

## **DELEGATED REPORT**

|                                 |                                   |                                |
|---------------------------------|-----------------------------------|--------------------------------|
| <b>Report by</b> Helen Pressley | <b>Date of report:</b> 18/01/2024 | <b>Ref:</b> 69996/FUL          |
| <b>Registration:</b> 11/09/2023 | <b>LDfC:</b> 13/10/2023           | <b>Expiry Date:</b> 06/11/2023 |
| <b>Site Visit:</b> 21/09/2023   | <b>Site Notice:</b> 21/09/2023    | <b>Press Date:</b> 21/09/2023  |
| <b>Objections:</b> 2            | <b>Con Area:</b> RAMS             | <b>Adv Type:</b> LBCA          |
| <b>Reason for Delay:</b><br>N/A |                                   | <b>EIA:</b> NA                 |
|                                 |                                   | <b>Dec Level:</b> DEL          |
|                                 |                                   | <b>Stat Class:</b> MIDW        |

**Proposal:** Conversion of 1no. dwelling and workshop to 2no. flats and 3no. dwellings with single storey rear extensions, new roof with raised eaves and replacement windows.

**Location:** The Smithy and 10-14 Paradise Street, Ramsbottom, Bury, BL0 9BS

### **Description**

The application relates to 2 workshops with a flat above, which are located on Paradise Street. The units are currently in use as a car repair garage and there are a series of single storey outbuildings at the rear. The existing building is two storeys and is constructed from stone with a slate roof.

The site is surrounded by a mix of uses. There is an electricity substation and residential properties to the west and commercial and residential properties to the south. The commercial units to the north, have recently been converted to residential dwellings. There are residential properties to the east, but these are at a significantly lower level than the application site.

Planning permission is sought for the conversion of the existing building to 2no. flats and 3no. dwellings. The proposal seeks alterations to the front elevation with the introduction of doors, windows and timber detailing at ground floor and replacement windows at first floor. To the rear it is proposed to construct single storey rear extensions, as well as amend the layout of the first floor window arrangements. The proposal also proposes a new roof for the building and raising the eaves height of the existing property.

The proposed development would be accessed from Paradise Street and would not provide any off-road parking.

### **Relevant Planning History**

02813/E - Demolition of existing outbuildings and part retaining wall to rear; Conversion of 10-14 Paradise Street from 1 no. dwelling at upper level and ground floor workshop to 3no. dwellings; and conversion of The Smithy from workshop to 2no. flats with single storey rear extensions - Enquiry completed 11/05/2023

### **Publicity**

Neighbour letters sent 18/09/2023

Site notice 21/09/2023

Press notice 21/09/2023

2 objections received in relation to:

- delighted with this application as it will go a long way to reviving a neglected but historically interesting corner of town centre's Conservation Area with a couple reservations.
- rendering has always been 100% unacceptable in the conservation area. The rear walls be simply pointed to form a tapestry of random coursed stone with a small section of

brick at the rear of 'the smithy'. Thus preserving a physical illustration of the development of the terrace.

- The proposed Juliette balconies will be inappropriate, have a negative impact and be at odds with their setting.
- The rear windows should retain the existing proportions of the existing openings, following the stepped contour nature of the terrace
- condition be attached that the pavement and missing stone sets in front all 4 properties be reinstated.
- Disappointed there was no comment a from the Conservation Officer
- There is little to no reference to the rear retaining wall, which is referenced only as a boundary wall. How will this be protected during construction and are there any extra measures/monitoring to be put in place to accommodate the rear low level extensions? Has a party wall agreement been made with the neighbouring land owner?
- Section A-A on drawing 20.579.35 B does not accurately depict the 3 storey properties on Crow Lane. The rear Juliet balconies are roughly in line with the top floor windows of these properties which could invite and encourage viewing through windows and onto outdoor areas. It would be more in keeping with the original building to omit the Juliets in favour of windows that utilize the current openings (drawing 20.579.31 B).

2 representations of support received in relation to:

- This proposed development of upgrading a derelict, unusable building into five new, attractive residential homes, is welcome news indeed.
- The location of Paradise St is central to the town and supporting the alternative use of brownfield sites for domestic dwellings, is definitely the sensible way forward.
- It will make a huge difference to Paradise Street and Ramsbottom.

### **Statutory/Non-Statutory Consultations**

**Traffic Section** - No objections raised subject to conditions in relation to the submission of a construction traffic management plan, details of highways works and bin storage arrangements.

**Conservation Officer** - The proposed adaptations and alterations to facilitate the conversion of the buildings into a viable sustainable residential use have undergone a number of revisions, which apart from the proposed render to the upper part of the rear elevation would be acceptable in preserving the character and appearance of the conservation area.

**Waste Management** - no response

**Environmental Health - Contaminated Land** - Conditions requested in relation to the submission of a Contaminated Land Preliminary Risk Assessment, Site Investigation, Detailed Risk Assessment, Remediation Strategy and Site Verification Report.

**Borough Engineer - Drainage Section** - no response

**Environmental Health - Pollution Control** - no response

**United Utilities (Water and waste)** - no response

**Greater Manchester Ecology Unit** - The developer's ecological consultant identified no significant ecological issues. Issues relating to bats, nesting birds and biodiversity enhancement measures can be resolved via condition and or informative Electricity North West Ltd

**Pre-start Conditions** - Agreed by agent

**Unitary Development Plan and Policies**  
EC2/2      Employment Land and Premises

|       |                                                             |
|-------|-------------------------------------------------------------|
| H1/2  | Further Housing Development                                 |
| H2/1  | The Form of New Residential Development                     |
| H2/2  | The Layout of New Residential Development                   |
| EN1/1 | Visual Amenity                                              |
| EN1/2 | Townscape and Built Design                                  |
| EN2/1 | Character of Conservation Areas                             |
| EN2/2 | Conservation Area Control                                   |
| EN2/3 | Listed Buildings                                            |
| EN6   | Conservation of the Natural Environment                     |
| EN6/3 | Features of Ecological Value                                |
| EN7   | Pollution Control                                           |
| EN7/2 | Noise Pollution                                             |
| EN7/5 | Waste Water Management                                      |
| HT2/4 | Car Parking and New Development                             |
| HT6/2 | Pedestrian/Vehicular Conflict                               |
| Area  | St Paul's/Crow Lane                                         |
| RM2   |                                                             |
| SPD6  | Supplementary Planning Document 6: Alterations & Extensions |
| 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, including relevant policies in the emerging Places for Everyone Joint Development Plan.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

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

The elimination of discrimination, harassment and victimisation;

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

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

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

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

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

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights

conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

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

### **Principle (Residential)**

The National Planning Policy Framework (NPPF) should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. The Framework maintains the emphasis on identifying a rolling five year supply of deliverable housing land.

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up of sites that have an extant planning permission and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the five year supply calculations as many sites will take longer than five years to come forward and be fully developed (e.g. some large sites could take up to ten years to be completed). As such, latest monitoring indicates that the Council is unable to demonstrate a five year supply of deliverable housing land and this needs to be treated as a material factor when determining applications for residential developments.

The National Planning Policy Framework also sets out the Housing Delivery Test, which is an assessment of net additional dwellings provided over the previous three years against the homes required. Where the test indicates that the delivery of housing was substantially below (less than 75%) of the housing requirement over the previous years, this needs to be taken into account in the decision-taking process. The latest results published by the Government show that Bury has a housing delivery test result of less than 75%, and therefore, this needs to be treated as a material factor when determining applications for residential development.

In determination of this application, due to the sites location on land within the Conservation Area which is a designated heritage asset as set out within footnote 7 of the NPPF, the 'titled balance' as set out within Paragraph 11d)i does not apply.

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

Area RM2 states that the Council will maintain housing and community facilities as the predominant land uses in the St Paul's/Crow Lane area of the town centre. The Council will also encourage and support proposals which enhance the residential character of the area and provide opportunities for housing/environmental improvement and/or additional amenity open space.

The site is located adjacent to the urban boundary, and there are residential properties to the north, south, east and west. The proposed development would not conflict with the

surrounding land uses and would be located in a sustainable location with regard to public transport and services. The site was previously in use for vehicle repairs and as such, would be previously developed land. The proposed development would be in accordance with Policy H1/2 and Area RM2 of the Bury Unitary Development Plan.

### **Impact on Conservation Area**

As the site is located within Ramsbottom Conservation Area it is necessary to consider the proposal in terms of the Town and Country Planning Listed Building and Conservation Act. In this regard proposals should either preserve or enhance the Conservation Area and in terms of policy consideration National Planning Policy Framework paragraphs 189-202 and Policies EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control of the UDP.

The proposed adaptations and alterations to facilitate the conversion of the buildings into a viable sustainable residential use have undergone a number of revisions, which apart from the proposed render to the upper part of the rear elevation would be acceptable in preserving the character and appearance of the conservation area.

The render finish to the proposed rear extensions is acceptable by virtue of what would be their limited visibility within the conservation area. The rest of the rear elevation up to eaves height should not be rendered but left as an existing exposed stone finish this area would have greater visibility and that expanse of visible render, not being an historic architectural feature, would not preserve the character or appearance of the conservation area.

Given the above it is proposed to attach a condition to the proposal to ensure that the first floor of the rear elevation is retained as stonework. It is considered that the provision of this condition, would ensure that the inclusion of this condition would ensure that the proposal preserve the character and appearance of the conservation area complying with the policy considerations set out above.

### **Design and Layout**

Policy EN1/2 - Townscape and Built Design seeks to ensure that any proposals would not have an adverse impact on the particular character and townscape of an area. H2/1 - The Layout of New Residential Development and H2/2 - The Layout of New Residential Development, provides the assessment criteria for detailed matters relating to height, appearance, density and character, aspects and finish materials.

The proposed windows are considered to be suitably aligned when viewed within the existing window arrangements of the neighbouring buildings. On the front elevation, timber cladding would be inserted in to the existing openings. The proposed timber cladding would ensure the history of the building can be read while facilitating the new use in a material, which is appropriate to the conservation area.

The proposal seeks to raise the eaves and construct a new roof, with raised ridge. The chimney elements would be retained (although not functional) and the roof is of a suitable scale when viewed in connection to the original building and the neighbouring properties. The raise in eaves height would introduce a new band of stonework above the first floor windows and this element would need to be conditioned to ensure that the stone work does not appear at odds with the existing front elevation. The immediate street scene is depicted by a mixture of terraced properties, of various levels and scales. Due to the incline of the road there is no uniform ridgeline along the row within which the proposal is sited however the ridges do tend to follow the topography of the street. This has been replicated within the proposed new roof.

The existing outbuildings, which cover most of the rear yard would be demolished and replaced by a single storey extension. The proposed extension would project some 2.6 metres from the rear elevation for Nos 10 - 14 and would have a flat roof. The proposed rear extension for The Smithy would project 2.3 metres and would have a flat roof. The

proposed rear extension would be constructed from render and would be a clear modern addition to the property. In addition, the rear wall would obscure most of the ground floor extension.

The proposal would introduce private amenity space at ground floor for the 3no. dwellings and 1no. flat. This would replicate the amenity space provided on similar residential dwellings within the vicinity of the site in terms of scale.

It is therefore considered that the proposal would be acceptable and would therefore comply with UDP Policies H2/2, H2/1 and EN1/2.

### **Residential Amenity**

UDP policies H2/1 and EN1/2 and requires consideration of various factors relating to built design, including the relationship of the proposal to the surrounding area and impact on residential amenity. SPD6 provides guidance on aspect standards between residential properties and as such, would be relevant in this case. The aspect standards states that there should be a minimum of 20 metres between directly facing habitable windows and 13 metres between a habitable room window and a two storey blank wall.

For each additional storey in height or 2.5 metres difference in the levels, 3 metres should be added to the separation distance.

There is a significant difference in levels between the application site and the residential properties to the east of the site (Crow Lane).

The existing wall across the rear of the site varies in height and it is proposed to increase the height of sections of the wall by 1.5 metres. This wall would have a similar relationship as a two storey blank wall when compared to the properties that front Crow Lane. A distance of between 13.5 metres and 20 metres can be maintained between the retaining wall and the rear ground floor elevations of the properties to the east complying with the 13 metres required by SPD 6.

The proposed single storey extensions would replace the demolished buildings within the rear yard however an assessment of their impact in terms of potential overbearing relationships is required. Due to the differences in height these extensions should be located 15.5 metres from the rear elevations of the dwellings to the east. A distance of between approximately 18.5 metres and 27.8 metres can be provided complying with SPD 6.

The proposed rear ground floor windows would be largely screened by the existing or amended rear boundary wall and would prevent any overlooking between the existing and proposed dwellings. There was an existing residential unit at first floor and as such, habitable room windows in the rear first floor would not be any worse than the existing relationship. Due to the nature of the rooflights proposed no overlooking is foreseen

The land directly facing the front of the properties is protected open land under Policy TC1/1 - Open Space in Town Centres and is partially occupied by an electricity sub station. As such unlikely to be developed in the near future and any development would be separated from the site by a highway (Paradise Street). As such, it is considered that the openings comply with the intentions of SPD 6 and would not lead to a loss of privacy.

### **Permitted Development Rights**

As the land is located within the Conservation Area, and is therefore Article 2(3) land permitted development rights are limited however given the nature of the site, and the potential impact in terms of visual and residential amenity of any alterations to the converted buildings it is considered that permitted development rights should be removed.

### **Ecology**

UDP Policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological value seek to retain, protect and enhance the natural environment and seeks to retain features of ecological or wildlife value. Paragraph 180 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment. UDP Policy EN8/2 - Woodland and Tree Planting supports and encourages new woodland and tree planting within the borough.

#### Bats

A valid bat report has been provided. This assessed the building as having moderate bat roosting potential and in-line with best practice two further emergence surveys carried out at an optimal time of year. No evidence of bats was found, I have no reason to doubt the findings of the report. As individual bats can on occasion turn up in unexpected locations, an informative has been applied.

#### Nesting Birds

No evidence of species such as house sparrow or starling nesting on the buildings was detected. No further information or measures are required.

#### Contributing to and Enhancing the Natural Environment

Due to the nature of the site no mitigation is required with regards vegetated habitats and wildlife. GMEU recommend as enhancement one bat and one bird box. These details can be conditioned.

#### **Highways and Access**

UDP Policy EN1/2 - Townscape and Built Design requires the consideration of the design and appearance of access, parking and service provision. This is further supported by UDP Policy H2/2 - The Layout of New Residential Development that requires proposals to demonstrate adequate car parking provision, access for both vehicles and pedestrians, and provision for public transport and the existence of any public rights of way, and UDP Policy HT6/2 - Pedestrian/Vehicular Conflict that requires developments to reduce pedestrian/vehicular conflict.

The proposed development would be accessed and serviced from Paradise Street. The existing buildings are located at the back of the footway and works are required to infill the doors on the front elevation.

The Traffic Section have been consulted as part of the application process and subject subject to conditions in relation to a construction traffic management plan, works in relation to the adjacent adopted highway and implementation of bin storage have raised no objections to the scheme. As such the proposal is considered to comply with the policies set out above.

#### **Parking**

In terms of parking standards UDP Policy HT2/4 requires all applications for development to make adequate provision for their car parking and servicing requirements. Supplementary Planning Document 11 provides parking standards for developments. It should be noted that the parking standards are a maximum.

There is currently on site parking for the existing uses. All parking is currently provided on street. The design and access statement confirms that the existing general industry use has a floor area of 220m<sup>2</sup>. At a maximum of 1no. space per 60m<sup>2</sup> a total of 4no. spaces are required for this use. For the existing 3no. Bedroom house a maximum of 2no. spaces required for this use. A total of 6no. spaces would be required for the existing uses at the site.

SPD11 states that the maximum parking standards for dwellings are:

- 1no. space per 1 bed dwelling
- 1.5no. spaces per 2 bed dwelling

- 2no. spaces per 3 bed dwelling

This would equate to 8.5no. spaces for the proposed uses.

There would therefore be an increase in parking requirements of an additional 2.5no spaces compared to the existing uses.

Given the sites location, within a highly sustainable area with on street parking available, and the existing use of the site which would also require use of this on street parking the proposal is considered to comply with SPD 11 and HT2/4.

### **Response to representations**

Conditions have been attached to the proposal in relation to materials on the rear elevation. The rear elevation windows have been amended from the originally submitted scheme and the juliet balconies removed.

Drawing 20.579.32 C references the rear wall as a retaining wall, details retention of the existing wall and works to build up a section of the wall.

The Party Wall Act is separate legislation not relevant to the planning decision.

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

**Recommendation:** Approve with Conditions

### **Conditions and Reasons:**

- 1 The development must be begun not later than three years beginning with the date of this permission.  
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered 20.579.SLP, 20.579.01, 20.579.02, 20.579.03, 20.579.04 (1 OF 4), 20.579.04 (2 OF 4), 20.579.04 (3 OF 4), 20.579.04 (4 OF 4), 20.579.30 C, 20.579.31 C, 20.579.32 C, 20.579.33 B, 20.579.34 B, 20.579.35 D, 20.579.36 B 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 to be used in the external elevations, 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 Policies EN1/1 Visual Amenity, EN2/1 - Character of Conservation Areas, EN2/1 - Character of Conservation Areas, EN1/2 - Townscape and Built Design and H2/1 - The Form of New Residential Development.

- 4 Notwithstanding details shown on the approved plans, the rear first floor elevation shall be finished in stone to match the existing building.  
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policies EN1/1 Visual Amenity, EN2/1 - Character of Conservation Areas, EN2/1 - Character of Conservation Areas, EN1/2 - Townscape and Built Design and H2/1 - The Form of New Residential Development.
- 5 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.
- 6 Following the provisions of Condition 5 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.
- 7 No development shall commence unless and until surface water drainage proposals have been submitted to and approved in writing by the Local Planning Authority. The scheme should be in accordance with the submitted Surface Water Sustainable Drainage Assessment and must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided. The approved scheme only shall be implemented prior to first occupation and thereafter maintained.  
Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.
- 8 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:

1. Photographic dilapidation survey of the adopted highway abutting the site in the event that subsequent remedial works are required following construction of the development;
2. Access arrangements for construction traffic from the adopted highway, via Factory Street/Paradise Street including use of appropriately sized vehicles in order to be able to utilise the existing restricted access route;
3. Hours of operation and number of vehicle movements;
4. Proposals for the provision of parking facilities/arrangements for site operatives in view of a lack of available existing parking facilities in close proximity to the site;
5. Storage on site/on land within the applicant's control of construction materials, including any requisite phasing of the development to accommodate this;
6. If proposed, site hoarding positions including the provision, where necessary, of safe scaffolding arrangements and temporary pedestrian facilities/protection measures on the adopted highway.

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.

- 9 Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted to and agreed with the Local Planning Authority:

1. Full reconstruction of the footway abutting the site incorporating the reinstatement of the redundant footway crossing in materials suitable for use in a Conservation Area, to a scope and specification to be agreed with the Highway Authority and Local Planning Authority and all associated accommodation works required to tie the reconstructed footway into adjacent footway levels on Paradise Street and to minimise proposed door threshold levels;
2. Revised bin store door arrangements that do not project or open out into the adjacent adopted highway;
3. Ground floor windows of a type/design that do not open into the path of pedestrians on the adjacent Paradise Street footway.

The details subsequently approved shall be implemented to an agreed programme with all highway works completed prior to the development hereby approved being first occupied.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development, EN2/1 - Character of Conservation Areas, EN2/2 - Conservation Area Control and HT6/2 - Pedestrian/Vehicular Conflict.

- 10 The bin storage arrangements indicated on the approved plans shall be implemented prior to the development hereby approved being occupied and

thereafter maintained at all times.

Reason. To ensure adequate off-highway bin storage arrangements are provided within the curtilage of the site, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development and HT6/2 - Pedestrian/Vehicular Conflict.

- 11 Notwithstanding the details shown on the approved plans 1no. bat box and 1no.bird box shall be installed prior to the development hereby approved being first occupied.

Reason. To secure the satisfactory development of the site and in the interest of enhancing the natural and local environment pursuant to H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and paragraph 180 of the National Planning Policy Framework.

- 12 Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.

Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

- 13 No electricity, gas or water meter boxes shall be fixed to the front elevation of the buildings.

Reason. To ensure that future inappropriate alterations do not occur pursuant to policies of the Unitary Development Plan listed.

| <u>Case Officer</u> | <u>Date</u> | <u>Sign off Officer</u> | <u>Date</u> |
|---------------------|-------------|-------------------------|-------------|
| HP 18/01/2024       |             |                         |             |