

DELEGATED REPORT

Report by Helen Leach	Date of report: 27/02/2025	Ref: 71291/FUL
Registration: 26/11/2024	LDfC: 30/12/2024	Expiry Date: 21/01/2025
Site Visit: 02/01/2025	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MIDW

Proposal: Demolition of existing dwelling and erection of replacement dwelling with detached garage

Location: 54 Ringley Road, Whitefield, Manchester, M45 7LL

Description

The site contains a large detached dwelling, which is two storeys in height and is constructed with rendered elevations with a tile roof. The levels at the rear are lower than at the front and there is a patio with steps to the rear garden. There is a large front garden and rear garden with mature trees on the periphery. The site is accessed from Ringley Road via a driveway and there is a 2 metre high brick wall along the frontage with Ringley Road.

There are residential properties to the south, east and west of the site and Stand Golf Course is located to the north.

The proposed development involves the demolition of the existing dwelling and the erection of a detached dwelling. The proposed dwelling would be located on the same footprint as the existing dwelling and would include a basement level. The proposed dwelling would be two storeys in height with rooms in the roofspace at the front and three storeys at the rear with rooms in the roofspace, which includes the proposed basement. Access would be retained from Ringley Road but this would be widened.

Relevant Planning History

59053 - Outline application for the demolition of existing dwelling and erection of 7 no.flats at 54 Ringley Road, Whitefield. Refused - 21 April 2016.

60924 - Demolition of existing dwelling and erection of 7no. flats at 54 Ringley Road, Whitefield. Approved with conditions - 26 April 2017.

Publicity

The neighbouring properties were notified by means of a letter on 4 December 2024.

2 letters have been received, which have raised the following issues:

- Do not object but are concerned about the digging required for a sub basement and the impact upon our property. Ask that a party wall agreement is put into place before the house is demolished.
- Concern about the terraces above ground floor as they would have an open ended view to overlook our house and garden. A non-see through panel should be provided.
- Hope that work would not start before 8am and not at weekends where possible to minimise inconvenience. Would be happy to discuss this directly with the applicant.
- Concerned about disruption during construction. The road in front of the property is very narrow and there are double yellow lines.
- Access to the existing residential properties is difficult and only possible if there are no

- vehicles parked on or near the yellow lines.
- Would ask that the double yellow lines are extended by 20 metres if the application is approved.

Statutory/Non-Statutory Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to construction traffic management plan, access arrangements, turning facilities and car parking.

Drainage Section - No response.

Waste Management - No response.

Environmental Health - Contaminated Land - No objections, subject to the inclusion of conditions relating to contaminated land.

Environmental Health - Air Quality - No objections, subject to the inclusion of condition relating to EV charging points.

GM Ecology Unit - No objections, subject to the inclusion of conditions relating to nesting birds and landscaping and an informative relating to bats.

United Utilities - No objections, subject to the inclusion of informatives relating to working near pipes.

Pre-start Conditions - Applicant/Agent has agreed with pre-start conditions.

Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
HT2/4	Car Parking and New Development
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
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-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

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.

Principle - The National Planning Policy Framework (NPPF) is a material planning consideration in planning decisions, and emphasises the Government's objective of significantly boosting the supply of homes. The Framework states that local planning authorities should identify and update annually a supply of specific deliverable sites to provide a minimum of five years' worth of housing, with either a 5% buffer to ensure choice and competition in the market for land, or a 20% buffer where there has been significant under delivery of housing over the previous three years. As set out in NPPF paragraph 78, the supply of housing must be assessed against the housing requirement set out in adopted strategic policies where these are less than five years old.

The joint Places for Everyone Plan was adopted with effect from 21 March 2024 and sets the up-to-date housing requirement for Bury against which the deliverable supply of housing land must be assessed. PfE Policy JP-H1 sets the following stepped targets for Bury:

- 246 homes per year from 2022-2025;
- 452 homes per year from 2025-2030; then
- 520 homes per year from 2030-2039.

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 deliverable land supply calculations as many sites will take longer than five years to come forward and be fully developed. The joint Places for Everyone Plan allocates significant strategic sites for housing within Bury and will accelerate housing delivery within the Borough to meet housing needs.

Following the adoption of Places for Everyone, the Council is able to demonstrate a deliverable 5 year supply of housing land with a 20% buffer (as currently required in Bury due to past under delivery) when assessed against the adopted PfE housing requirement.

The National Planning Policy Framework also sets out the Housing Delivery Test (HDT), 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%) 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 (the 2023 measurement published on 12 December 2024) show that Bury has a HDT result of less than 75%, and therefore, this needs to be treated as a material factor when determining applications for residential development.

Therefore, paragraph 11(d) of the National Planning Policy Framework states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

- i. The application of policies in the Framework that protect areas, or assets of particular importance, provide a strong reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

As a result of the latest published HDT result the 'tilted balance' applies and planning permission should be granted unless the above points Para 11(d) i or ii apply.

NPPF paragraph 80 requires the latest published HDT results to be used. However, the Government is currently operating to a delayed publication timetable for the HDT, and although the latest published results for 2023 are below 75%, based on the current HDT rulebook Bury's result for 2024 will be above 75% and the tilted balance will no longer be triggered by the housing delivery test result.

The site is located within the urban boundary and there are residential properties to the west and south and open fields to the north and east. The proposed development would not conflict with the surrounding land uses and would be located in a sustainable location with regard to public transport and services. The site is currently in residential use and would involve a replacement dwelling. Therefore, the proposed development would be acceptable in principle and would be in accordance with Policy H1/2 of the Bury Unitary Development Plan.

Design and layout

Density - PfE Policy JP-H4 - Requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high quality design. Policy JP-H4 sets out minimum densities that should be considered. Therefore in accordance with Policy JP-H4 regard should be had to a minimum net residential density of 35 dwellings per hectare at this site.

The application form states that the site is 0.1704 hectares, which based on a total of 1

dwellings would result in a density of 5 dwellings per hectare. In this instance the proposal is a replacement dwelling, which would reflect the densities of the surrounding residential properties and would not be dissimilar in scale to the previously approved extended property. The proposal is therefore considered to be acceptable.

Space standards - PfE Policy JP-H3 also states that all new dwelling must:

1. Comply with the nationally described space standards (NDSS); and
2. Be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

The dwelling would be a 6 bed, 8 person, 3 storey dwelling. The proposal would have a GIA of 875 square metres which would exceed minimum standards. Each of the proposed bedrooms would exceed the minimum floor areas, and widths for double occupancy rooms. A first floor store would be provided and this would exceed the minimum requirements for built in storage. The proposal would therefore comply with NDSS and M4(2) compliance would be secured by a condition.

Therefore, the proposed development would be in accordance with Policy JP-H3 of the Places for Everyone Joint Development Plan.

Design - The proposed development would be two storeys at the front and three storeys in height at the rear and would be located centrally within the plot. The proposed development is located in an area of predominantly large detached houses of differing styles, character and heights. The detached dwellings are predominately two storeys in height with pitched roofs and there is a block of flats located to the south, which is four storeys in height with a flat roof.

The proposed dwelling would be two storeys at the front with dormers and rooms in the roofspace. The eaves and ridge of the proposed dwelling would be similar height to the adjacent dwelling. The ground levels at the rear are lower and the proposed dwelling has been designed to fit the levels. As such, the proposed dwelling would have a basement level at the rear. As such, the proposed development would be appropriate in terms of height and scale.

The windows in the proposed dwelling would have a vertical emphasis, which would match the surrounding properties. The use of pike details, headers, small dormers and canopy at the front would add to the visual interest. There would be a patio at the basement and ground floor levels and a terrace at first floor. Privacy screens would be erected on the north east boundary at ground and first floor levels and at first floor level on the south west elevation. Therefore, the proposed development would not be a prominent feature in the streetscene and would be in accordance with Policies H2/1, H2/2 and EN1/2 of the Bury Unitary Development Plan.

Impact upon surrounding area - The proposed dwelling would have a large garden at the front and rear, which would provide a suitable level of private amenity space. There would be space in the front garden for bin storage and this would be obscured from view by the existing wall. The existing boundary treatments, including the brick wall to the front, would be retained. Therefore, the proposed development would not be a prominent feature in the streetscene and would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

Impact upon residential amenity - SPD6 provides guidance on aspect standards between residential properties and would be relevant in this case. The aspect standards are based on a two storey building and for each additional storey in height a further 3 metres should be added onto the aspect standard.

At the rear, the proposed dwelling would be level with No. 56 Ringley Road and would project 3.1 metres past the rear of No. 52 Ringley Road. The proposed dwelling would not

impact upon the 45 degree line when drawn from No. 52 and as such, would be acceptable.

There would be over 30 metres from the proposed dwelling to the existing properties (Nos 59 - 65 Ringley Road), which would comply with the aspect standards in SPD6.

There would be over 30 metres from the rear of the proposed dwelling to the garden boundary, which would exceed the aspect standard in SPD6.

There would be 2 patios located at the basement and ground floor level and a terrace at first floor level at the rear of the proposed dwelling. A concern has been raised in relation to overlooking from the patios and terrace into the adjacent neighbour's gardens. As such, the agent has revised the plans and the first floor terrace is smaller with privacy screens installed at either end. A privacy screen has been added on the northern boundary at ground floor level. The inclusion of the privacy screens would prevent overlooking and will be secured by a condition.

Therefore, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties and would be in accordance with Policy EN1/2 of the Bury Unitary Development Plan.

Ecology/BNG - A bat survey was submitted as part of the application and concluded that the dwelling had negligible bat roost suitability. GM Ecology Unit agreed with the findings of the survey and have no objections, subject to the inclusion of an informative relating to bats.

The proposed development consists exclusively of a dwelling which is self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015). As such, the proposed development is exempt from BNG.

GM Ecology Unit have no objections, subject to the inclusion of a condition relating to nesting birds and informatives relating to bats and BNG.

Therefore, the proposed development would not cause harm to a protected species and would be in accordance with Policy EN6/3 of the Bury Unitary Development Plan and the NPPF.

Highways issues - The proposed development would utilise the existing access onto Ringley Road. The existing vehicular access would be widened by 0.8 metres and a separate pedestrian access would be created. The gates would be set back from the main road and there would be appropriate levels of visibility. Turning facilities would be provided within the site. The Traffic Section has no objections, subject to the inclusion of conditions relating to construction traffic management plan, access arrangements, turning facilities and car parking. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies H2/1, H2/2 and EN1/2 of the Bury Unitary Development Plan and Policies JP-C5 and JP-C6 of the Places for Everyone Joint Development Plan.

Parking - SPD11 states the maximum parking standards would be 3 spaces per 4 bed and above dwelling. This equates to 4 spaces.

The proposed development would provide 3 parking spaces, which would comply with the maximum parking standards. Therefore, the proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Carbon and energy

Policy JP-S2 - Carbon & Energy sets out the steps required to achieve net zero carbon emissions.

Given that the proposal is for a new build dwelling it is considered that as a minimum Part L

of the building regulations can be met. In addition, an air source heat pump will be installed at the property. As such, the proposed development would reduce carbon emissions and would be in accordance with Policy JP-S2 of the Places for Everyone Joint Development Plan.

Digital connectivity - Policy JP-C2 requires development to have full fibre to premises connections unless infeasible or unviable, with multiple-ducting. The policy supports the provision of free, secure, high-speed public wi-fi connections, particularly in the most frequented areas.

The existing dwelling already benefits from ultra fast full fibre broadband internet connection and the proposed dwelling would connect to this network. Therefore, the proposed development would be in accordance with Policy JP-C2 of the Policy JP-S2 of the Places for Everyone Joint Development Plan.

Response to objectors

- The concerns relating to digging the basement and the party wall act are not material planning considerations.
- The privacy screens would prevent any overlooking into the adjacent properties and the gardens.
- The hours of construction is not a material planning consideration and would be covered by the Environmental Pollution Act.
- The issues relating to parking and traffic have been addressed in the report above.

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 Location plan, PL01, PL02 B, PL03 A, PL04 A, PL05, PL06 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 and Places for Everyone Joint Development Plan listed.
- 3 Details/Samples of the (materials/bricks) 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

EN1/2 - Townscape and Built Design.

- 4 The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);
- II. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 5 Any soil or soil forming materials to be brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use.

Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to the Local Planning Authority for approval prior to any soil or soil forming materials being brought onto site.

The approved contamination testing shall then be carried out and validity evidence (soil descriptions, laboratory certificates, photographs etc.) submitted to Local Planning Authority for approval prior to the development being brought into use.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 6 Prior to occupation the applicant shall provide and connect 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 pursuant to Policy JP-S5 - Clean Air of the Places for Everyone Joint Development Plan.

- 7 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.

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.

- 8 The dwelling hereby approved shall be built in accordance with the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations.
Reason. To secure the satisfactory development of the site pursuant to Places for Everyone Joint Development Plan Policy JP-H3: Type, Size and Design of New Housing.
- 9 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.
- 10 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:
1. Photographic dilapidation survey of the footways and carriageways abutting the site in the event that subsequent remedial works are required following demolition of the existing dwelling, construction of the development and as a result of any statutory undertakers connections.
 2. Access point for demolition/construction traffic from the adopted highway and all associated temporary works to facilitate vehicular access to the site.
 3. Proposed site hoardings (if proposed) clear of the adopted highway.
 4. Hours of operation and number of vehicle movements.
 5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access.
 6. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this.
 7. Parking on site (or on land under the applicant's control) of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this.
 8. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted 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 and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of both periods. The areas identified shall not be used for any other purpose other than the parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the satisfaction of the Local Planning Authority prior to the

development hereby approved being occupied.

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 and HT6/2 - Pedestrian/Vehicular Conflict.

- 11 The development hereby approved shall not be first occupied unless and until the access, parking and bin storage arrangements indicated on approved plan reference PL02 Revision A, incorporating the provision of an electrically operated inward opening vehicular gate, segregated inward opening pedestrian gate and new hardstanding in a porous/permeable/SUDS compliant material and/or measures to prevent the discharge of surface water onto the adopted highway, have been implemented in full to a scope and specification to be agreed with the Highway Authority and to the satisfaction of the Local Planning Authority.
Reason. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety.
- 12 The turning facilities indicated on approved plan reference PL02 Revision A shall be provided before the development hereby approved is first occupied and shall subsequently be maintained free of obstruction at all times.
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety.
- 13 The car parking indicated on approved plan reference PL02 Revision A shall be made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being first occupied and thereafter maintained available for use at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
- 14 The residential unit ('unit') in the development hereby permitted shall be constructed as a self-build dwelling within the definition of self-build and custom build housing in the 2015 Act:
 - (i) The first occupation of the unit in the development hereby permitted shall be by a person or persons who had a primary input into the design and layout of the unit and who intends to live in the unit for at least 3 years;
 - (ii) The Council shall be notified of the persons who intend to take up first occupation of the unit in the development hereby permitted at least two months prior to first occupation.Reason. The scheme as submitted and subsequently determined, is specifically based upon the scheme being a Small Scale Self-Build and Custom Housebuilding scheme, which benefits from The Biodiversity Gain Requirements (Exemptions) Regulations 2024 to otherwise provide for Biodiversity Net Gain.
- 15 The privacy screens indicated on the approved plans and layout plan PL03 rev A, shall be implemented and be positioned in place prior to the dwelling hereby approved becoming occupied. The privacy screens shall remain in situ following occupation whilst they serve the development.
Reason - In order to maintain amenity and privacy between the host dwelling and its immediately adjoining dwelling pursuant to Places for Everyone Joint Development Plan Policy JP-H3: Type, Size and Design of New Housing and UDP Policy H2/1 - The Form of New Residential Development.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HL 27/2/25		DM 27/2/25	