

DELEGATED REPORT

Report by Helen Leach	Date of report: 03/12/2025	Ref: 72523/NON
Registration: 06/11/2025	LDFC: 02/12/2025	Expiry Date: 04/12/2025
Site Visit: 13/11/2025	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: RAMS	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MADW

Proposal: Non-material amendment following grant of planning permission 70222: Amendment to the shared drive of Plots 22-27 to provide turning facilities for fire appliances

Location: Former Mondi/Holcombe Mill, Bridge Street, Ramsbottom, Bury, BL0 0BS

Description

The site comprises a former paper mill close to the town centre of Ramsbottom, which was cleared of all but 3 buildings and the chimney in 2012. Within the site, the chimney has been retained and the 3 buildings have been demolished in accordance with permission 70222.. The area around the chimney is located within the Ramsbottom Conservation Area with the remainder of site being outside the Conservation Area.

The site contains a large concrete hardstanding and there is a culvert that runs north to south through the site. The land to the south is grassed with two large bunds.

There are two vehicular accesses onto Bridge Street from the main part of the site. There is an access road, which leads to a car park associated with the site and continues to the football and cricket clubs, the second is gated and unused.

Peel Brow/Bridge Street forms the boundary to the north with public open space and the River Irwell beyond. The ELR is located to the west with a car park and supermarkets and the town centre beyond. The Cricket club and football club are located to the south of the site. To the east is the River Irwell, a wooded area and residential properties beyond. The land to the east slopes steeply and is much higher than the application site.

Planning permission was granted in September 2024 for the erection of 57 dwellings, the retention of the chimney, the demolition of 3 buildings and the provision of a public car park with 47 spaces. Works have commenced at the site.

The applicant seeks a non material amendment for the addition of a turning head on the shared driveway for plots 22 - 27 to provide turning facilities for fire appliances.

Relevant Planning History

43908 - Temporary siting of 2 cabins for use as offices at Mondi Paper Mill, Holcombe Mill, Peel Bridge, Ramsbottom. Approved with conditions - 2 March 2005

44183 - Single storey extension adjoining existing offices opposite car park. New reception, kitchen and toilets at Mondi Paper Mill, Holcombe Mill, Peel Bridge, Ramsbottom. Approved with conditions - 13 April 2005

54265 - Demolition of buildings Nos 2 - 11, 13 & 14 at Holcombe Mill, Peel Bridge, Ramsbottom. Approved with conditions - 16 January 2012.

54266 - Conservation area consent for demolition of all buildings at Holcombe Mill, Peel Bridge, Ramsbottom. Withdrawn - 9 December 2011.

58287 - Demolition of the top 15 metres of the former Mondi Mill chimney at former Mondi Mill site, Bridge Street, Ramsbottom. Approved with conditions - 17 March 2015.

65217 - Erection of 83 no. dwellings, retention of chimney & 2 no. existing buildings (designated for commercial use) and demolition of derelict building at Former Mondi Mill/Holcombe Mill, Bridge Street, Ramsbottom. Withdrawn - 6 May 2020.

65844 - Erection of 73 no. dwellings including the retention and conversion of 2 existing buildings to residential use (5 no. units), the retention of a chimney and the demolition of a derelict building, together with engineering operations to create a development platform and associated parking, landscaping, drainage, the layout of internal estate roads and footways and other associated works at former Mondi/Holcombe Mill, Bridge Street, Ramsbottom. Refused - 7 June 2022. Appeal dismissed - 14 February 2023.

70222 - Erection of 57 no. dwellings, the retention of a chimney and the demolition of 3 existing buildings, together with engineering operations to create a development platform, public car park, substation, public open space, landscaping, drainage, the layout of internal estate roads and footways and other associated works at former Mondi/Holcombe Mill, Bridge Street, Ramsbottom. Approved with conditions - 30 September 2024.

71851 - Application to discharge conditions on planning permission 70222: Condition 14 (archaeological evaluation), condition 20 (lighting impact assessment), condition 21 (badger survey), condition 27 (highways), condition 29 (travel plan), condition 30 (highways maintenance) at former Mondi Mill/Holcombe Mill, Bridge Street, Ramsbottom. Approved - 13 June 2025.

72503 - Application to discharge condition 4 (remediation strategy) and condition 5 (remediation verification report) on planning permission 70222 at former Mondi Mill/Holcombe Mill, Bridge Street, Ramsbottom. Received - 27 October 2025.

Publicity

None required.

Statutory/Non-Statutory Consultations

Traffic Section - Await comments from GM Fire Service

GM Fire Service - No response

Pre-start Conditions - Not relevant.

Development Plan and Policies

HT5	Accessibility For Those With Special Needs
EC1/1	Land for Business (B1) (B2) (B8)
EC2/1	Employment Generating Areas
EC6/1	New Business, Industrial and Commercial
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H4/1	Affordable Housing
H4/2	Special Needs Housing
EN1/2	Townscape and Built Design
EN1/5	Crime Prevention
EN1/7	Throughroutes and Gateways
EN1/8	Shop Fronts
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN2/3	Listed Buildings
EN3/1	Impact of Development on Archaeological Sites

EN3/2	Development Affecting Archaeological Sites
EN6/3	Features of Ecological Value
EN6/4	Wildlife Links and Corridors
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
OL5/2	Development in River Valleys
RT1/1	Protection of Recreation Provision in the Urban Area
RT2/2	Recreation Provision in New Housing Development
RT3/2	Additional Provision for Recreation in the Countryside
RT4/6	East Lancashire Railway
HT2/4	Car Parking and New Development
HT2/5	Public Car Parks
HT5/1	Access For Those with Special Needs
HT6/1	Pedestrian and Cyclist Movement
TC2/2	Mixed Use Development
TC2/3	Vacant and Cleared Sites
Area	Railway Street/Bridge Street/Peel Brow
RM5	
SPD1	Open Space, Sport and Recreation Provision
SPD2	DC Policy Guidance Note 2: Wildlife Links & Corridors
SPD3	DC Policy Guidance Note 3: Planning Out Crime
SPD5	DC Policy Guidance Note 5: Affordable Housing
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
SPD14	Employment Land and Premises
SPD16	Design and Layout of New Development in Bury
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-H2	Affordability of New Housing
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-P1	Sustainable Places
JP-P2	Heritage
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guide

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), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within 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 and PfE Policies 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.

Design and layout - The proposed development involves the addition of a turning head onto an existing driveway, which serves plots 22 - 27. The proposed turning head would not impact upon the overall design principles of the development and as such, would not be a prominent feature in the streetscene. Therefore, the proposed development would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

Highways issues - The proposed development would add a turning head to an existing private driveway. The proposed turning head would be located near the main access road and would be large enough for use by fire appliances and bin wagons.

The Traffic Section is awaiting comments from GM Fire Service to confirm that the turning head would be suitable for use by their appliances. GM Fire Service have been consulted on the application, but have not provided a response. The applicant has provided a e-mail confirming that the turning head is required from the NHBC.

Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

Recommendation: Approve

Conditions and Reasons:

The proposed amendments would not impact adversely upon the appearance of the site or the residential amenity of the nearby properties. As such, the proposed development would not be unduly prominent in the locality. The proposed amendments would not have a detrimental impact upon ecology or highway safety and would still be in accordance with the overall principles in terms of the approved application 70222 and the Policies against which this was approved. As such, the application is a non-material amendment.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HL	3/12/25	DM	3/12/25