

DELEGATED REPORT

Report by Helen Pressley	Date of report: 20/10/2023	Ref: 69995/FUL
Registration: 14/08/2023	LDFC: 04/10/2023	Expiry Date: 09/10/2023
Site Visit: 13/09/2023	Site Notice: 13/09/2023	Press Date: 07/09/2023
Objections: 0	Con Area: N/A	Adv Type: ARW
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MIDW

Proposal: Change of use from garage/unit into 1 no. dwelling

Location: 2 Taylors Lane, Ainsworth, Bolton, BL2 6QS

Description

The application relates to an existing garage unit located within the grounds of 2 Taylors Lane. The application form describes the existing use of the entire site as "small holding and garage/workshop. "The existing building is a single storey, hipped roof property constructed from random coursed stone, red brick and corrugated cement roof sheets. A flat roof extension is located to the north side of the existing building. In addition to the existing stone/brick garage unit the site also comprises of a further garage/storage unit, 2 storage containers and a caravan that the planning statement states is used in connection with horsiculture and the keeping of chickens.

Planning permission is sought for the conversion of the brick/stone built garage unit. The proposal would utilise the existing ground floor of the garage unit but would extend the roof space to create a gable roof, with 3no. dormers above the main building and a new pitched roof above the existing extension.

The application is a resubmission of 69444 with a change of materials, amendments to the elevations, submission of a structural survey, an amended parking layout and a bat survey.

Relevant Planning History

69444 - Change of use from garage/unit to 1no. dwelling - Refuse 09/06/2023

Publicity

Neighbour letters 30/08/2023 and 05/09/2023

Press notice 07/09/2023

Site notice 13/09/2023

1 representation of support in relation to:

We would be pleased to see this existing stone building reused and visually improved, creating a long term sustainable improvement to the area.

Statutory/Non-Statutory Consultations

Traffic Section and Public Rights of Way - latest plan shows better, reorientated parking arrangements which would address the previous reason for refusal.

Planning Policy Manager - no response

Drainage Section - no response

Environmental Health - Contaminated Land No objection subject to a condition that requires the approved remediation strategy to be implemented and a verification report

submitted.

Waste Management - no response

United Utilities (Water and waste) - no response

Greater Manchester Ecology Unit No significant ecological issues were identified by the developer's ecological consultant. Issues relating to bats, nesting birds and biodiversity mitigation and enhancement can be resolved via condition and or informative.

Planning & Building Regs consultation Fire Protection Dept Bury Fire Station (Part B)
- no response

Pre-start Conditions - Sent to agent 20/10/2023

Unitary Development Plan and Policies

OL1	Green Belt
OL1/2	New Buildings in the Green Belt
EN1/2	Townscape and Built Design
EN5/1	New Development and Flood Risk
EN5	Flood Protection and Defence
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN9/1	Special Landscape Areas
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H3/2	Existing Incompatible Uses
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
RT3/3	Access to the Countryside
NPPF	National Planning Policy Framework
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
SPD 9	Conversion and Re-use of Buildings in the Green Belt
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

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 Green Belt, 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.

The site is located on a brownfield site and there are residential properties to the south east. The proposed development could potentially conflict with the surrounding land uses given the garage/storage use located within the red edge. The proposal site is located approximately 0.2 miles from Bury New Road which is a main road, with bus services as such the site is considered to be located within a sustainable location. Therefore, the proposed development could be considered to be in accordance with Policy H1/2 of the Bury Unitary Development Plan provided that the proposal complies with all other material planning considerations.

Principle (Green Belt)

Paragraphs 147 and 148 state that inappropriate development in the Green Belt is by definition, harmful and should not be approved except in Very Special Circumstances (VSC). Planning Authorities should ensure that substantial weight is given to any harm in the Green Belt. VSC will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

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

- (a) buildings for agriculture and forestry;
- (b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- (c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- (d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- (e) limited infilling in villages;
- (f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- (g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

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

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

Build Order or Neighbourhood Development Order.

Policy OL1/2 states that the construction of new buildings in the Green Belt is inappropriate development, unless it is for one of more of the following purposes: agriculture and forestry essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land within it; limited extension, alteration or replacement of existing dwellings, provided that this would not result in a disproportionate additions over and above the size of the original dwelling, or, in the case of replacement existing dwellings, the new dwelling is not materially larger than the one it replaces; limited infilling in existing villages.

Conversions are also subject to UDP Policy OL1/4 Conversion and Re-use of Buildings in the Green Belt. This policy states that conversion would not be inappropriate provided:

- it does not have a materially greater impact on the openness of the Green Belt
- the building is permanent and capable of conversion without substantial rebuild.
- the massing and design is appropriate
- suitable access can be provided
- Services can be provided and
- there is not a threat to endangered species.

Supplementary Planning Document 9 (SPD9) supports this policy and gives guidance on the conversion or reuse of buildings in the Green Belt. This is further supported by Supplementary Planning Document 8 - New Buildings and Associated Development in the Green Belt which state that extensions of existing dwellings should not result in disproportionate additions over and above the size of the original dwelling.

Conversion

A structural survey has been submitted with the planning application. This confirms that the existing building is a traditionally constructed load bearing masonry single story building and that the walls are generally of solid construction.

No evidence of structural distress was found, and the floor appeared to be in reasonable condition. The overall structural condition of the building was judged as fair and reasonable and the author of the structural survey would anticipate that the building would continue to give an adequate structural performance for the foreseeable future.

When reviewing the proposed alterations to the building, the survey concluded that the building is suitable to safely sustain the loadings from the proposed conversion without recourse to any significant rebuilding. As such it is considered that the proposed building could be converted without major rebuilding complying with NPPF paragraph 150, UDP Policy OL1/4, SPD8 and SPD 9.

Extension

Paragraph 149 allows the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; To assist in what can be considered to be disproportionate SPD 8 considers additions of up to a third (33%). However, that is not to say something larger, or smaller than 33%, would not be supported as each case is considered on its own merits.

The volume of the original property - 165.1m³.

The existing extension -30m³

Proposed additional volume - 18.5m³

This would equate to an overall increase of approximately 29% which aligns with the guidance set out within SPD 8. According to case law in the Court of Appeal judgement *Turner v Secretary of State* 2016 at para 14, "The concept of openness of the green belt is not narrowly limited to volumetric approach..... (in the context of which, volumetric matters

may be a material concern, but are by no means the only one) and factors relevant to the visual impact on the aspects which the Green belt presents." The visual impact of the proposed alterations will be discussed below.

Layout and Design

Policy H2/1- The Form of New Residential Development requires all new residential development to make a positive contribution to the form and quality of the surrounding area. Policy H2/2 - The Layout of New Residential Development seeks to ensure that new residential development will be acceptable in terms of layout in order to provide a good quality residential environment. In addition to this, 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.

As well as these listed policy considerations, and the Green Belt policy considerations set out above the site is also located within a Special Landscape Area as identified under UDP Policy EN9/1 which requires high standards of design, siting and landscaping and confirms that unduly obtrusive development will not be permitted in such areas.

The NPPF makes it clear that creating high quality buildings and places is fundamental. This is further supported by the National Design Guide. The National Design Guide, published by the Ministry of Housing, Communities and Local Government in 2019 states that well designed new development is influenced by "an appreciation and understanding of vernacular.....including existing built form, landscape and local architectural precedents."

It is accepted that a certain amount of alteration work will be necessary to accommodate modern living and working conditions. However, this work must be balanced with the need to retain important features which give the building its distinctive identity. Any alterations should not have any materially greater impact on the openness of the Green Belt. Looking at historical mapping it appears that a building has been located on this site for a number of years, and the random coursed stone walls match those of the converted barn to the south east of the site. Unfortunately at some point the existing front elevations has had some unsympathetic alterations with the insertion of red brick work and window and door openings. A window in the side elevation appears to be a later addition as there are no headers and cills to match the windows on the rear elevation that have been infilled. The existing single storey flat roof extension is also not in keeping with the simple rural aesthetic of the original stone built building.

It is considered that the proposed alterations to the front elevation would be acceptable. The size and alignment of the dormers has been amended from the previous scheme to resemble the dormers at Taylors Barn and are now considered to be of a suitable scale. Whilst the amendment in roof style does alter the scale of the proposal when viewed from Taylors Lane, this gable style can be seen on neighbouring properties and the reduction of the dormers has reduced the overall scale of the roof alterations from the previous scheme.

The use of stone heads and cills, and natural random coursed pointed stone for the external walls would be appropriate and addresses the previous reason for refusal in relation to the materials used. Submission of details of materials has been conditioned to ensure that the proposed external materials are suitable.

The proposed pitched roof to the existing single storey side extension improves this later addition.

The area of residential amenity space associated with the property has been reduced from the previous scheme to accommodate the parking required. The use of a timber post and rail fence along this boundary is considered to be acceptable in this Green Belt location.

Overall, it is considered that the amendments to the design of the scheme have addressed the previous reasons for refusal and the proposal would now comply with Bury Unitary

Development Plan Policies H2/1, EN1/2, EN9/1, OL1/2, OL1/4 , SPD8, SPD9 and the NPPF.

Amenity

Neighbouring Amenity

UDP 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. This is further supported by Policy H2/1 that requires an assessment of the impact of developments on residential amenity and the position and proximity of neighbouring properties. There are no adopted aspect standards for new build residential properties however, Supplementary Planning Document 6 provides guidance on aspect standards between residential properties and as such, would be a reasonable guide in this case.

There are no dwellings directly to the north, south, east or west of the proposed dwelling. Taylor's Barn is located to the south east of the site but as it is off set from the proposal no proposed windows would directly face this property.

Amenity for future occupiers

The proposed dwelling has been assessed to ensure that they would all comply with the minimum gross internal floor area requirements and associated minimum bedroom dimensions of the 'Technical housing standards - nationally described space standard' (NDSS).

For a two bed, three person property (minimum occupancy under NDSS for a 2 bed property) and overall floor space of 70m² is required. Excluding eaves storage an overall floor space of approximately 86.73m² can be provided.

Although both bedrooms are the same size, one bedroom has to be considered to be a double bedroom size. The second bedroom can be assessed against single occupancy standards.

For bedroom 1 NDSS requires a floor area of 11.5m² and a width of 2.75m. A floor area (excluding eaves storage) of 11.7m² can be provided and a width of 3.2m can be provided. For bedroom 2 NDSS requires a floor area of 7.5m² and a width of 2.15m. A floor area (excluding eaves storage) of 12.6m² can be provided and a width of 3m can be provided. It would appear that the proposal would comply with NDSS standards however no section has been provided of the dwelling to confirm that the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

In this instance, given that Bury do not currently have a local plan policy that requires applicants to adhere to NDSS and the apparent compliance when measuring floor plans the proposed internal layout is considered to be acceptable.

The existing site is currently used as a small holding, with a garage/storage unit, 2 storage containers and a caravan that the planning statement states is used in connection with horticulture and the keeping of chickens. UDP Policy H3/2 - Existing Incompatible Uses states that where existing incompatible uses operate within residential areas, the Council will seek to ensure that any existing conflicts are resolved where possible and where opportunities arise.

Whilst the site is not in a residential area, it is currently unclear how the existing and proposed uses will balance on site. That said the uses are all contained within the red edge of the application site and as such appear to be under the control of the applicant, within the same planning unit which should minimise areas of conflict and potential nuisance.

Ecology

Bats

A valid bat report has been provided. The building was assessed as having negligible bat roosting potential. GMEU have confirmed that an informative in relation to bats will be acceptable.

Nesting Birds

No evidence of birds having nested in the building was recorded. The building was however assessed as having bird nesting potential and it is unclear from the information provided whether any trees or shrubs, potential bird nesting habitat will be lost. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. As a precaution a condition in relation to nesting birds has been added to the permission.

Contributing to and Enhancing the Natural Environment

Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. No mitigation appears to be required for bats or nesting birds. Mitigation should be provided for any loss of trees, shrubs or hedge removal. A landscaping condition has been included.

Access and Parking

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 plot can be accessed by public right of way 46CC footpath, also known as Taylors Lane. As such UDP Policy RT3/3 - Access to the Countryside is also applicable as it requires the Council to seek to improve and extend the existing network of Public Rights of Way. The applicant has not demonstrated that they have private vehicular rights over the public right of way.

Whilst private rights of access would be a non-material planning consideration, the proposal would potentially intensify the use of the public rights of way through the introduction of more traffic and intensification of the existing site outside of agricultural use. It is acknowledged that the applicant already accesses the site for the existing use, but as the application proposes to add additional uses to the site there is potential for further traffic. Visits to the site by the case officer confirms that the public right of way that could be used to access the site is not ideal for vehicular traffic, but is accessible.

To maintain the integrity of the adjacent public right of way, a condition has been attached that required a photographic dilapidation survey of the access to the site from the adopted highway.

There is provision on site for parking, and turning vehicle within the boundary and a condition has been attached in relation to this.

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.

The site is located within an area of high accessibility as set out within SPD 11. 2 bed properties within high access areas would be required to provide a maximum of 1.5 parking spaces. As these standards are a maximum, the 2 parking spaces per dwelling that are proposed within the curtilage of the site are considered to be acceptable.

In relation to access for the fire service. The applicant has confirmed that there is a fire hydrant 3700mm from the access to the site. There are also existing residential properties within 5 meters of the site. No comments have been received from the fire service.

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 Site Location Plan, RC1134 2B, RC1134 1 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/stone 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 Policy EN1/1 Visual Amenity.
- 4 The approved Remediation Strategy (Geo-Environmental Audit, Phase 1, Preliminary Risk Assessment, Phase 3 Remediation Statement, Proposed Commercial Development, 2 Taylors Lane, Bolton, BL2 6QS, TJ Booth Associates, March 2023) 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.
- 5 Prior to occupation the applicant shall provide one electric vehicle (EV) charging point (minimum 7kW*) per unit (dwelling with dedicated parking).

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Reason. In accordance with the NPPF, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life.

- 6 No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present has been provided to the Local Planning Authority.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 7 A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include native tree and shrub planting and the provision of bat bricks/tubes within the new development and bat and bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season,; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

- 8 The development hereby approved shall not be commenced unless and until a photographic dilapidation survey of the access to the site (Taylors Lane/Footpath No.46CC) from the adopted highway has been undertaken and submitted to/agreed with the Local Planning Authority. Within one month of completion of the development, a further survey shall be undertaken to assess the condition of the route. Any remedial works required as a result of damage caused by demolition/construction traffic shall be undertaken at the expense of the applicant to a specification and programme to be agreed with the Local Planning Authority.

Reason. To maintain the integrity of the adjacent Public Right of Way and in the interests of highway safety pursuant to Policies RT3/3 - Access to the Countryside and HT6/2 - Pedestrian/Vehicular Conflict of the Bury Unitary Development Plan.

- 9 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:

- Access route for all demolition/construction vehicles to the site from the Key Route Network;
- Access point/arrangements for demolition/construction traffic from Taylors Lane/Footpath No. 46CC, taking into consideration the need to maintain safe pedestrian/vehicular access on the adjacent Public Right of Way and to the adjacent residential properties, and all temporary works required to facilitate access for demolition/construction vehicles;

- If proposed, details of site hoarding/gate positions, taking into consideration the need to maintain vehicular access to the adjacent residential properties;
- The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway;
- A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
- Confirmation of hours of operation, demolition, delivery & construction vehicle sizes that can be accommodated on the Public Right of Way that serves the site and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;
- Parking on site or on land within the applicant's control of operatives' and demolition/construction vehicles, together with storage on site of demolition/construction materials;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

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

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, RT3/3 - Access to the Countryside and HT6/2 - Pedestrian/Vehicular Conflict.

- 10 The car parking indicated on the approved plan reference RC1134 2B shall be surfaced with permeable/porous paving materials and made available for use prior to the dwelling hereby approved being occupied and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety and minimise the discharge of surface water onto the adjacent Public Right of Way pursuant to policies HT2/4 - Car Parking and New Development and RT3/3 - Access to the Countryside of the Bury Unitary Development Plan.

- 11 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.

- 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP 20/10/2023			