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BETHELL CONSTRUCTION

BRY0021 AESTHETIC SCREENING

PLANNING DESIGN AND ACCESS STATEMENT

AUGUST 2024

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Alex Lomax Planner



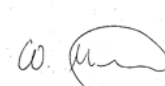
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CONTENTS

1	INTRODUCTION.....	3
1.1	Introduction.....	3
2	SITE CONTEXT AND SURROUNDINGS	5
2.1	Site Location and Surroundings	5
2.2	Site Description	5
2.3	Relevant Planning History.....	5
3	PROPOSED DEVELOPMENT.....	7
3.1	Planning Application	7
3.2	Permitted Development	7
3.3	Proposed Lighting.....	9
3.4	Landscaping	9
3.5	Construction access.....	9
3.6	Public Rights of Way.....	9
3.7	Construction Phase	12
4	STATEMENT OF COMMUNITY INVOLVEMENT	13
4.1	Planning Policy	13
4.2	National Planning Policy Framework	13
4.3	National Planning Practice Guidance	13
4.4	Pre-Application Discussions.....	14
4.5	Community Consultation Event.....	14
5	PLANNING POLICY CONTEXT.....	16
5.1	Overview.....	16
5.2	National Planning Policy Framework (NPPF)	16
5.3	Local Planning Policy	17
6	ENVIRONMENTAL CONSIDERATIONS	25
6.1	Introduction.....	25
6.2	Planning Considerations	26
6.3	Ground Conditions	26
6.4	Flood Risk.....	26
6.5	Natural Environment.....	26
	<i>Ecology</i>	26
6.6	Noise	27
6.7	Planning Policy Summary.....	27
7	CONCLUSIONS.....	29

DRAWINGS**TITLE**

80062003-02-GHD-092LR-97-DR-01-00040 – Outfall Location Plan for Planning

80062003-02-GHD-092LR-97-DR-01-00037 – Existing Site Layout Outfall Location
for Planning

80062003-02-GHD-092LR-97-DR-01-00038 – Proposed Outfall Site Layout for Planning

80062003-02-GHD-092LR-99-DR-01-00029 – Outfall General Arrangement Plan

80062003-02-GHD-092LR-97-M2-01-00035 – Planning Elevations Sheet 1 of 2

80062003-02-EMG-092LR-99-DR-04-00002 – Outfall Landscaping Reinstatement Plan

1 INTRODUCTION

1.1 Introduction

- 1.1.1 Wardell Armstrong has been instructed by Bethell Construction to prepare a Planning Design and Access Statement on behalf of United Utilities (the Applicant) to support a full planning application for works associated with the upgrading of United Utilities Infrastructure on land south of Pimhole Business Park, Bury, Greater Manchester.
- 1.1.2 In summary the works will involve the construction of a new outfall structure on the River Roch. This is part of the wider works to construct a new combined sewer overflow (CSO) compound, CSO chamber, control kiosk and overflow pipe located off James Street approximately 250m north west of the new outfall location.
- 1.1.3 The upgrades to the CSO compound have been approved as part of an earlier planning permission (ref: 70109), The description of development for this was: *Construction of a new CSO compound, constituting a permanent vehicular access from James Street and boundary fencing (relating to future new outfall to the River Roch).*
- 1.1.4 The existing outfall is located on Barn Brook, to the east of the new outfall location, the proposed repositioning is due to the risk from the anticipated flows causing erosion to the opposite bank of Barn Brook. The new location on the River Roch is therefore deemed more suitable.
- 1.1.5 The proposed outfall will be located on the banks of the River Roch around 250m to the southeast of the CSO compound which was previously granted planning permission. The proposed site area subject to this planning application is approximately 117m² for the outfall area.
- 1.1.6 The planning application detailing the proposed development is supported by the following documents which have been submitted and should be read in conjunction with this Planning Design and Access Statement:

Report/drawing Reference:	Report Title:	Author:
80062003-02-GHD-092LR-97-DR-01-00040	Outfall Location Plan for Planning	GHD / Bethell Construction
80062003-02-GHD-092LR-97-DR-01-00037	Existing Site Layout Outfall Location for Planning	GHD / Bethell Construction

80062003-02-GHD-092LR-97-DR-01-00038	Proposed Outfall Site Layout	GHD / Bethell Construction
80062003-02-GHD-092LR-99-DR-01-00029	Outfall General Arrangement Plan	GHD / Bethell Construction
80062003-02-GHD-092LR-97-M2-01-00035	Planning Elevations Sheet 1 of 2	GHD / Bethell Construction
80062003-02-EMG-092LR-99-DR-04-00002	Outfall Landscaping Reinstatement Plan	MD Landscape / Bethell Construction
80062003-02-GHD-092LR-99-RP-01-00003	Flood Risk Assessment	GHD
80062003-02-EMG-092LR-99-RP-04-00002	Ecological Assessment Report	Tyrer
PR-0111-24	Biodiversity Net Gain Assessment	Tyrer
UU-2507-24	Biodiversity Supporting Statement	United Utilities
80062003-02-EMG-092LR-99-RP-04-00003	Water Vole & Otter Survey Report	Tyrer
80062003-02-EMG-092LR-99-RP-04-00005	Kingfisher Survey Report	Tyrer

1.1.7 The purpose of this Planning Design and Access Statement is to provide an assessment of the proposed development against the relevant national and local planning policy and other material considerations. This statement provides information in respect of the site context, the proposed development and references to relevant national and local planning policy and an assessment of how the proposed development is in compliance with these policies.

2 SITE CONTEXT AND SURROUNDINGS

2.1 Site Location and Surroundings

- 2.1.1 The site is located on land to the south of Pimhole Business Park in Bury, Greater Manchester, approximately 1km southeast of Bury town centre. The general land uses around the site comprise a mixture of residential, industrial and greenspace around the River Roch.

2.2 Site Description

- 2.2.1 The site comprises a new outfall to the River Roch, located approximately 250m to the south-east of the associated CSO compound. The area is shown on the Site Location Plan (Drawing Number: 80062003-02-GHD-092LR-97-DR-01-00040) and Proposed Outfall Site Layout (Drawing Number: 80062003-02-GHD-092LR-97-DR-01-00038).
- 2.2.2 The outfall area will be connected to the CSO compound via an overflow pipe, to be constructed under Permitted Development, which will travel from James Street under the East Lancashire Railway (ELR) and the Roch Valley Greenway to reach the River Roch.
- 2.2.3 A temporary access point will be established on Alfred Street for the construction of the new overflow pipe and the new outfall. This will utilise the existing East Lancashire Railway access.

2.3 Relevant Planning History

- 2.3.1 Bury Council is the Local Planning Authority for the site. Due to the site's current uses, only one planning application of relevance to the site and the proposed development was identified through a search of Bury's planning public portal. This application relates to the construction of the new CSO compound. There is also one historic application in the area which is relevant to the site. These planning applications are set out in the table below.

Planning Application Reference	Decision date	Decision	Application Description
38138	16/11/2001	Approve with conditions	Upgrading of existing footpath/cycleway along river corridor and construction of new footpath/cycleway through Goshen playing fields

70109	14/12/2023	Approve with conditions	Construction of a new CSO compound, constituting a permanent vehicular access from James Street and boundary fencing (relating to future new outfall to the River Roch)
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3 PROPOSED DEVELOPMENT

3.1 Planning Application

- 3.1.1 The planning application relates to a new outfall on the River Roch to support the provision of new United Utilities infrastructure to improve aesthetic screening of intermittent network discharges into the River Roch which occur during storm flow conditions.
- 3.1.2 The proposed development subject to this planning application is shown on the Proposed Outfall Site Layout (Drawing Number 80062003-02-GHD-092LR-97-DR-01-00038).
- 3.1.3 The new outfall to the River Roch will constitute a concrete headwall structure with a safety grill, galvanised steel fixed handrail and concrete steps down the side of the headwall to the edge of the river.

3.2 Permitted Development

- 3.2.1 The remaining elements of the proposed development are deemed to fall under The Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015.
- 3.2.2 The wider sewer improvement works will be located between James Street and the new proposed outfall to the River Roch, on land currently occupied by the East Lancashire Railway (ELR) and the Roch Valley Greenway.
- 3.2.3 The following installations are included:
- Overflow pipe (from CSO to Outfall) and manholes;
 - Access footpath;
 - Associated ducting and chambers.
- 3.2.4 These items are to be undertaken through Part 13 of the GPDO, Water and Sewerage, Class B, and are assessed against the conditions set out in the GPDO.
- 3.2.5 This states that:
- B. Development by or on behalf of a sewerage undertaker consisting of –***
- a) development not above ground level required in connection with the provision, improvement, maintenance or repair of a sewer, outfall pipe, sludge main or associated apparatus;***

- b) the provision of a building, plant, machinery or apparatus in, on, over or under land for the purpose of survey or investigation;*
- c) the maintenance, improvement or repair of works for measuring the flow in any watercourse or channel;*
- d) the installation in a sewerage system of a pumping station, valve house, control panel house or switch-gear house;*
- e) any works authorised by or required in connection with an order made under section 73 of the Water Resources Act 1991 (power to make ordinary and emergency drought orders) (1);*
- f) any other development in, on, over or under their operational land, other than the provision of a building but including the extension or alteration of a building.*

3.2.6 This states that development is not permitted if:

B.1 Development is not permitted by Class B if –

- a) in the case of any Class B(d) development involving the installation of a station or house exceeding 29 cubic metres in capacity, that installation is carried out at or above ground level or under a highway used by vehicular traffic;*
- b) in the case of Class B(f) development, it would consist of or include the extension or alteration of a building so that –*
 - i. its design or external appearance would be materially affected;*
 - ii. the height of the original building would be exceeded, or the cubic content of the original building would be exceeded, by more than 25%;*
or
 - iii. the floor space of the original building would be exceeded by more than 1,000 square metres; or*
- c) in the case of class B(f) development it would consist of the installation or erection of any plant or machinery exceeding 15 metres in height or the height of anything it replaces, whichever is greater.*

Temporary Construction Access

- 3.2.7 The temporary construction access for the outfall location is considered to be permitted development under Part 4, Class A – temporary buildings and structures, which states:

“The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or land adjoining that land.”

- 3.2.8 The proposed temporary access will be formed off the existing ELR access on Alfred Street which is neither a trunk nor a classified road and will be used to access the upgrading of the sewer infrastructure. There are currently no dropped kerbs so these will be installed to formalise the access before construction. The kerbs will be reinstated following completion of works.

3.3 Proposed Lighting

- 3.3.1 There is no proposed external lighting to be included within the proposed development.

3.4 Landscaping

Upon completion of construction, a landscape scheme will be implemented to reinstate the working area, as shown on the Outfall Landscaping Reinstatement Plan (Drawing Number 80062003-02-EMG-092LR-99-DR-04-00002).

3.5 Construction access

- 3.5.1 Temporary access for construction of the outfall will utilise an existing East Lancashire Railway access gate off Alfred Street and an entrance onto the Roch Valley Greenway. The temporary access is only required during the construction of the overflow sewer pipe and the new outfall structure at the River Roch.
- 3.5.2 Construction will take place between 08:00 - 18:00 Monday to Friday, Saturdays 09:00 to 12:00.
- 3.5.3 No works are anticipated to take place on Sundays or Bank Holidays. Should a need for this arise for any reason, this would be subject to agreement with Bury Council.

3.6 Public Rights of Way

- 3.6.1 An existing Public Right of Way, the Roch Valley Greenway (RVG), runs through the proposed working area for the wider development. This is made up of footpaths 65BUR and 179BUR. The route of both of these footpaths and the extents of these

closures are shown on the figures 3.1, 3.2 and 3.3 below. The footpaths are accessed via three points:

- School Street from the north
- Alfred Street from the west
- Redmere Drive from the south

3.6.2 The footpath will require closing just south of the ELR for those accessing the RVG from School Street. The access from Alfred Street shall be closed at the entrance and the RVG shall be closed due east of Durham Drive for those accessing from the south. Signage shall be installed to notify the public of the closures and suitable alternative routes.

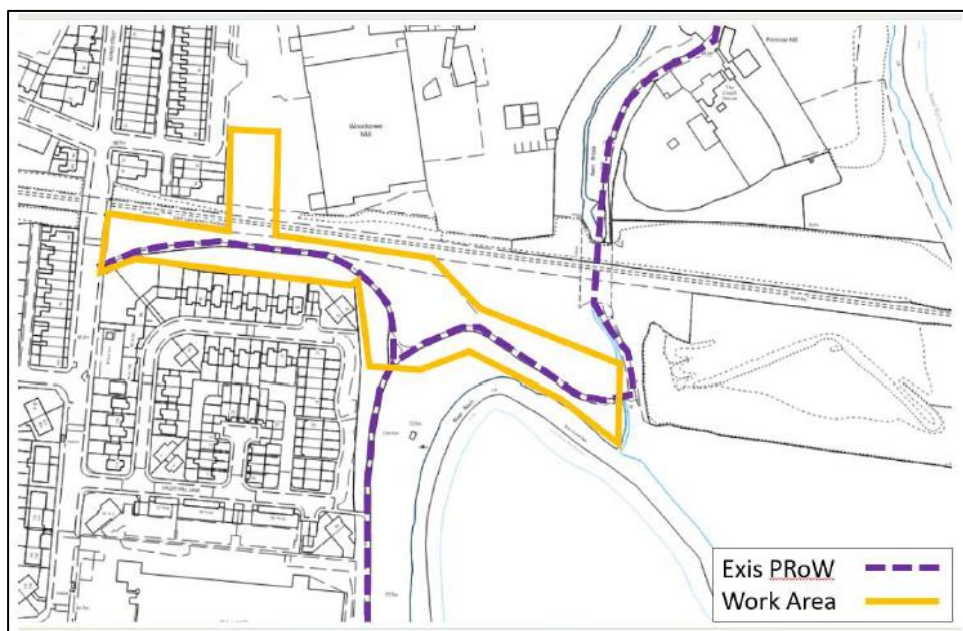


Figure 3.1: BRY0021 – Existing PRow Footpath (purple) and Proposed Work Area (orange)
(Source: Bethell Construction)

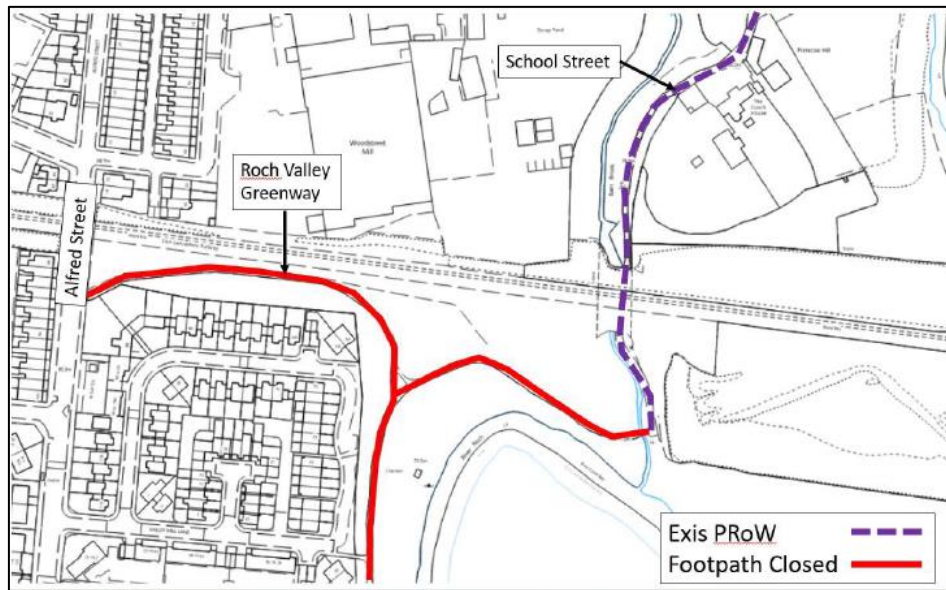


Figure 3.2: BRY0021 – Roch Valley Greenway North – Extent of Footpath Closure (red)
(Source: Bethell Construction)

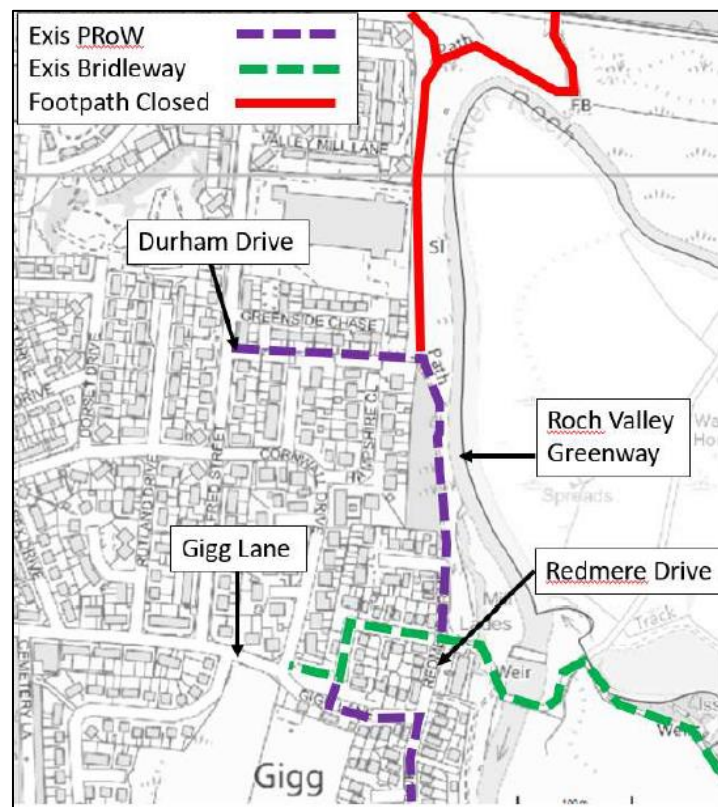


Figure 3.3: BRY0021 – Roch Valley Greenway South – Extent of Footpath Closure (red)
(Source: Bethell Construction)

3.7 Construction Phase

- 3.7.1 The construction for the full project was started in October 2023, with works anticipated to last approximately until November 2024. The works specific to the outfall will begin in September 2024 subject to planning approval.
- 3.7.2 The Roch Valley Greenway will be closed at the start of the project and re-opened once all works are complete.
- 3.7.3 Further details are provided in the Traffic Management Plan submitted with this application.

4 STATEMENT OF COMMUNITY INVOLVEMENT

4.1 Planning Policy

4.1.1 Under Section 18 of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities (LPAs) are required to produce a Statement of Community Involvement (SCI). As part of the SCI, LPAs are requested to encourage participation from local community groups where development is proposed.

4.1.2 The main planning policy references for pre-application consultation relevant to the proposals are:

- National Planning Policy Framework (NPPF) (2023)
- National Planning Practice 'Before Submitting an Application' (March 2019)

4.2 National Planning Policy Framework

4.2.1 The NPPF sets out the national planning policy for the delivery of sustainable development through the planning system.

4.2.2 In addressing the need for pre-application consultation, the NPPF paragraph 39 states:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties/ Good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community”.

4.3 National Planning Practice Guidance

4.3.1 National Planning Practice Guidance 'Before Submitting an Application' (updated March 2019) sets out the expectations on pre-application discussions.

4.3.2 It states that pre-application engagement by prospective applicants offers significant potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of the planning applications and the likelihood of success. Pre-application engagement provides a collaborative process between a prospective application and other parties which may include:

- The local planning authority
- Statutory and non-statutory consultees
- Elected Members
- Local People

4.4 Pre-Application Discussions

4.4.1 The Applicant has proactively engaged with the local community and relevant stakeholders.

4.4.2 A number of informal site meetings were held between Bethell Construction, United Utilities and Bury Council representatives in July 2022, with both planning and highways officers present from Bury Council. During these meetings the scope of the planning application and the expectations of the LPA and Local Highways Department regarding the application and wider development were discussed.

4.4.3 Meetings with local businesses were also undertaken.

4.4.4 A list of all meetings is provided below:

- Original pre-app meeting on site with Bury Council (Planning, Highways, PRoW) – 26/07/22
- Meeting on site with Bury Council Parks & Countryside Manager – 27/02/23
- Meeting with The Car Sales Company, James Street 23/01/23
- Meeting with East Lancashire Railway 06/03/23
- Meeting at Openshaw Park Bowling Club – 23/03/23
- Updated pre-app meeting on site with Bury Council (Planning, Highways and PRoW) – 24/04/23
- Teams meeting with Bury Council PRoW Officer to discuss PRoW closures – 02/06/23
- Teams meeting with Bury Council (Planning, Highways, PRoW) – 04/07/23
- Meetings with the Environment Agency to discuss the location of the outfall.

4.4.5 A series of meetings has also taken place with other local stakeholders and landowners. Further details can be provided upon request.

4.5 Community Consultation Event

4.5.1 On the 23rd of May 2023, a consultation event was hosted by representatives of United Utilities and Bethell Construction, inviting members of the public to Openshaw Park Bowling Club to view exhibition boards and ask any questions of the development team.

- 4.5.2 Invitations to the event including details such as the date, time and location was disseminated using a variety of means such as letters to local residents, newspaper adverts, signs in the local area, Facebook adverts, emails and face to face discussions.
- 4.5.3 This event was a joint community consultation event with the proposed United Utilities sewer upgrade scheme at Openshaw Park. Eleven members of the public attended the event. The majority of those in attendance at the event had questions and queries relating to the development within Openshaw Park and the impact it would have on the local area, but concerns were raised at the potential issue of antisocial behaviour for the construction works for both developments.
- 4.5.4 The Applicant continues to work proactively with interested parties to address their concerns and ensure impacts to local residents are minimised during the construction period.

5 PLANNING POLICY CONTEXT

5.1 Overview

5.1.1 The Development Plan comprises the Bury Unitary Development Plan (adopted 1997).

5.1.2 The Local Plan policies will be considered alongside the National Planning Policy Framework (NPPF).

5.2 National Planning Policy Framework (NPPF)

5.2.1 At a national level, the NPPF (2023) sets out the Government's policies for England and how it expects them to be applied.

Chapter 2: Sustainable Development

5.2.2 Chapter 2 of the NPPF sets out the presumption in favour of sustainable development, in terms of economic, social and environmental objectives.

5.2.3 Paragraph 12 of the NPPF clarifies the status of the local development plan and states: *"The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed."*

Chapter 15: Natural Environment

5.2.4 Chapter 15 of the NPPF identifies the need to protect and enhance the natural environment. Within the NPPF, paragraph 174 states:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) 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);*
- b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from the natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland."*

Chapter 16: Conserving and enhancing the historic environment

- 5.2.5 Chapter 16 of the NPPF sets out the importance of conserving and enhancing the natural environment. The NPPF states within paragraph 194:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

5.3 Local Planning Policy

- 5.3.1 The Bury Unitary Development Plan (UDP) was adopted in August 1997 and all policies, except Policy OL7/1, were ‘saved’ in 2007. Bury Council are now working to replace the adopted UDP with a new document called the Bury Local Plan, however, until the new local plan is produced the UDP will continue to be used to make planning decisions
- 5.3.2 Places for Everyone (PfE) is the joint development plan document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan from 2022 to 2039. The policies relevant within this document are also identified below. PfE will sit alongside the Bury UDP (until the new local plan is adopted), the Greater Manchester Joint Waste Plan and the Greater Manchester Joint Minerals Plan to form Bury’s overall development plan.
- 5.3.3 The table below identifies the UDP policies which are relevant to the overall scheme.

Policy number:	Policy wording:
OL5 – River Valleys	<i>OL5/2 – Development in River Valleys</i> <i>Within the River Valleys, new buildings or the change of use of existing buildings or the change of use of land will not be permitted. The only exceptions considered acceptable will be those where the development would not lead to the division of the open parts of the valleys into sections and it falls within the terms below:</i>

Policy number:	Policy wording:
	<i>a) where the area is designated as Green Belt the established Green Belt policies will apply; or</i> <i>b) where the area does not form part of the Green Belt, at least one of the following circumstances is met:</i> <i>i. that the development represents limited infilling to an established valley settlement or industrial area;</i> <i>ii. that it is an extension to, or renewal of an existing industry, where the economic and employment factors are of overriding importance;</i> <i>iii. that the development is required in association with an outdoor recreation or appropriate tourist facility;</i> <i>iv. that the development is limited and will form part of, and be essential to, the maintenance of the provision and improvement of public services and utilities;</i> <i>v. any other development that would be appropriate in a Green Belt.</i>
EN1 – Built Environment	<i>The Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.</i> EN1/3 – Landscaping Provision <i>Development proposals will be required to make provision for incidental open space and landscaping to the Council's satisfaction.</i> EN1/5 Crime prevention <i>The Council will encourage development proposals which include environmentally sensitive design features aimed at discouraging crime. In assessing development proposals particular attention will be paid to the:</i> <i>• use and creation of defensible space;</i> <i>• creation of opportunities for natural surveillance;</i> <i>• location and design of street lighting;</i> <i>• location of footpaths and access points; location and design of parking facilities;</i> <i>• design of landscaping.</i> EN1/11 - Public Utility Infrastructure

Policy number:	Policy wording:
	<i>The development of operational facilities for public utility provision will be permitted where this is necessary to implement the development objectives of this Plan or to meet relevant statutory obligations and environmental standards and is consistent with other policies and proposals of the Plan.</i>
EN2 – Conservation and Listed Buildings	<i>The Council will seek to preserve the Borough’s built heritage through the control of development, especially that affecting Conservation Areas, Listed Buildings and areas of local historical importance.</i>
EN3 - Archaeology	<i>The Council recognises the importance of archaeological remains as part of the Borough’s heritage and will seek the protection of sites of archaeological importance as and where they are found.</i>
EN6 – Conservation of the Natural Environment	<i>The council will retain, protect and enhance the natural environment of the Borough Particularly in relation to areas of ecological, wildlife and geological importance.</i> EN6/3 - Features of Ecological Value <i>The effect of land use changes on existing features of ecological or wildlife value will be taken into account when assessing development proposals. Any proposal should seek to retain such features and incorporate them into the development.</i> EN6/4 – Wildlife Links and Corridors <i>The Council will seek to consolidate and where appropriate, strengthen wildlife links and corridors, and will not permit development which would adversely affect identified areas. In particular, the Council will seek to ensure that new development within or adjacent to identified links or corridors contributes to their effectiveness through the design, landscaping and siting of development proposals and mitigation works where appropriate.</i>
EN8 – Woodland and Trees	<i>The Council will support the retention of trees, woods, copses and hedgerows and encourage natural regeneration and new and replacement tree planting throughout the Borough.</i> EN8/2 - Woodland and Tree Planting

Policy number:	Policy wording:
	<i>The Council will support and encourage new woodland and tree planting in the Borough. In considering development proposals, the Council will encourage the planting of hedges, trees and woodlands using locally native species.</i>

5.3.4 The table below identifies the PfE policies which are relevant to the overall scheme.

Policy number:	Policy Wording:
JP-S4 Flood Risk and the Water Environment	An integrated catchment-based approach will be taken to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk, by: 1. Returning rivers to a more natural state, where practicable; 2. Working with natural processes and adopting a natural flood management approach to slow the speed of water drainage and intercept water pollutants; 3. Locating and designing development so as to minimise the impacts of current and future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding; 4. Expecting developments to manage surface water runoff through sustainable drainage systems and as close to source as possible. Development should achieve greenfield run-off rates unless it is demonstrated to be impracticable. District local plans should consider setting more detailed surface water drainage policies to reflect local circumstances, including alternative surface water discharge rates, such as in areas with critical drainage issues; 5. Ensuring that sustainable drainage systems: i. Are designed to provide multifunctional benefits wherever possible, including for water quality, nature conservation and recreation; ii. Avoid adverse impacts on water quality and any possibility of discharging hazardous substances to ground; iii. Are delivered in a holistic and integrated manner, including on larger sites split into different phases; and

Policy number:	Policy Wording:
	iv. Are managed and maintained appropriately to ensure their proper functioning over the lifetime of the development. 6. Securing the remediation of contaminated land and the careful design of developments to minimise the potential for urban diffuse pollution to affect the water environment; and 7. As a minimum, residential development should meet the mandatory water efficiency standard of 125 litres/person/day as set out in Building Regulations. District local plans may and should consider setting a tighter water efficiency standard of 110 litres/person/day where there is a clear local need with reference to national guidance on housing optional technical standards.
JP-G3 River Valleys and Waterways	River valleys and waterways will be protected and improved as central components of our Green Infrastructure Network and a vital part of a Nature Recovery Network, making a major contribution to local identity, quality of life and the natural environment. In making planning decisions and carrying out other associated activities, we will seek to deliver the following priorities: 1. Retain the remaining open character of the river valleys, avoiding their fragmentation and prominent development on valley edges; 2. Promote public enjoyment of the river valleys, including as a key features connecting urban areas to the countryside, providing opportunities for active travel, and enhance their high recreational value as green fingers through densely populated areas; 3. Protect and enhance the mosaic of semi-natural habitats, including riparian (waterside), clough, broadleaved and ancient woodland; we and semi-natural grassland; meadow; and lakes and ponds; 4. Retain existing pockets of relative tranquillity and seclusion, especially within the more tightly enclosed and wooded valleys; 5. Reduce flood risk, through Natural Flood Management (NFM), including careful land management and a catchment wide approach;

Policy number:	Policy Wording:
	6. Improve water quality, including through land decontamination and the management of diffuse pollution from industry and agriculture; 7. Return rivers to a more natural state where practicable, including through de-culverting and the re-naturalisation of riverbanks and flood plains; 8. Where compatible with the requirements of commercial and freight use, increase the use of canals and watercourses for active travel, with improved and extended rights of way alongside the water providing walking and cycling routes for both recreation and commuting, thereby increasing access to natural green space; and 9. Ensure that development relates positively to nearby rivers and other waterways, taking advantage of opportunities to integrate green infrastructure through: a. High quality frontages to the water; and b. Public realm alongside the water for both recreation use and maintenance access.
JP-G7 Trees and Woodlands	We will work to deliver the aims and objectives of the Greater Manchester Tree and Woodland Strategy, aiming to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them. This will be done through local planning and associated activities such as: 1. Protecting and expanding the mosaic of woodland habitats, linking fragmented areas of woodland, in particular wooded cloughs and pockets of ancient and riverside (riparian) woodland; 2. Encouraging habitat diversity through conserving and managing existing woodland and trees that are of heritage, cultural and/or aesthetic value, including ancient woodland and veteran trees; 3. Aiming to plant a tree for every resident in the plan areas over the next 25 years as part of the City of Trees initiative; 4. Targeting tree-planting at the areas of greatest need where the green infrastructure benefits can be

Policy number:	Policy Wording:
	maximised, whilst avoiding the loss of, or harm to, other priority habitats, including encouraging woodland planting schemes on low-grade agricultural land and land in need of remediation; 5. Establishing a new City Forest Park in Salford, Bolton and Bury, which will provide a vast urban forest close to the City Centre; 6. Considerably increasing the provision of street trees within urban areas; 7. Promoting the provision of community orchards to increase fruit consumption; 8. Promoting the opportunity for woodland conservation to raise awareness for the sustainable use of timber; 9. Securing diversification of broadleaved species, in order to increase biodiversity and disease resilience; 10. Improving public access to woodland and trees particularly by sustainable travel modes to capture the health and wellbeing benefits whilst managing the associated pressures; 11. Encouraging the positive management of woodland to bring it into a more productive state, improve habitat diversity, and more effectively contribute to important green infrastructure functions such as flood risk management, urban cooling and carbon storage/sequestration; And through development as follows: 12. Where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision; and 13. Protecting trees and woodland during the construction phase of development.
JP-G8 A Net Enhancement of Biodiversity and Geodiversity	Through local planning and associated activities a net enhancement of biodiversity resources will be sought, including, where relevant, by:

Policy number:	Policy Wording:
	1. Increasing the quality, quantity, extent and diversity of habitats, particularly priority habitats identified in national or local biodiversity action plans and those that support priority species; 2. Improving connections between habitats, to protect and enhance the provision of corridors, ecological networks (including Nature Recovery Networks) and steppingstones that enable the movement of species, especially as the climate changes; 3. Enhancing the management of existing habitats, including through habitat restoration, avoiding habitat fragmentation and combating invasive species; 4. Protecting sites designated for their nature conservation and/or geological importance, with the highest level of protection given to international and then national designations; 5. Facilitation greater access to nature, particularly within urban areas; 6. Supporting the development and implementation of the Great Manchester Wetlands Nature Recovery Network; and 7. Safeguarding, restoring and sustainably managing our most valuable soil resources, tackling soil degradation/erosion and recovering soil fertility, particularly to ensure protection of peat-based soils and safeguard 'best and most versatile' agricultural land. Development will be expected to: a. Follow the mitigation hierarchy of: i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts, then ii. Adequately mitigating any harm to biodiversity, then iii. Adequately compensating for any remaining harm to biodiversity

Policy number:	Policy Wording:
	b. Avoid fragmenting or severing connectivity between habitats; c. Achieve a measurable net gain in biodiversity of no less than 10% d. Make appropriate provision for long-term management of habitats and geological features connected to the development; e. Where appropriate, development should: mitigate air pollution impacts on Manchester Mosses SAC; mitigate urban edge, functionally linked land and recreation disturbance impacts on the South Pennine Moors SACs/SPAs; and assess and potentially mitigate boat movement, water pollution, and light spillage and shading impacts on the Rochdale Canal SAC; and f. Development proposals should be informed by the findings and recommendations of the appropriate biodiversity/ecological assessment(s) in the PfE evidence base and/or any updated or appropriate biodiversity/ecological assessments submitted as part of the planning application process.

6 ENVIRONMENTAL CONSIDERATIONS

6.1 Introduction

6.1.1 The site is located within an urban area and there are few environmental constraints to the proposed development. Environmental constraints relating to the wider scheme are not considered in detail here.

6.1.2 The following studies have been undertaken to inform the detailed design of the works, including:

- Ground conditions
- Flood risk
- Natural environment

6.2 Planning Considerations

- 6.2.1 Section 5 of this statement identifies the relevant planning policies that should be considered in the determination of the planning application. The following section expands on this by appraising the development against the relevant policies and the pre-application discussions that have taken place. The key issues which are identified are discussed in the following sub-sections.

6.3 Ground Conditions

- 6.3.1 Construction works applicable to the planning application will be limited to shallow excavations to install the new permanent access and the new overflow, therefore the potential risk to construction workers from contamination is low. Further information on proposed mitigation and recommendations for measures undertaken during construction will be provided in a project specific Environmental Control Plan (ECP).

6.4 Flood Risk

- 6.4.1 A Flood Risk Assessment (FRA) was prepared by GHD in June 2024 and has been submitted in support of the planning application. The southern part of the site is identified as being located within Flood Zone 3 which is defined as an area which has an annual risk of fluvial flooding greater than 1% and is commonly described as being at high risk of flooding. The report assesses the risk posed to development from various forms of flooding and concluded that, as there are no buildings or sensitive uses associated with the development, there is no requirement for resistance or resilience measures.
- 6.4.2 The FRA also identifies that due to the 'water-compatible' nature of the development, the Sequential test and Exception Test are not required to support the application. Overall the FRA concludes that the proposed development is considered appropriate for the site and will not lead to an increase in flood risk to the site or surrounding area.
- 6.4.3 The proposals are in compliance with Policy OL5 and EN1/11 of the UDP in relation to the requirement for utility infrastructure improvements and also policy HP-S4 of PfE.

6.5 Natural Environment

Ecology

- 6.5.1 Policy EN6 of the Bury UDP states that the Council will retain, protect and enhance the natural environment of the Borough particularly in relation to areas of ecological, wildlife and geological importance.

- 6.5.2 An Environmental Appraisal Report (EAR) (80062003-02-EMG-092LR-99-RP-04-00002), Water Vole & Otter Survey Report (80062003-02-EMG-092LR-99-RP-04-00003), and Kingfisher Survey Report (80062003-02-EMG-092LR-99-RP-04-00005) have been prepared to inform construction.
- 6.5.3 The new outfall will impact the River Roch through the presence of a new structure. As the land is third part owned, it is not possible for United Utilities to improve the watercourse to obtain a net gain on site. Therefore, a third-party habitat bank will be used to purchase the required units to demonstrate a net gain for this project. Please refer to the Biodiversity Net Gain Assessment (PR-0111-24) and Biodiversity Supporting Statement (UU-2507-24) for further information.
- 6.5.4 The EAR proposes mitigation measures for a number of sensitive receptors that may be present within the development area. These include: invasive species, bats, schedule 1 bird species, breeding birds, hedgehogs and otters. Further details of are provided in the EAR and will be included within the Environmental Control Plan that will be in place during the construction period.
- 6.5.5 The proposal is considered to be in accordance with Policy EN6/3 of the UDP and policy JP-G8 of PfE.

6.6 Noise

- 6.6.1 There is potential during the construction period for noise and vibration impacts. Mitigation measures to limit these potential impacts will be outlined within the Environmental Control Plan that will be in place during the construction period.

6.7 Planning Policy Summary

- 6.7.1 In summary, the key planning policies, local and national, that are identified in section 5 have been adequately considered and mitigation incorporated into the design of the proposed development.
- 6.7.2 The proposal is in compliance with the specifically policies OL5/2, EN6, EN8 and EN1/11 of the Bury Unitary Development Plan. The proposal adheres to policies JP-S4, JP-G3, JP-G7 and JP-G8 of the Places for Everyone Joint Development Plan.
- 6.7.3 The works align with Policies OL5/2 & JP-G3 which cover development in river valleys, with these being essential to the maintenance and provision of public services and utilities.

- 6.7.4 The proposed development will provide biodiversity net gain through the purchase of units from a third-party habitat bank. A detailed scheme of landscape proposals is provided to ensure satisfactory reinstatement is achieved in accordance with Policies EN6 - Conservation of the Natural Environment and JP-G8 A net Enhancement of Biodiversity and Geodiversity.
- 6.7.5 Overall the proposed development adheres to Policy EN1/11 Public Utility Infrastructure, which highlights the requirement for public utility provision. United Utilities has a regulatory requirement to modernise the combined sewer system to achieve compliance with national standards.

7 CONCLUSIONS

- 7.1.1 This Planning Design and Access Statement has been prepared by Wardell Armstrong LLP on behalf of Bethell Construction and United Utilities to support a planning application for a new outfall to the River Roch.
- 7.1.2 The application has considered a number of potential constraints relating to the site and has assessed this against both national and local planning policy.
- 7.1.3 The proposals are crucial to the construction and future maintenance of United Utilities' infrastructure to improve the aesthetic screening of intermittent network discharges into the River Roch.
- 7.1.4 The statement demonstrates that the proposed development is in accordance with the relevant national and local planning policy and material considerations.

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