of appropriate warning/speed limit signage in the vicinity of the construction site access(es);
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
- Parking on site of operatives' and construction vehicles together with storage on site of construction materials;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted 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 demolition/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials.

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

- 15 The turning facilities indicated on the approved plans (or as required to satisfy a separate condition) shall be provided before the development hereby approved is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.

- 16 The car and cycle parking spaces indicated on the approved plans shall be surfaced/implemented and made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.

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.

- 17 The bin storage facilities indicated on the approved plans shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and maintained thereafter.

Reason. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway pursuant to Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.

- 18 Prior to the commencement of development a detailed drainage design, broadly in accordance with the principles established in the Hydrological Assessment (July 2022) (ref. HYD633) and Preliminary Drainage Strategy (ref. HYD633.633.BET.1 Rev. A) shall be submitted to and approved in writing by the local planning authority. The detailed scheme shall include the detailed design and construction of the swale (to include the detailed design of the reed bed, wet and dry portions of the swale, as well as the flow control mechanisms to deliver the required attenuation and flows to ensure the integrity and functionality of the reed bed as well as the provision of facilities to allow the monitoring of water quality from the reed bed) as well as all other proposed drainage features on the site. The drainage scheme shall be implemented strictly in accordance with the approved details in its entirety prior to the pitches hereby approved being brought into use and shall thereafter be retained, and managed and maintained in accordance with the Management and Maintenance Scheme required by condition 7 above.

Reason. *To ensure that the detail design of the scheme has proper regard to the need to drain the site and safeguard both the fabric of the adjacent waterbodies as well as the quantity and quality of the water discharging in accordance with Policy XX of the Bury Unitary Development Plan.*

- 19 Prior to the commencement of development a scheme of intrusive site drainage investigations and preliminary engineering works to investigate ground water flows and springs in the vicinity of the proposed swale, including the timing of such works, shall be submitted to and agreed in writing by the local planning authority. A report of the findings of such investigations shall be submitted to the local planning authority. Any such report should include where appropriate any additional drainage works that are necessary to safeguard the functionality of the swale and the water quality and ground water flows into the adjacent existing waterbodies. Any such additional works

Formatted: Font: Italic

shall be agreed in writing by the local planning authority and shall thereafter be implemented prior to the completion of the drainage works to which they relate. The additional works shall be implemented in full in accordance with the approved details prior to the pitches hereby approved being brought into use and shall thereafter be retained, and managed and maintained in accordance with the Management and Maintenance Scheme required by condition 7 above.

Reason. To ensure that the detail design of the scheme has proper regard to the need to drain the site and safeguard both the fabric of the adjacent waterbodies as well as the quantity and quality of the water discharging in accordance with Policy XX of the Bury Unitary Development Plan.

Appendix 6 – Summary Letter prepared by Betts Hydro

12th October 2022

Mr. P. Sinclair
Technical Director

Westchurch Homes
Kennedy House
31 Stamford St
Altrincham
Cheshire
WA14 1ES



PITCH DEVELOPMENT, RADCLIFFE MOOR ROAD, LITTLE LEVER (APP. REF. 67658)

This letter outlines the works undertaken in relation to drainage and hydrology as requested.

Westchurch Homes met onsite with Graham Schoon (Countryside Officer) to discuss their concerns in relation to drainage on 16.08.2022. Westchurch were advocating an approach to surface water management in line with our advice; that was to mimic the existing runoff situation, with flows going to the upper lodge in the location of the existing springing.

The council recommended an alternative approach with flows going north of the reservoir, with a route through Bury's land towards Blackshaw Brook. This was principally due to concerns regarding water quality with the potential for pollutants to enter the fishing pond. We outlined a range of issues regarding this approach including altering the existing hydrology, the potential for deep excavation works adjacent to the northern embankment of the reservoir due to topography as well as third party landownership for the outfall routing.

A Flood Risk Assessment and Drainage Management Strategy were prepared in support of the planning application in September 2021.

The LPA requested additional information regarding hydrology and surface water drainage and a Technical Note was prepared dated 24.03.2022.

A further site meeting between Westchurch Homes, Betts Hydro, Bury's Countryside Officer and Bury's Drainage Engineer took place on 27.04.2022 to discuss hydrology, potential for pollution, SuDS and mitigation measures. It was agreed that runoff would be more appropriate to the upper lodge as originally proposed.

A Hydrological Assessment rev.1.2 dated 11.05.2022 was prepared to address the matters raised by the Countryside Officer.

Comments were received on 14.06.2022 from Bury's Parks and Countryside department on the Hydrological Assessment requesting additional information and clarification on matters of hydrology and drainage. Comments from Stillwater Associates (Panel Engineers for the Reservoir for BMBC) were also received. A letter response was provided along with the updated Hydrological Assessment rev.2.0 dated 28.07.2022 addressing all of the points raised.

A further Teams meeting took place on 17.08.2022 where Andy Southgate (Drainage Engineer) confirmed he was satisfied with the proposals from a drainage perspective and could see no

[1]



Old Marsh Farm Barns
Welsh Road, Sealand
Flintshire CH5 2LY
Telephone: 01244 289 041

reason why the concerns regarding hydrology and pollution could not be addressed by a suitable condition.

Comments from the Drainage department of Bury Council in the committee report state: -

Drainage - A Flood Risk Assessment was submitted as part of the application and identified a bedrock aquifer and secondary source within the site. It is understood that Stormont Lodges and its associated ponds, which are located to the south of the site, are fed via natural springs/aquifers from the application site.

Policy EN7/4 states that the Council will not permit development proposals which would have an unacceptable adverse effect on groundwater resources particularly in terms of their quality and/or supply.

The Drainage Strategy submitted with the application confirms that the proposed car park and football pitches would be constructed using a cut and fill method. As such, the proposed cut and fill method of construction could disrupt the water flow from the springs to the lodges and ponds. In addition, this could lead to cross contamination from maintenance and usage of the pitches and potentially decrease the flow of supply to the lodge and pond. This then could impact upon the nearby Site of Biological Interest (SBI).

Further information has been submitted which has confirmed that the proposed drainage works would be acceptable. In addition, the report confirms that the deeper aquifer feeds the existing lodge and reservoir and would not be affected by the proposed works. As such, the water level would be maintained. In addition, the applicant has agreed to a monitoring point being provided, which would allow for regular testing to highlight any potential issues in terms of water quality. The Drainage Section has no objections in principle and the conditions would be reported in the Supplementary Report.

Condition 7. Before the drainage scheme associated with the clubhouse, playing pitches and car park is brought into use, a Management and Maintenance Scheme for the playnig pitches and other facilities hereby approved including management responsibilities, a maintenance schedule, a monitoring regime including the monitoring of water quantity discharged from the reed bed, and the mechanism for review shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of any fertiliser to be used on the site, including its type, chemical composition method and density of the application, as well as the timing of application. The Management and Maintenance of the site including the playing surfaces shall thereafter be strictly in accordance with the approved scheme.

No fertiliser shall be used on the site other than that expressly identified in the Maintenance and Management Scheme.

[2]

Reason. To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with paragraph 99 of the NPPF, whilst preventing any adverse effect on the water quality of adjacent water bodies due to nutrient rich surface water run off which would otherwise have an adverse effect on water quality and consequently biodiversity pursuant to Section 15 of the National Planning Policy Framework.

Summary

It is my professional opinion that there should be no adverse impact on the hydrology based on the development proposals which clearly seek to mimic the existing situation.

There is clearly a requirement for detailed drainage design, in terms of pitch drainage and the sustainable drainage systems they connect into. I see no reason why suitable planning conditions cannot be imposed to address any concerns.

I trust you will find the above of assistance, however, if you have any queries or require further information please do not hesitate to contact me.

Yours sincerely,



Richard Nicholas BEng(Hons) MSc MBA GMICE MCIWEM
 Director
BETTS HYDRO

[3]



Old Marsh Farm Barns
 Welsh Road, Sealand
 Flintshire CH5 2LY
 Telephone: 01244 289 041

Celebrating
60
years

Birmingham
0121 713 1530
birmingham@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

Bristol
0117 403 1980
bristol@lichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

Newcastle
0191 261 5685
newcastle@lichfields.uk

Cardiff
029 2043 5880
cardiff@lichfields.uk

London
020 7837 4477
london@lichfields.uk

Thames Valley
0118 334 1920
thamesvalley@lichfields.uk



lichfields.uk