



United Utilities

WOODGATE HILL WATER TREATMENT WORKS

Proposed Chemical Building

Planning, Design & Access Statement





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Planning, Design & Access Statement

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1 INTRODUCTION

1.1 BACKGROUND

- 1.1.1. This Planning, Design and Access Statement has been prepared by WSP on behalf of United Utilities Group PLC (“UU”, “the Applicant”) to accompany a planning application seeking full planning permission for the following Proposed Development:

Planning Application for Construction of Chemical Dosing Building including associated hardstanding and Security Fencing

- 1.1.2. UU is a regulated water utility company with statutory responsibilities for the provision of clean water services. Section 37(1) of the Water Industry Act 1991 (as amended) states:

“It shall be the duty of every water undertaker to develop and maintain an efficient and economical system of water supply within its area and to ensure that all such arrangements have been made—

a) for providing supplies of water to premises in that area and for making such supplies available to persons who demand them; and

b) for maintaining, improving and extending the water undertaker’s water mains and other pipes, as are necessary for securing that the undertaker is and continues to be able to meet its obligations under this Part.”

- 1.1.3. In view of these statutory responsibilities, UU has planned maintenance and investment directly associated with the distribution of safe and wholesome drinking water.

- 1.1.4. The purpose of this supporting statement is to:

- Provide details of the Proposed Development to which the application relates;
- Set out operational needs; and
- Identify relevant planning policy and demonstrate the Proposed Development’s conformance with such policy.

2 SITE LOCATION AND SITE DESCRIPTION

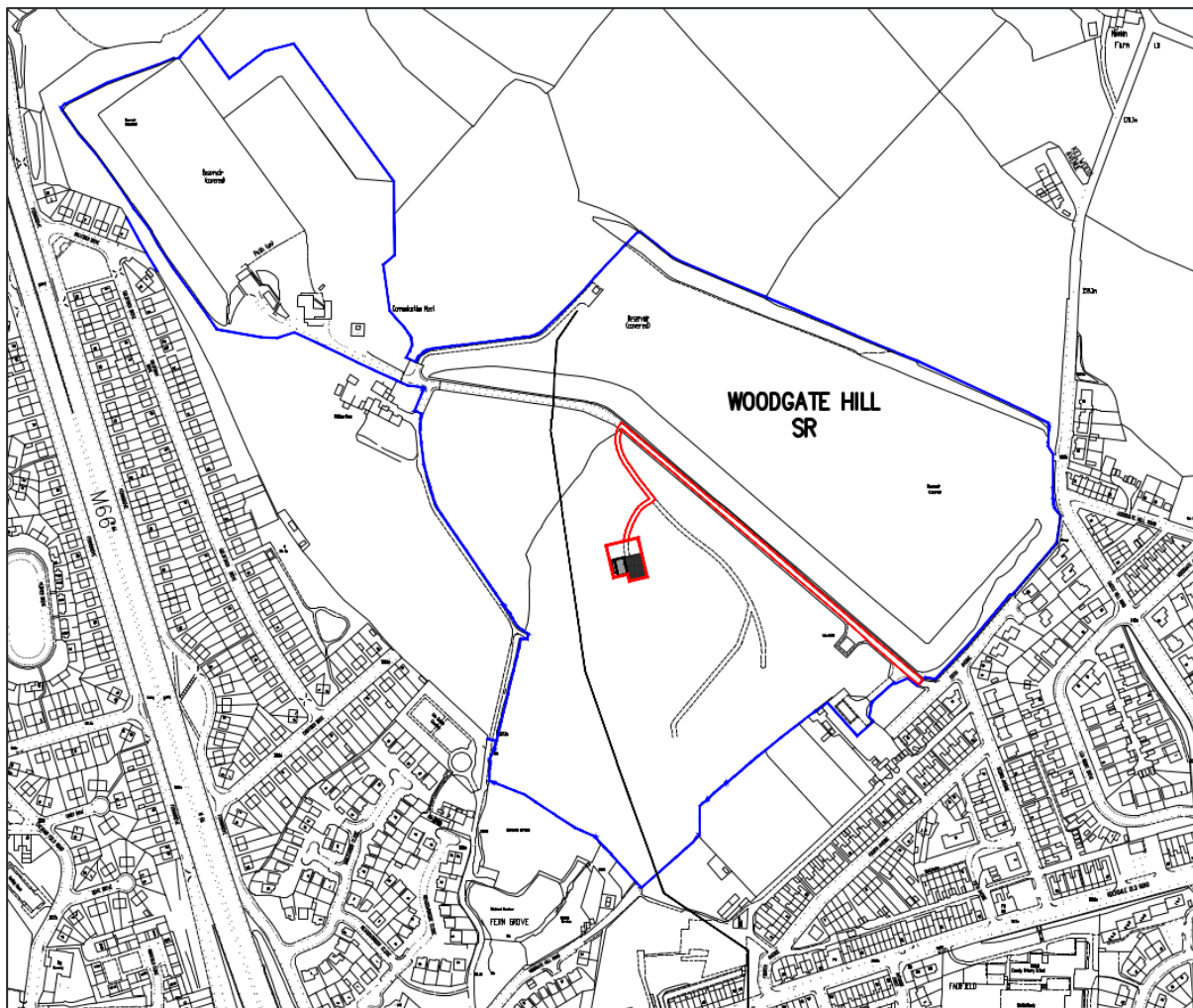
2.1 LOCATION

2.1.1. The application site (“the Site”) is within Woodgate Hill Water Treatment Works (WTW), an established operational site to the north of Fairfield in the east of Bury.

- Nearest postcode: BL9 7LD
- Grid reference: 382345, 411832

2.1.2. A Site Location Plan (Ref. **80062068-02-EW-WOODG-99-DR-C-10005 Rev P02**) is submitted with this planning application. The Site Location Plan (shown in Figure 2-1) illustrates the Site (outlined in red) and the Applicant’s wider landownership (outlined in blue).

Figure 2-1 - Site Location Plan



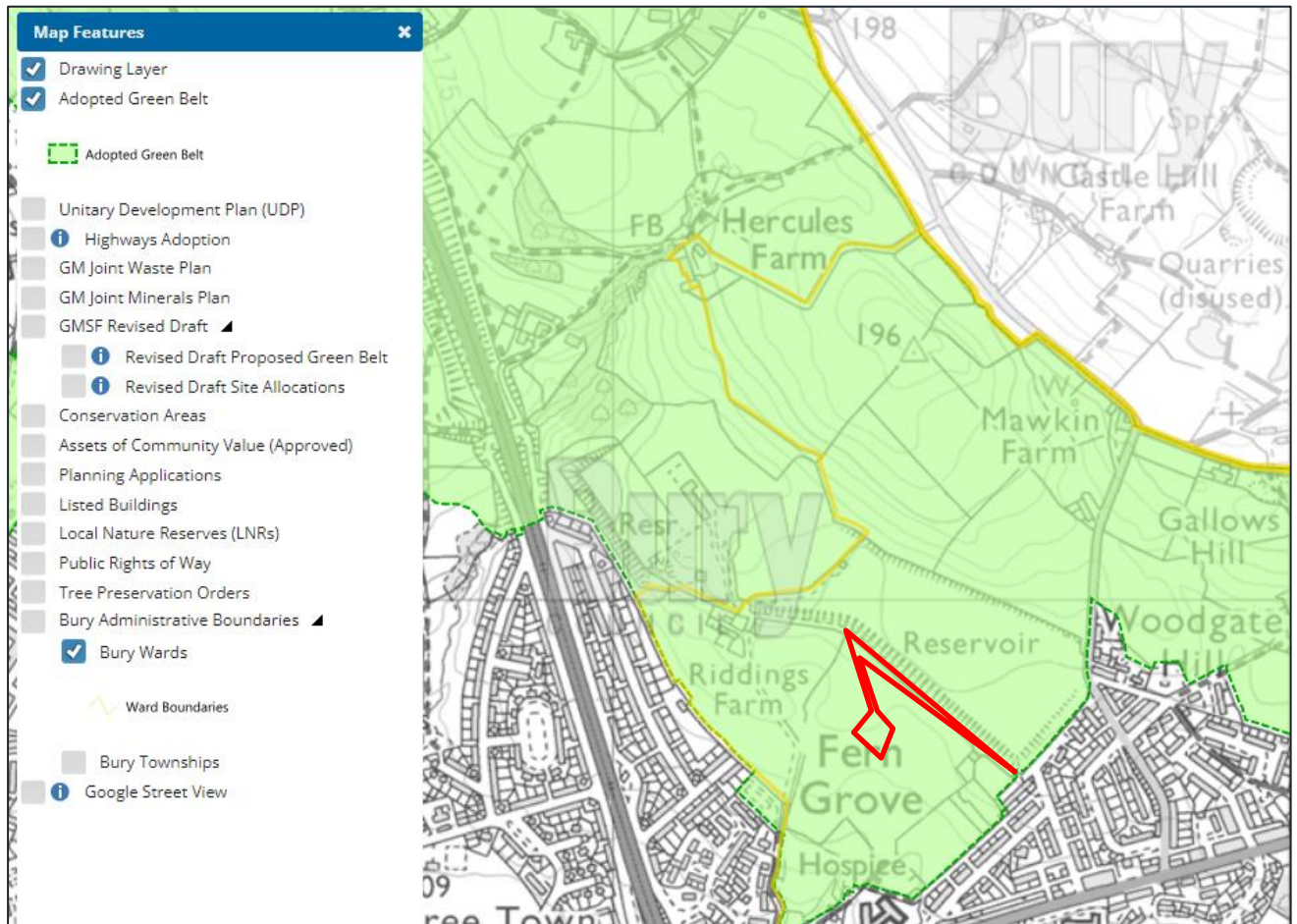
2.1.3. The Site would be located on an area of hardstanding to the southwest of the main access track that runs northwest to southeast within the operational boundary of the WTW. Access to the WTW is via the access off Sixth Avenue.

2.1.4. The nearest residential properties are located approximately 175 metres (m) to the southwest of the proposed Chemical Building’s location. The properties are part of a residential area that is located to

the east of the M66 motorway. There are residential properties approximately 275 m to the southeast of the proposed Chemical Building's location, including those on Sixth Avenue, close to the main access point to the WTW.

- 2.1.5. The Site is located in the Green Belt (see Figure 2-2). The extent of Green Belt is shown in light green on the below map.

Figure 2-2 - Bury Council planning map, showing existing Green Belt designation. The approximate location of the Proposed Development is indicated by a red polygon.



- 2.1.6. The Ecological Assessment Report (EAR) (prepared by TEP) submitted with this planning application states that the Site is not located in any designated International, National or Local nature conservation sites.
- 2.1.7. The Site and access route is located within Flood Zone 1 (land with less than a 1 in 1,000 annual probability of river or sea flooding).
- 2.1.8. The Site is not located within an Air Quality Management Area (AQMA). The nearest AQMA is the M66 motorway, which runs north-south due approximately 375 m west of the Site.

2.2 SITE HISTORY

- 2.2.1. Land within the WTW due south of the Site was subject to a planning application for 'Erection of 6 No. kiosks, landscaping and associated works' (Ref. 61470). The application was approved with conditions on 17 July 2017.
- 2.2.2. In late 2016, UU carried out some essential maintenance works to a key asset and, in order to prepare for this, additional water treatment equipment was installed by UU as a temporary measure to ensure water supplies were not interrupted. The planning application Ref. 61470 followed in 2017 to retain this development as a permanent asset.

3 NEED FOR DEVELOPMENT

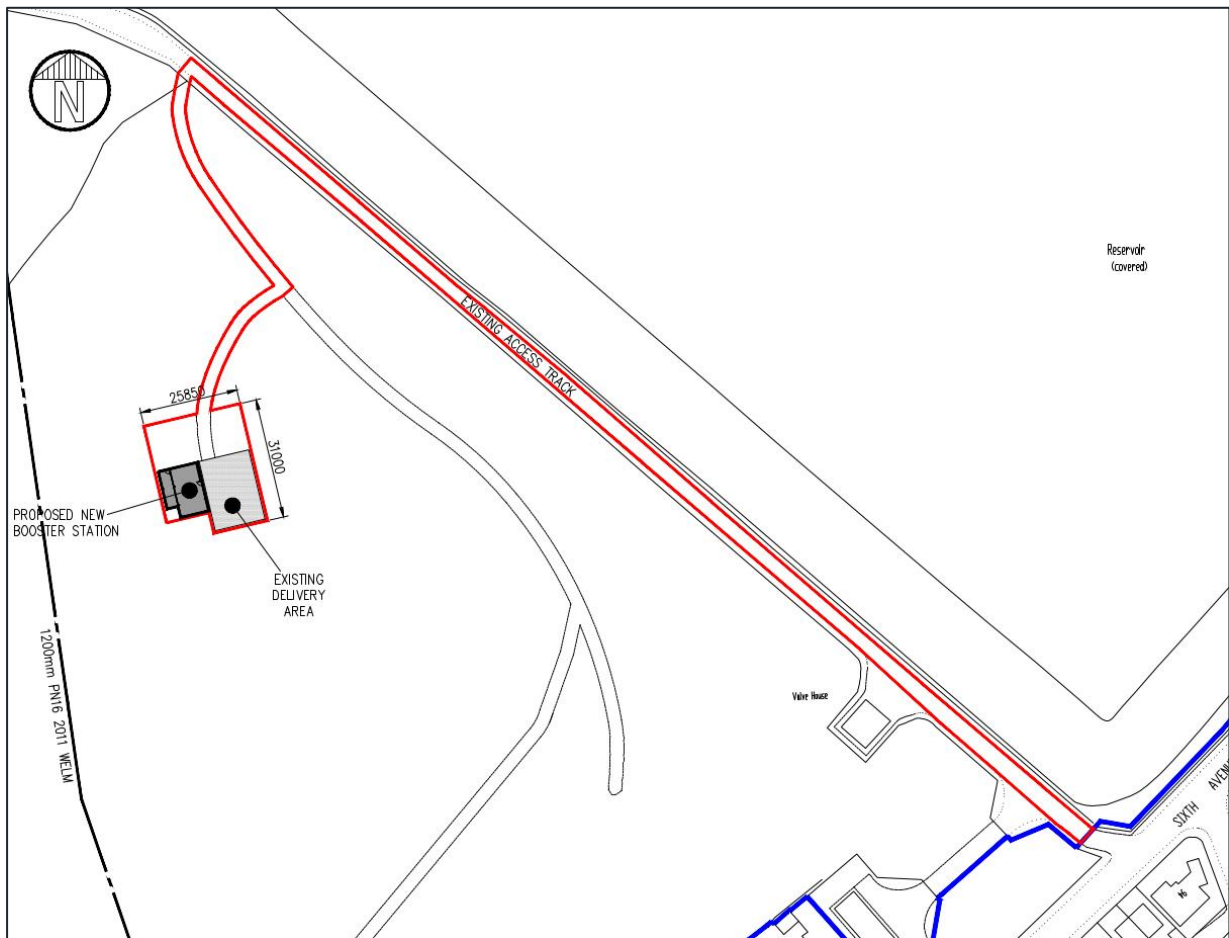
- 3.1.1. The proposed development is required to enhance the resilience of clean water supplies to customers predominantly located within the Manchester Water Supply Zone areas through the an increase in the pumping capacity across the West to East Link Main (WELM) Large Diameter Trunk Main (LDTM) from Prescott Water Treatment Works (WTW) to Woodgate Hill WTW. This project is aiming to safely increase the supply capacity across the WELM LDTM, from a current operating regime of up to 100 MI/d to an increased 150 MI/d within a 24 hour notice period. This is an increase of upto an additional 50% in current supply capability.
- 3.1.2. This increase in WELM supply capability enables United Utilities to better manage water supplies in the event of a major loss of capacity at Watchgate WTW (which predominantly supplies the Manchester Water Supply Zone areas under normal operating conditions). The successful delivery of this project will also enable the business to maximise it regional supplies from West to East during dry weather and / or drought events, such as those experienced in previous years.
- 3.1.3. Wider benefits across the UU region include:
- Supports future Haweswater Aqueduct maintenance works by supplying additional 50MI/d to Manchester Ring Main LDTM.
 - Supports regional supplies in event of loss of Lostock WTW, Godley WTW, or Denton WTW.
 - Supports regional supplies in event of drought affecting Lakes/Pennines areas.

4 PROPOSED DEVELOPMENT

4.1 DESIGN AND ACCESS

- 4.1.1. The Proposed Development comprises the installation of a Chemical Building. The details of the Proposed Development are set out below.
- 4.1.2. The layout of the Proposed Development is shown by the Site Block Plan (Ref. **80062068-02-EW-WOODG-99-DR-C-10006 Rev P02**), which is submitted with this planning application and shown in Figure 4-1, below.

Figure 4-1 - Site Block Plan



- 4.1.3. Table 4-1 below outlines the set of planning drawings submitted as part of this planning application.

Table 4-1 - Schedule of Planning Drawings

Drawing title	Drawing reference
Location Plan	80062068-02-EW-WOODG-99-DR-C-10005 Rev P03
Site Block Plan	80062068-02-EW-WOODG-99-DR-C-10006 Rev P03
Proposed Elevations	80062068-02-EW-WOODG-99-DR-C-10003 Rev P01
Fencing Plan	80062068-02-EW-WOODG-99-DR-C-10007
Landscape Planting Plan	70088163-WSP-DR-LA-101

AMOUNT, SCALE AND LAYOUT

- 4.1.4. The proposed building would comprise of 2 No. sections, the Chemical Building and Control Room Annex.
- 4.1.5. The Main Building's dimensions would be 13.025 m (length) x 7.55 m (width) x 6.504 m (height to ridge). The height to eaves would be 6 m.
- 4.1.6. The Control Room Annex would be 10.025 m (length) x 2.975 m (width) x 3.907 m (height to ridge). The height to eaves would be 3.51 m.
- 4.1.7. These buildings would be located at the end of the existing access route, due west of the existing delivery area, as shown on Figure 4-1, below. The location of the buildings has been selected on the basis of existing water infrastructure and access routes through the wider WTW facility.

APPEARANCE

- 4.1.8. Metal wall and roof cladding would be single skin profiled 34/1000 PPC coated systems or similar.
- 4.1.9. Purlins and rail systems, including fixings and finishing trims, would be detailed by the manufacturer/installer.
- 4.1.10. The external building colour is proposed to be Green RAL 6002 or similar, which is considered to be appropriate to blend with the surrounding landscape.
- 4.1.11. The proposed palisade boundary fencing would be dark green.

ACCESS

- 4.1.12. The Site would be accessible via an existing access track through the Woodgate Hill WTW. The existing track runs northwest from Sixth Avenue, which has existing secure gating in place.
- 4.1.13. A 4 m high roller shutter on the east-facing elevation of the Chemical Building would provide access for plant. There is an existing delivery area located outside to the east of the proposed roller shutters for loading purposes.

- 4.1.14. Pedestrian access to the Chemical Building would be via personnel doors on its east-facing elevation (next to the roller shutters).
- 4.1.15. Pedestrian access to the Control Room Annex would be via a personnel door on its north-facing elevation.

LANDSCAPE AND BOUNDARY TREATMENT

- 4.1.16. The Site would be enclosed by 2.4 m high palisade fencing to surrounding the proposed Chemical Building.
- 4.1.17. The Landscape Proposals Plan (Ref **70088163-WSP-DR-LA-101**) illustrates the landscape design and strategy. The landscape strategy focusses on screening the Proposed Development from the west, south and south-east. This is achieved through native tree and hedge planting to help settle the buildings into the landscape and hillside. The Landscape and Visual Technical Note prepared to support this planning application provides further details.

4.2 PERMITTED DEVELOPMENT

- 4.2.1. In addition to the Booster Station Building and Control Room Annex, a temporary construction compound is required to facilitate construction. The temporary construction compound would be located on land adjacent to the Proposed Development and thus comprises Permitted Development by virtue of the GPDO Part 4 Class A Temporary Buildings and Structures.

4.3 CONSTRUCTION OPERATIONS

HOURS OF WORKING

- 4.3.1. Normal construction activities would take place between 0800hrs-1800hrs Monday to Friday. By exception, construction activities would take place between 0800hrs-1800hrs on a Saturday and/or Sunday.
- 4.3.2. Delivery times would be co-ordinated to avoid sensitive periods (avoid periods between 0700hrs-0800hrs and 1700hrs-1800hrs Monday to Friday, and all-day Sundays).

ANTICIPATED PROGRAMME

- 4.3.3. It is anticipated that construction would commence in October 2022 and that it would last a minimum of 12 months.

4.4 CONSTRUCTION ENVIRONMENTAL MANAGEMENT

- 4.4.1. A Construction Environmental Management Plan ('CEMP') has been prepared and submitted with this planning application. The CEMP sets out the environmental control measures in accordance with which the Proposed Development would be constructed.

5 PLANNING POLICY REVIEW

5.1 DEVELOPMENT PLAN

- 5.1.1. Section 38 of the Planning and Compulsory Purchase Act 2004 replicates the provisions of Section 54A of the Town and Country Planning Act 1990 (as amended) and requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.1.2. In this case, the site falls within the administrative boundary of Bury Council. The statutory development plan for Bury Council comprises the Bury Unitary Development Plan (UDP), which was adopted on 29 August 1997. Bury Council is currently in the process of preparing a new Local Plan that will guide future development in the borough. The Local Plan Policy Directions (October 2018) sets out the proposed scope and a more refined direction for the planning policies that the Local Plan will contain.
- 5.1.3. Bury Council has also prepared Supplementary Planning Documents (SPDs) that are considered to be relevant to the Proposed Development. Bury Council is a co-author of the Places for Everyone regional development strategy (published in draft in August 2021).
- 5.1.4. As confirmed by the National Planning Policy Framework 2021 (NPPF, see section 5.2), in reaching a decision on any application, the first consideration is whether the proposals accord with the development plan. It is then necessary to have regard to all other material considerations, which include all relevant policy considerations contained in the emerging development plan as well as National Planning Guidance.

BURY UNITARY DEVELOPMENT PLAN

- 5.1.5. The Bury UDP covers the whole of the Borough of Bury and was adopted on 29 August 1997. The adopted UDP policies which are relevant to the Proposed Development are summarised below.

Policy EC1: Employment Land Provision

- 5.1.6. The policy states that, *“The Council will endeavour to ensure that a comprehensive range of employment sites is identified to meet the future needs of manufacturing and service employers.”*

Policy EC2: Existing Industrial Areas and Premises

- 5.1.7. The policy states that, *“The Council will seek to retain existing industrial areas and premises in employment uses, where appropriate.”*

Policy EC6: New Business, Industrial and Commercial Development

- 5.1.8. The policy states that, *“The Council will seek to ensure that new business, industrial and commercial development is of a suitably acceptable design and does not have a significantly detrimental effect on the surrounding environment and amenity.”*

Policy EN1: Built Environment

- 5.1.9. The policy states that, *“The Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.”*

Policy EN5: Flood Protection and Defence

- 5.1.10. The policy states that, *“The Council will seek to control development in a manner consistent with flood protection and the maintenance of flood defence systems.”*

Policy EN6: Conservation of the Natural Environment

- 5.1.11. The policy 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.”*

Policy EN9: Landscape

- 5.1.12. The policy states that, *“The Council will seek to protect, conserve and improve the landscape quality of the Borough, and will encourage the enhancement of landscapes, where appropriate.”*

Policy EN10: Environmental Improvement

- 5.1.13. The policy states that, *“The Council will seek to improve the environmental quality of the Borough, within which priority will be given to an on-going environmental improvement programme.”*

Policy OL1: Green Belt

- 5.1.14. The policy states that, *“The Council will maintain a Green Belt, ensuring that it fulfils the following strategic purposes:*
- to check the unrestricted sprawl of large built-up areas;*
 - to prevent neighbouring towns from merging into one another;*
 - to assist in safeguarding the countryside from further encroachment;*
 - to preserve the setting and special character of historic towns;*
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*

SUPPLEMENTARY PLANNING DOCUMENTS

- 5.1.15. The following SPDs are considered to be relevant to the Proposed Development.
- 5.1.16. The New Buildings and Associated Development in the Green Belt SPD (January 2007) has been drawn up to help deliver the aims of the Bury UDP and national policy and provide further assistance to developers on what is or is not acceptable in the Green Belt.
- 5.1.17. The Employment Land and Premises SPD (updated September 2011) sets out the need to retain existing employment sites, particularly in the context of the tightness of the Green Belt in Bury.

BURY LOCAL PLAN POLICY DIRECTIONS

- 5.1.18. The Bury Local Plan Policy Directions (BLPPD) sets out proposed policy directions for consultation. When adopted, the Local Plan will form part of the Borough’s overall development plan, alongside other strategic Greater Manchester plans, namely the Greater Manchester Place for Everyone document and the Greater Manchester Minerals and Waste plans. The policy directions that are relevant to the Proposed Development are summarised below.

Policy Direction OP1: Sustainable Development

- 5.1.19. The policy direction states that, *“It is proposed that the Local Plan should include a policy that seeks to ensure that, in dealing with planning matters, the Council will contribute towards achieving*

sustainable development by considering growth and development in terms of its economic, social and environmental implications.

- 5.1.20. *“Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations (including policies in the NPPF) indicate otherwise.”*

Policy Direction OP3: Climate Change

- 5.1.21. *The policy direction states that, “It is proposed that the Local Plan should include a policy that seeks to take a proactive approach towards mitigating against and adapting to the cause and effects of climate change.”*

Policy Direction OP4: Air Quality and Pollution Control

- 5.1.22. *The policy direction states that, “It is proposed that the Local Plan should include a policy that seeks to prevent both new and existing development from contributing to, or being adversely affected by, unacceptable levels of pollution either individually or cumulatively with other existing or proposed developments.*
- 5.1.23. *“It is considered that the policy should also set out the issues that the Council will have regard to when considering the potential impact of development on pollution and what should be required from applicants, including mitigation measures, in the event that a proposal is considered to have the potential to give rise to any impacts on air quality or other forms of pollution.”*

Policy Direction OP5: Flood Risk Management

- 5.1.24. *The policy direction states that, “It is proposed that the Local Plan should include a policy that seeks to manage flood risk from all sources by ensuring that new development complies with the flood risk management hierarchy and is not subject to unacceptable levels of risk, does not result in increased flood risk elsewhere and, where possible, achieves reductions in flood risk overall.*
- 5.1.25. *“In addition, it should seek to ensure that all new development proposals minimise the impact of development on surface water run-off, and where possible, seek to reduce it.”*

Policy Direction OP6: Efficient Use of Land

- 5.1.26. *The policy direction states that, “It is proposed that the Local Plan should include a policy that seeks to ensure that all new development makes efficient use of land.”*

Policy Direction OP7: Design and Layout of New Development

- 5.1.27. *The policy direction states that, “It is proposed that the Local Plan should include a policy that seeks to ensure that all new development (including advertisements, conversions, changes of use and extensions to existing buildings) displays high standards of design and layout and that development proposals that are considered to be of a poor standard of design and layout should be refused.”*

Policy Direction OP8: Amenity

- 5.1.28. *The policy direction states that, “It is proposed that the Local Plan should include a policy that seeks to ensure that all new development does not have an adverse impact on the amenity of new and existing residents in the surrounding area.”*

Policy Direction EC3: Employment Generating Areas

- 5.1.29. The policy direction states that, *“It is proposed that the Local Plan should include a policy that seeks to ensure that the Borough’s established Employment Generating Areas (EGAs) should be consolidated, retained and, where necessary, regenerated in order to help to create a sustainable, diverse and competitive local economy, to provide certainty to businesses operating from within them and to maintain existing and future employment opportunities for the Borough’s local population.*
- 5.1.30. *“It is considered that the policy should highlight that, within the EGAs, development will generally only be allowed for Business (B1), General Industrial (B2) and Warehousing (B8) uses.”*

Policy Direction NE2: Biodiversity

- 5.1.31. The policy direction states that, *“It is proposed that the Local Plan should include a policy that seeks to ensure that proposals for new development minimise impacts on the Borough’s biodiversity assets and provide net gains where possible.*
- 5.1.32. *“It is considered that the policy should specify that where there is potential for new development to have an impact on any of the Borough’s biodiversity assets, applicants should be expected to apply the sequential approach as outlined in national planning policy on biodiversity and geological conservation and provide evidence that any potential impact has been fully assessed and that, where potential impacts have been identified, measures have been taken to avoid, mitigate or compensate. The policy should also set out the factors that will be considered when assessing proposals that would have a potential impact on biodiversity assets.”*

Policy Direction NE4: Water Resources

- 5.1.33. The policy direction states that, *“It is proposed that the Local Plan should include a policy that sets out the criteria that should be taken into account when considering proposals that may have a potential impact on water resources. It is proposed that the policy would also allow consideration of whether there are opportunities for a development to contribute towards restoring and improving the Borough’s water resources.”*

Policy Direction GB1: Development in the Green Belt

- 5.1.34. The policy direction states that, *“It is proposed that the Local Plan should include a policy that seeks to ensure that the development of new buildings within the Green Belt will be regarded as inappropriate unless very special circumstances can be clearly demonstrated.*
- 5.1.35. *“It is considered that the policy should also set out the types of development that would be treated as an exception or which would not be regarded as inappropriate provided that they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt.”*

Policy Direction GB2: Beneficial Use of the Green Belt

- 5.1.36. The policy direction states that, *“It is proposed that the Local Plan should include a policy that supports proposals for the beneficial use of the Green Belt, including those that seek to improve access; opportunities for active travel, outdoor sport and recreation; the retention and enhancement of landscape character, visual amenity and biodiversity; or improve derelict land provided that they do not adversely impact on the openness of the Green Belt.”*

PLACES FOR EVERYONE

- 5.1.37. Places for Everyone (published in August 2021) is the draft document that sets out a development strategy for Greater Manchester, as agreed by the nine participating local authority areas, including Bury Council.
- 5.1.38. The strategy refers to water and wastewater infrastructure. Paragraph 12.14 of the strategy states that, *“Investment in energy, fresh water and waste water infrastructure is usually funded by providers through user charges to the consumer and connections charges to developers. Spend on new assets and operating costs are agreed through negotiations between the provider and regulator.”*
- 5.1.39. Places for Everyone also sets out the Existing Green Belt and Proposed Green Belt for the participating local authorities in the Greater Manchester region.

5.2 NATIONAL PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK

- 5.2.1. The NPPF sets out the Government’s planning policies for England and how these should be applied in decisions for new development proposals.
- 5.2.2. At the heart of the NPPF is a presumption in favour of sustainable development. The presumption highlights that, proposals which accord with an up-to-date development plan should be approved without delay unless material considerations indicate otherwise.
- 5.2.3. The economic objective of sustainable development identifies the provision of infrastructure as a requisite for building a strong, responsive and competitive economy.
- 5.2.4. The following sections of the NPPF are of specific relevance to the determination of this application:
- Section 2 Achieving sustainable development
 - Section 4 Decision-making
 - Section 6 Building a strong, competitive economy
 - Section 8 Promoting healthy and safe communities
 - Section 12 Achieving well-designed places
 - Section 13 Protecting Green Belt land
 - Section 14 Meeting the challenge of climate change, flooding and coastal change
 - Section 15 Conserving and enhancing the natural environment
- 5.2.5. The Draft National Policy Statement (NPS) for Water Resources Infrastructure (published in November 2018).

6 PLANNING APPRAISAL

6.1.1. This section provides a planning assessment of the key issues relating to the Proposed Development in the context of existing planning policy and other material considerations. Given the nature of development the main considerations of this proposal include:

- Principle of Development
- Design and Access
- Green Belt
- Acoustics and Noise
- Air Quality
- Landscape and Visual
- Ecology

6.2 PRINCIPLE OF DEVELOPMENT

- 6.2.1. The Proposed Development forms part of UU's statutory responsibility to manage and maintain an efficient and economical system of water supply within its area, and the Proposed Development is essential for maintaining the supply of drinking water.
- 6.2.2. The Proposed Development is required as part of a wider scheme to enhance the resilience of the North West's clean water supply network. It would ensure the continued supply of safe and wholesome drinking water.
- 6.2.3. The NPPF identifies the provision of infrastructure as a requisite for achieving the economic objective of sustainable development. In addition, supporting strong, vibrant and healthy communities is required to achieve the social objective whilst protecting and enhancing the environment is required to achieve the environmental objective. In particular, Paragraph 97 of the NPPF states that planning decisions should promote public safety and take into account wider security requirements by anticipating and addressing possible natural hazards including appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security.
- 6.2.4. The Proposed Development is required to improve and maintain an efficient and economical system of water supply across UU's area and is essential for achieving the objectives of sustainable development identified in the NPPF, particularly the promotion of public safety. Accordingly, it is considered that the Proposed Development is acceptable in principle.

6.3 DESIGN AND ACCESS

- 6.3.1. Policy EN1 of the UDP states that, *"The Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment."*
- 6.3.2. Policy EC6 of the UDP states that, *"The Council will seek to ensure that new business, industrial and commercial development is of a suitably acceptable design and does not have a significantly detrimental effect on the surrounding environment and amenity."*
- 6.3.3. The design and access information for the Proposed Development is set out above in Section 4.1 of this Statement.
- 6.3.4. The size of the proposed Chemical Building adheres to UU standards and allows suitable space for access to, and maintenance of, the interior of the Chemical Building. It is as small in scale as possible

without compromising operational requirements. The Chemical Building location and layout is dictated by the proximity to existing operational apparatus.

- 6.3.5. The proposed boundary treatment of palisade fencing and gates to be surround the proposed development and is required for security purposes. Proposed access routes from the existing WTW route network and Sixth Avenue have been identified and designed in order enable staff to carry out maintenance as required.
- 6.3.6. In terms of appearance, the design of the Chemical Building and Control Room Annex are suitable for their function at an operational water supply site and would be constructed using appropriate materials. The proposed green colour scheme for the proposed buildings would ensure visual consistency with the local natural context and character.
- 6.3.7. It is considered that the Chemical Building's functional design is appropriate in the context of the Woodgate Hill area and the existing WTW in terms of massing, scale, design and materials. The proposed palisade fencing and gates provide an appropriate boundary treatment. Accordingly, it is considered that the Proposed Development accords with Policy EN1 and Policy EC6 of the UDP and would be acceptable in terms of design and access.
- 6.3.8. At Woodgate Hill there is a currently a blind tank, installed under existing development that will be utilised for mitigation against chemical spillage. The surface drainage requirements will not discharge into any watercourse.

6.4 GREEN BELT

- 6.4.1. Woodgate Hill WTW lies entirely within land designated by Bury Council as Green Belt. The Proposed Development is within the operational boundary of Woodgate Hill WTW. This is shown on Figure 2-1, above.
- 6.4.2. According to Section 13 of the NPPF, *"the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence"* (Paragraph 137).
- 6.4.3. Paragraph 138 of the NPPF sets out the five purposes served by Green Belt, as follows:
 - *"To check the unrestricted sprawl of large built-up areas;*
 - *To prevent neighbouring towns merging into one another;*
 - *To assist in safeguarding the countryside from encroachment;*
 - *To preserve the setting and special character of historic towns; and*
 - *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land."*
- 6.4.4. The above purposes are reiterated by Bury Council Policy OL1: Green Belt.
- 6.4.5. Paragraph 147 of the NPPF, regarding proposals affecting the Green Belt, states that, *"Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances."*
- 6.4.6. Paragraph 148 of the NPPF, regarding proposals affecting the Green Belt, states that, *"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' 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."*

- 6.4.7. Policy Direction GB1 of the BLPPD states the following on the topic of Development in the Green Belt:
- “It is proposed that the Local Plan should include a policy that seeks to ensure that the development of new buildings within the Green Belt will be regarded as inappropriate unless very special circumstances can be clearly demonstrated. It is considered that the policy should also set out the types of development that would be treated as an exception or which would not be regarded as inappropriate provided that they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt.”*
- 6.4.8. Additionally, Policy GB2 of the BLPPD on the topic of Beneficial Use of the Green Belt includes support for proposals that, *“improve derelict land provided that they do not adversely impact on the openness of the Green Belt.”*
- 6.4.9. The New Buildings and Associated Development in the Green Belt SPD (January 2007) sets out general considerations applicable to all new development in the Green Belt. These are as follows:
- *“the purposes of including land in the Green Belt and the potential impact upon the openness of the Green Belt;*
 - *any traffic considerations;*
 - *noise and air pollution issues;*
 - *access for people with disabilities;*
 - *sustainable transport initiatives e.g. access to public transport and provision for cycle parking;*
 - *and*
 - *features of wildlife value and biodiversity.”*
- 6.4.10. The Proposed Development is needed to secure water assets and ensure a resilient supply of drinking water to customers in Greater Manchester and the surrounding region. The Proposed Development cannot be located elsewhere as it is dependent on co-location with existing WTW infrastructure at Woodgate Hill.
- 6.4.11. Additionally, the Site is located within the existing operational UU site at Woodgate Hill WTW, so is constrained by those boundaries and would not contribute to urban sprawl or the merging of towns.
- 6.4.12. In order to justify proposed development in the Green Belt, Paragraph 148 states that potential harm to the Green Belt or any other harm resulting from the proposal is clearly outweighed by other considerations. It is considered that any harm resulting from the proposal is clearly outweighed by the need for the Proposed Development to secure water assets for the region. Therefore, the Proposed Development is not inappropriate for the location.
- 6.4.13. Furthermore, the landscape strategy focusses on screening the Proposed Development from the west, south and south-east. This would mitigate the views from Chaffinch Drive and Woodgate Hill Drive as the site is topographically elevated to these residential areas. This is achieved through native tree and hedge planting to help settle the buildings into the landscape and hillside. In addition, the proposed buildings would be coloured green to help soften their visual impact. Landscape design considerations are set out in greater detail in Section 6.7, below.
- 6.4.14. For the reasons set out above, it is considered that there are very special circumstances justifying the Proposed Development in accordance with relevant National and Local policy.

6.5 ACOUSTICS AND NOISE

- 6.5.1. Policy EC6 of the Bury UDP states that, *“The Council will seek to ensure that new business, industrial and commercial development is of a suitably acceptable design and does not have a significantly detrimental effect on the surrounding environment and amenity.”*
- 6.5.2. Paragraph 174 of the NPPF states that, *“Planning policies and decisions should contribute to and enhance the natural and local environment by: [...] (e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land stability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality.”*
- 6.5.3. A Noise Assessment (NA) has been undertaken to support the Proposed Development. The NA has established existing background noise levels at noise sensitive receptors close to the Site. The survey results show that noise impact from the Proposed Development on nearby receptors has been determined to be of low impact.
- 6.5.4. A 3D computer model has been developed to predict noise levels generated by the Proposed Development. Accordingly, the potential noise impacts are identified as follows:
- Chaffinch Drive 25dB
 - Riddings Farm 24dB
 - Sixth Avenue 20dB
- These emission levels are well below those currently experienced as background noise, Weekday Day time 51dB and Night time 37db and Weekend Day time 52dB and Night time 38dB. The Proposed Development would therefore be below audible perception.
- 6.5.5. In terms of construction impacts on amenity, any temporary impacts would be suitably mitigated through adherence by the Contractor to the measures set out in the CEMP submitted with this planning application. Construction activities would take place during standard working hours to minimise adverse impacts on the amenity of neighbouring residents.
- 6.5.6. Accordingly, subject to the implementation of the recommendations set out in the NA and the CEMP, it is considered that the Proposed Development would be acceptable in terms of Policy EC6 of the Bury UDP and Paragraph 174 of the NPPF.

6.6 AIR QUALITY

- 6.6.1. Policy EC6 of the UDP states that, *“The Council will seek to ensure that new business, industrial and commercial development is of a suitably acceptable design and does not have a significantly detrimental effect on the surrounding environment and amenity.”*
- 6.6.2. Additionally, Policy Direction OP4 of the BLPPD states that, *“It is proposed that the Local Plan should include a policy that seeks to prevent both new and existing development from contributing to, or being adversely affected by, unacceptable levels of pollution either individually or cumulatively with other existing or proposed developments. It is considered that the policy should also set out the issues that the Council will have regard to when considering the potential impact of development on pollution and what should be required from applicants, including mitigation measures, in the event that a proposal is considered to have the potential to give rise to any impacts on air quality or other forms of pollution.”*
- 6.6.3. Paragraph 174 of the NPPF states that, *“Planning policies and decisions should contribute to and enhance the natural and local environment by: [...] (e) preventing new and existing development from*

contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land stability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality.”

- 6.6.4. Paragraph 186 of the NPPF states that, *“Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. [...] Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.”*
- 6.6.5. The Site does not lie within an AQMA.
- 6.6.6. Operation of the proposed plant is not expected to lead to impacts related to air quality, so mitigation is not considered to be required.
- 6.6.7. The CEMP submitted with this planning application provides best practice measures to be implemented during the construction phase to mitigate against any potential air quality impacts, including dust-related impacts.
- 6.6.8. Therefore, it is considered that the Proposed Development complies with Policies EC6 of the UDP, Policy OP4 of the BLPPD and Paragraphs 174 and 186 of the NPPF.

6.7 LANDSCAPE AND VISUAL

- 6.7.1. Policy EN9 of the Bury UDP states that, *“The Council will seek to protect, conserve and improve the landscape quality of the Borough, and will encourage the enhancement of landscapes, where appropriate.”*
- 6.7.2. Paragraph 174 of the NPPF states that, *“Planning policies and decisions should contribute to and enhance the natural and local environment by [...] protecting and enhancing valued landscapes.”*
- 6.7.3. The Proposed Development comprises buildings constructed of appropriate materials and coloured green to integrate with the natural surroundings. As set out in Section 6.3 of this Statement, it is considered that the buildings would complement their surroundings and would be appropriate in the context of the local natural context and character.
- 6.7.4. The Proposed Development is located on relatively high ground within the WTW, so has the potential for visual impacts. Therefore, the landscape strategy focusses on providing long term visual buffering of the Proposed Development from the west, south and south-east. This is achieved through native tree and hedge planting to help settle the buildings into the landscape and hillside.
- 6.7.5. Overall, it is considered that, together with the implementation of proposed mitigation, the Proposed Development would be of a suitable scale and in keeping with the surrounding landscape character in terms of its design, materials and external appearance. Where required, mitigation planting is proposed in order to provide additional screening. Therefore, it is considered that the Proposed Development would not conflict with Policy EN9 of the Bury UDP or Paragraph 174 of the NPPF and that it would be acceptable in terms of landscape and visual considerations.

6.8 ECOLOGY

- 6.8.1. Policy EN6 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.”*
- 6.8.2. The application is supported by an EAR (prepared by TEP). The EAR states that the Proposed Development would not result in any negative impacts to any designated International, National or Local nature conservation sites.
- 6.8.3. Section 7 of the EAR sets out avoidance, mitigation and compensation measures that should be adopted to prevent other ecological impacts.
- 6.8.4. Accordingly, subject to the implementation of the recommendations set out in the EAR, it is considered that the Proposed Development would be acceptable in terms of Policy EN6 and Paragraph 174 of the NPPF.

7 CONCLUSION

- 7.1.1. This PDAS has been prepared by WSP on behalf of the Applicant. The Applicant is seeking planning permission for the **Planning Application for Construction of Chemical Dosing Building including associated Hardstanding and Security Fencing**.
- 7.1.2. This PDAS has provided an overview of the Proposed Development. It has set out the need for the Proposed Development and has looked at the material considerations and examined how any residual adverse effects would be mitigated.
- 7.1.3. The Proposed Development would ensure the continued supply of safe and wholesome drinking water.
- 7.1.4. Chapter 6 of this PDAS assessed material matters of the Proposed Development, including the principle of development, design and access, green belt, and environmental considerations, including acoustics and noise, air quality, landscape and visual, and ecology, against relevant policy in both the Development Plan and the NPPF.
- 7.1.5. It is considered that the Proposed Development achieves a design that balances the clear need for development with the potential for environmental impacts at the Site location and surrounding area. This would be achieved through the use of appropriate building materials and landscaping measures.
- 7.1.6. In conclusion, the Proposed Development accords with the relevant local and national policy and thus planning permission should be granted.



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