

NOTICE OF APPROVAL OF RESERVED MATTERS

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Garry Goodwin
Morris Homes Limited, Homes England and Bury Council
c/o Morland House
Altrincham Road
Wilmslow
Cheshire
CH3 8NU

PART 1 - Particulars of Application

Application Number: 70284

Date of Registration: 05/12/2023

Proposal:

Application for reserved matters approval (appearance, landscaping, layout and scale) for the erection of 400 dwellings, relocation of cricket pitch, including a pavilion, practice nets and scoreboard and including all details required to discharge the following conditions from application 67597; 9 (Acoustic Attenuation); 11 (Surface Water Drainage Proposals); 13 (WSI for Archaeology); 14 (Bat Roost Assessment); 15 (Bat Survey for New Cricket Club Site); 16 (Otter Assessment); 18 (Bird Survey for New Cricket Club Site); 19 (RAMS for Badger Habitat); 21 (Water Framework Directive Assessment); 22 (No Negative Impacts on River Irwell Ecology); 23 (Landscape & Habitat Creation Details); 24 (Affordable Housing Scheme); 25 (Recreation Scheme); 27 (Phasing Plan); 28 (Internal Road Pattern Details); 29 (Scheme of Levels, Drainage & Modelling to support Approved FRA); 31 (FFL's of Dwellings); 32 (River Irwell Buffer Zone Details); 37 (Replacement Cricket Club Facilities); 39 (Highway Details); 40 (Scoot at Water Street); 41 (Parking Strategy); 44 (Travel Plan)

Location:

Former East Lancs Paper Mill & Tower Farm, Church Street East, Cross Lane, Cock Clod Street & Brook Street, Radcliffe, M26 2PG

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and

plans submitted subject to the following conditions:-

- 1 The development must be begun not later than the expiration of two years beginning with the date of this permission.
Reason. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004
- 2 Subject to the requirements of the conditions below, the development hereby permitted shall be carried out in accordance with the 'East Lancs Paper Mill, Bury Document List 24.01.2025 Revision U'.

Drawings:

Location/Layout Plans/Street Scenes

Location Plan (Dwg No. SK001/LP/001 A)

Planning Layout (Dwg No. PL0-P4 P)

Parcel 1 & 2 Planning Layout (Dwg No. PL0-P1 P)

Parcel 3 & 4 Planning Layout (Dwg No. PL0-P2 P)

Street Scenes 1 - 6 (Dwg No. 17194-1000 D)

Street Scene 7 -13 (Dwg No. 17194-1001 C)

Street Scenes 14 - 17 (Dwg No. 07194-1002 C)

Boundary treatment and curtilage

1.25M POST & RAIL TIMBER STOCK PROOF FENCE (Dwg No. 11/012)

CONC. POST & PANEL FENCE & FEATHER EDGE BOARD FENCE (Dwg No. 11/001)

CONTEMPORARY RAILINGS DETAIL (Dwg No. 11/009/1)

TYPICAL SINGLE GATE DETAIL (Dwg No. 11/010)

Proposed Standard Screen Wall - Type A (Dwg No. 11/005)

General

Carports - Plans & Elevations (Dwg No. REDDITCH/CARPORT/01)

Garages - Plans & Elevations (Dwg No. REDDITCH/GARAGE/01)

Bin & Cycle Stores (Dwg No. 12/007)

Garden Cycle Storage

Refuse Collection - Strategy Drawing (Dwg No. PL0-RCS-01 B)

Materials

Materials Plan (Dwg No. MP001/MP/004 F)

Housetype Plans

Dwg No:17194 100 – HT141 Edgeware Floor Plans

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Cricket Club Area - Planning Layout (Dwg No. PL0-P3 G)
 Cricket Clubhouse - Proposed Plan and Elevations (Dwg No. 1149-001 Rev.J)
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 Cricket Net - Plans and Elevations (Dwg No. 1149-006)

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.

- 3 Notwithstanding the submitted details, development above foundation level of the dwellings hereby approved shall not commence until details of all external materials and colour finishes to be used have been submitted to and approved in writing by the Local Planning Authority. No materials or colour finishes other than those approved in accordance with this condition shall be used.

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 EN1/2 - Townscape and Built Design

- 4 The approved cycle storage provision shall be implemented prior to the occupation of the associated dwellings or apartments.

Reason. To secure satisfactory cycle facilities on site pursuant to Bury Unitary Development policy HT6/1 and Places for Everyone Joint Development Plan

Document policy JP-C6.

- 5 The visibility splays/forward visibility envelopes indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m.
Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety, pursuant to Bury Unitary Development Plan Policies EN1/2 and HT6/1 and Places for Everyone Joint Development Plan Document Policy JP-C8.
- 6 The various turning facilities indicated on the approved plans shall be provided before the areas of the development to which they relate are first occupied 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 Bury Unitary Development Plan Policies EN1/2 and HT6/1 and Places for Everyone Joint Development Plan Document Policy JP-C8.
- 7 The car parking indicated on the approved plans shall be surfaced and made available for use to the written satisfaction of the Local Planning Authority prior to the each dwelling/part of the site to which it relates being occupied and thereafter maintained at all times.
Reason. To ensure adequate off-street car parking provision in the interests of road safety, pursuant to Bury Unitary Development Plan Policies EN1/2 and HT6/1 and Places for Everyone Joint Development Plan Document Policy JP-C8.
- 8 Bin storage arrangements shall be provided within the curtilage of each dwelling in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.
Reason. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling, pursuant to Bury Unitary Development Plan Policies EN1/2 and HT6/1 and Places for Everyone Joint Development Plan Document Policy JP-C8.

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.

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

EC2/1 EC2/1 - Employment Generating Areas
H1/2 H1/2 - Further Housing Development

H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
H4/1	H4/1 - Affordable Housing
EN1/2	EN1/2 - Townscape and Built Design
EN1/5	EN1/5 - Crime Prevention
EN1/7	EN1/7 - Throughroutes and Gateways
EN2/3	EN2/3 - Listed Buildings
EN3/1	EN3/1 - Impact of Development on Archaeological Sites
EN3/2	EN3/2 - Development Affecting Archaeological Sites
EN6/3	EN6/3 - Features of Ecological Value
EN7/2	EN7/2 - Noise Pollution
EN7/3	EN7/3 - Water Pollution
EN7/5	EN7/5 - Waste Water Management
OL5/2	OL5/2 - Development in River Valleys
OL7/1	OL7/1 - East Lancashire Paper Mill Water Catchment Area
RT1/1	RT1/1 - Protection of Recreation Provision in the Urban Area
RT2/1	RT2/1 - Provision of New Recreation Sites
RT3/4	RT3/4 - Recreational Routes
HT2/4	HT2/4 - Car Parking and New Development
HT6/1	HT6/1 - Pedestrian and Cyclist Movement
SPD5	Development Control Policy Guidance Note 5: Affordable Housing Provision in New Residential Developments
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD14	Development Control Policy Guidance Note 14 - Employment Land and Premises
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD1	Supplementary Planning Document 1 - Open Space, Sport and Recreation Provision in New Housing Development
OL1/5	OL1/5 - Mineral Extraction and Other Development in the Green Belt
EN6/4	EN6/4 - Wildlife Links and Corridors
EN8/2	EN8/2 - Woodland and Tree Planting
OL5/3	OL5/3 - Riverside and Canalside Development in Urban Areas
OL1/2	OL1/2 - New Buildings in the Green Belt
JP-S4	Flood Risk and the Water Environment
JP-G9	The Green Belt
JP-P1	Sustainable Places
JP-P2	Heritage
JP-P6	Health
JP-P7	Sport and Recreation
JP-C1	Our Integrated Network
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
NPPF	National Planning Policy Framework

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

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Cricket Club

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Proposed scoreboard & external store - floor plan & elevations (Dwg No. 1149-007)
Cricket Net - Plans and Elevations (Dwg No. 1149-006)

NOTES TO APPLICANT

1. ***The local planning authority considers that approval of a BIODIVERSITY GAIN PLAN WILL NOT BE REQUIRED BEFORE DEVELOPMENT COMMENCES***

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority,
and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Bury Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried

out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

(i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or

(ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

iv) the application for planning permission was made before 2 April 2024;

v) planning permission is granted which has effect before 2 April 2024; or

vi) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

iii) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

iv) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.6 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.7 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.8 Self and Custom Build Development, meaning development which:

iv) consists of no more than 9 dwellings;

v) is carried out on a site which has an area no larger than 0.5 hectares; and

vi) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.5 Development forming part of, or ancillary to, the high speed railway transport

network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* “original planning permission means the permission to which the section 73 planning permission relates” means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

The permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 would apply if the permission were subject to the biodiversity gain condition.

In summary: Biodiversity gain plans would be required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

2. United Utilities advice

Planting proposals near to United Utilities' pipelines should comply with the 'Standard Conditions for Works Adjacent to Pipelines' document which can be found on the United Utilities website: Working near our pipes - United Utilities.

To discuss their drainage proposals the applicant can contact the Developer Services team by email at SewerAdoptions@uuplc.co.uk. Alternative ways to contact the team are detailed in the appendix Section 4.0 'Contacts'.

When considering their drainage proposal, the applicant should investigate the existence of any pipelines and/or apparatus that might impact their detailed design (see Section 'UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE').

United Utilities will not carry out an assessment on the acceptability of submitted drainage proposals in relation to our water pipelines when responding to a planning application. It is the applicant's responsibility to ensure that any detailed drainage plans comply with our 'Standard Conditions for Works Adjacent to Pipelines' which can be found on our website: Working near our pipes - United Utilities. Failure to consider existing pipelines when designing a drainage proposal may result in the applicant having to redesign proposals at a later date.

UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

It is important that the supporting information contained in the Appendix, Section 2.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix. Section 4.0 'Contacts'

Water Main

A water main crosses the site. It must not be built over, or our access to the pipeline compromised in any way. We require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on the United Utilities website:

<https://www.unitedutilities.com/builders-developers/your-development/planning/building-over-or-working-near-our-assets/working-near-our-pipes/>. The applicant must comply with this document to ensure pipelines are adequately protected both during and after the construction period.

Sludge Pipeline

A sludge pipeline operating at high pressure crosses the proposed site. It must not be built over or access to the pipeline compromised in any way. United Utilities require an access strip as detailed in 'Standard Conditions for Works Adjacent to Pipelines', which can be found on the United Utilities

website:<https://www.unitedutilities.com/buildersdevelopers/yourdevelopment/planning/building-over-or-working-near-our-assets/working-near-our-pipes/>. The applicant must comply with this document to ensure pipelines are adequately protected both during and after the construction period.

Given the size and nature of the pipeline concerned, United Utilities strongly recommend that if they have not already done so, the applicant contacts the Developer Services team at the earliest opportunity for advice on determining the precise location of the pipeline and additional protection measures they must consider both during and after construction. See Appendix, Section 4.0 Contacts.

Public Sewer

A public sewer crosses the site and United Utilities will not permit building over it and an access strip for maintenance or replacement is required and must not be compromised in any way. The minimum distances that might be acceptable to United Utilities are detailed within Part H of the Building Regulations however, it is recommended the applicant determines the precise location, size, depth and condition of the pipeline as this is likely to influence the required stand-off distance from any structure.

WATER EFFICIENCY IN NEW DEVELOPMENT

Local planning authorities have the option to set additional technical requirements in respect of water use for the construction of new build dwellings, exceeding the minimum standards required by Building Regulations. All new homes are required to meet the mandatory national standard of 125 litres of water used per person per day as set out in Building Regulations Approved Document G. Where there is a clear local need, a local planning authority's development plan policies can require new-build dwellings to meet the tighter Building Regulations optional requirement of 110 litres of water used per person per day. If your adopted development plan includes a policy that implements the tighter water efficiency standard for new-build dwellings in Part 3 of Building Regulations, you should ensure that this is a condition of any planning permission you may grant. You should also consider whether there is any adopted development plan policy relating to a water efficiency in the construction of non-residential development. As this is a matter for the local planning authority / building control body, United Utilities would not be involved in the discharge of conditions relating to water efficiency.

APPENDIX:

Supporting information for the decision maker, applicant, developers and any other interested party

Whilst we provide the following information to support the design and delivery of the proposed scheme, we strongly recommend that the applicant, or any subsequent developer, contacts our Developer Services team at the earliest opportunity, using our pre-development enquiry service, to ensure they have fully considered all aspects of development and to avoid any potential issues or unexpected costs at a later date.

Full details of the services offered to developers, guidance and application forms are available on our website: Building & Developing - United Utilities

1.0 DRAINAGE DESIGN

1.1 The importance of sustainable drainage systems

We strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. We request that Local Planning Authorities and applicants do all they can to avoid surface water entering the public sewer. The flows that come from this surface water

are very large when compared with the foul water that comes from toilets, showers, baths, washing machines, etc. It is the surface water that uses up a lot of capacity in our sewers and results in the unnecessary pumping and treatment of surface water at our pumping stations and treatment works. If new developments can manage flows through sustainable drainage systems that discharge to an alternative to the public sewer, it will help to minimise the likelihood of sewers spilling into watercourses and the flooding of homes and businesses.

1.2 Adoption and construction of drainage systems

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

If the proposal incorporates a SuDS component(s) which interacts with a sewer network that may be offered for adoption by United Utilities we recommend the applicant seeks further advice regarding the SuDS design; detailed information is available on our website.

Our acceptance of any drainage strategy submitted by an applicant to the Local Planning Authority for approval does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design has been submitted directly to United Utilities, assessed and accepted in writing. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

2.0 UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

2.1 Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

For any works in the vicinity of water pipelines, including drainage, the applicant must comply with our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: Working near our pipes - United Utilities

2.2 Wastewater pipelines

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

2.3 Water and wastewater pipelines and apparatus

A number of providers offer a paid for mapping service, including United Utilities (see Section 4.0 'Contacts' (below)). The position of the underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. Therefore, we strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus. Where additional information is requested to enable an assessment of the proximity of proposed development

features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See Section 4.0. 'Contacts' (below). United Utilities Water will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

Developers should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: Working near our pipes - United Utilities

The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently in operation.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

3.0 WATER AND WASTEWATER SERVICES, METERING AND CHARGES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See Section 4.0 'Contacts' (below).

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances a water meter must be installed to premises. Detailed guidance on whether the development will require a compulsory meter is available on our website within our published Charges Schemes; Our charges 2024/25 | United Utilities (Section 8.7).

To promote sustainable development United Utilities offers a reduction in infrastructure charges to applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). Further information can be found on our website: Sustainability - United Utilities

Business customers can find additional information on our sustainable drainage incentive scheme at Incentive schemes | United Utilities.

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services and metering arrangements, at the earliest opportunity. See Section 4.0 'Contacts' (below).

4.0 CONTACTS

For advice on your development contact our DEVELOPER SERVICES team as follows:

Website (including 'Live Chat'): Building & Developing - United Utilities

Email:

WATER (water mains, supply and metering): DeveloperServicesWater@uuplc.co.uk

WASTEWATER (public sewers and drainage): SewerAdoptions@uuplc.co.uk

SLUDGE PIPELINES: DeveloperServicesWater@uuplc.co.uk

Telephone (Monday-Friday, 8am-6pm): 0345 072 6067

PROPERTY SEARCHES (FOR ASSET MAPS):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit Property Searches | United Utilities.

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

UNITED UTILITIES LEGAL SERVICES (FOR EASEMENT DOCUMENTS):

Copies of relevant deeds may be purchased from United Utilities Legal Services. This information is also available from Land Registry.

To purchase a copy of easement documents from United Utilities, please email: LegalServices@uuplc.co.uk

3. Highway authority advice

1. In relation to a subsequent discharge of condition application for condition 26 (Construction Traffic Management Plan) of 67597, the following should be submitted to and agreed with the Local Planning Authority (in addition to the specific requirements of the condition).

1. Photographic dilapidation survey of the adopted and unadopted highways (footways and carriageways) leading to and abutting the perimeter of the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site.
2. Access route for construction vehicles to the site from the Key Route Network/Cross Lane, including the need to prohibit the use of the residential streets in the Rectory Lane (other than those that may need to be utilised to access Plots 377-400) and Sanford Street areas.
3. Access points/arrangements for construction traffic from Cross Lane, taking into consideration the need to maintain safe pedestrian/vehicular access to the adjacent residential properties and all temporary works required to facilitate access for construction vehicles.
4. Details of site hoarding/gate positions, taking into consideration the need to maintain safe pedestrian/vehicular access to the adjacent residential properties and provide, where necessary, temporary pedestrian facilities/protection measures on the adopted and unadopted highways.
5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its accesses.

2. In the event that it is intended for the proposed residential estate roads to be considered for adoption by the Council under Section 278 of the Highways Act 1980, notwithstanding the details indicated on approved plan reference PL0-P4 Revision P, full details of the following should be submitted to the Highway Authority on a topographical based survey of the site and adjacent adopted highways to the Local Planning Authority:

1. Proposed internal road layout to a specification and materials to be agreed and to current adoption standards (including any necessary land filling operations and method of compaction), incorporating a minimum 6.5m carriageway width on Roads 01 (Church Street East), 07 (Eastern Site Access) and 11 (Western Site Access), 5.5m minimum carriageway widths elsewhere, 2.0m minimum width footways throughout the development and 1.0m minimum service strips at all appropriate locations within the development.
2. Confirmation of secondary emergency access arrangements to the site from the adjacent highway network to be agreed with Greater Manchester Fire and Rescue Service (GMFRS) to a scope and specification to be agreed, incorporating adequate arrangements for the provision of access for emergency service vehicles, pedestrians and cyclists and proposals for the prohibition of general vehicular access to the site from Rectory Lane/Church Street East and Church Street East/Sandford Street (other than for emergency access purposes).
3. In connection with the above, in the event that the provision of the secondary emergency access at the junction with Bury Street is not required by GMFRS, revised arrangements to form the easterly pedestrian access into the site incorporating the widening of the Bury Street westerly footway and the provision of pedestrian guard railing to a scope and specification to be agreed.
4. Notwithstanding the proposed 'Grey to Green' details shown, and on the

submitted 'Adoptable Highway and Managed Areas Plan', proposals to either put the significant areas of highway verge proposed forward for adoption (and submission of a commuted sum to be agreed as part of the Section 38 Agreement to be entered into) or an appropriate agreement with the Highway Authority to privately manage of highway verges, the extent of which to be agreed.

5. A scheme of 20mph traffic calming measures on the proposed estate roads to a scope and specification to be agreed, incorporating the formation of speed tables in adoptable materials at all appropriate junctions, road markings and signage as required.
 6. Proposals for the introduction/revocation of waiting restrictions/prohibition of driving orders to a scope to be agreed at the junctions of the proposed site accesses with the adjacent highway network, including all necessary road markings and signage.
 7. Provision of a street lighting assessment to a scope and specification to be agreed for the proposed residential estate roads and for all new junctions onto the adjacent highway network, incorporating a scheme of all required improvements identified as a result of the assessment.
 8. In the event that retaining structures are required adjacent to the future adopted highway, an 'Approval In Principle' for the proposed structure(s), incorporating full structural, construction and drainage details, calculations, pedestrian protection measures and a detailed construction method statement;
 9. In association with the above, the undertaking of a review of/safety audit for the need to provide vehicle containment measures at all appropriate locations within the development where levels issues/falls from the highway exist and at any abutting open watercourse.
 10. Foundation details for all boundary walls/fences abutting the existing/future adopted highway.
 11. White lining scheme for the proposed estate road layout and junctions onto the existing adopted highway, to a scope and specification to be agreed.
 12. Demarcation of the limits of adoption at all relevant locations.
 13. Provision of long sections and cross sections at positions to be agreed through the proposed estate roads and turning heads to ensure that adoptable gradients will not exceed 1 in 14 for the purposes of adoption and incorporating a maximum 1 in 20 plateau at each junction within the development and at the interface with the adopted highway.
 14. Demarcation of the limits of adoption at all relevant locations.
 15. Facilities for the storage of bins on collection day at the interfaces of all shared private driveways with the proposed adopted highway, clear of the adopted highway.
 16. Proposed planting/surfacing details and management/maintenance arrangements for all landscaped/car parking areas abutting the proposed adopted highway.
 17. Proposed porous/permeable shared driveway/hardstanding materials and/or measures to prevent the discharge of surface water onto the adopted highway.
3. In the event that it is not intended for the proposed residential estate roads to be considered for adoption by the Council, full details of the proposed arrangements for future management and maintenance of the proposed estate road within the development shall be submitted to and approved by the Highway Authority. The estate road shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.

4. This development affects several highways. This planning decision does not authorise the closure of the adopted highway affected by the development. The applicant's attention is therefore drawn to the statutory procedures for obtaining a stopping-up/diversion order under Section 247 of the Town and Country Planning Act 1990 in order to authorise the removal ('stopping-up') of the affected highways and enable the development to be carried out in accordance with a valid and relevant planning permission. The Order will also provide for the provision of improved highways as long as these also form part of the planning permission. Development affecting the highway should not be commenced until the statutory requirements have been complied with and the stopping-up order made. Enquiries regarding the necessary procedures should be made to the Department for Operations, 3 Knowsley Place, Duke Street, Bury BL9 0EJ. Telephone 0161 253 5788

5. The applicant's attention is drawn to the existence of Public Right of Way No. 9, St. Mary's, Radcliffe, within the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order.

6. The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council the Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.

3. Highway authority advice continued

7. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the required highway works and implementation of any required traffic regulation orders. The cost of the works will be the responsibility of the developer.

8. Subject to the discharge of the relevant planning condition, the applicant's attention is drawn to the potential need to complete a Section 38 Agreement(s) under the Highways Act 1980, and a Section 104 Agreement(s) under the Water Industry Act 1991, regarding the future adoption of the proposed roads and sewers.

9. The applicant's attention is drawn to Section 167 of the Highways Act 1980 which requires Highway Authority approval of all structural details and calculations of retaining structures adjacent to the highway, prior to works commencing.

10. It would be advantageous for the land affected by the highway proposals to be in the control of the Highway Authority. An appropriate course of action would be the free dedication of the land to the Highway Authority by the freeholder.

11. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system and the specification for the proposed refuse collection facility at the interface with the adopted highway.

Condition discharge comments

Discharge of Condition 28 (Internal Road Pattern Details) of 67597

Whilst there are some outstanding highway adoption issues with what has been

submitted, for the purposes of the discharge of this condition that does not seek the detailed design for adoption purposes, there would be no objections to the discharge of this condition as it only requires the submission of the internal road layout, which has been undertaken.

Discharge of Condition 39 (Highway Details) of 67597

Details have been submitted to discharge this highway condition which will require the applicant enter into a Section 278 Agreement under the Highways Act 1980 in respect of the works to be carried out on the highway in connection with the proposed development. The limits of the S278 Agreement around the perimeter of the site and at the interfaces with a potential S38 Agreement(s) on both junctions onto Cross Lane are currently correctly indicated and would need to be agreed in due course.

Discharge of Condition 40 (Scoot at Water Street) of 67597

Transport for Greater Manchester (TfGM) and Urban Traffic Control (UTC) have confirmed that they are satisfied with the SCOOT/CCTV condition. The approved details shall be implemented to an approved timetable by the Local Planning Authority, noting that the agreed works would be implemented by Transport for Greater Manchester (at the expense of the developer).

Signed:



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On behalf of the Council

Date of Decision: 13/05/2025