

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Mr John Matthews
Eccleston Homes Ltd
101 Dalton Avenue
Birchwood Park
Warrington
WA3 6YF

PART 1 - Particulars of Application

Application Number: 70222

Date of Registration: 10/11/2023

Proposal:

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.

Location:

Former Mondri/Holcombe Mill, Bridge Street, Ramsbottom, Bury, BL0 0BS

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 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 101, RAMS-TOPO-001, RAMS-TOPO-002, ECC-0111, 102 Q, 102-1, 103 J, 105-1, 105 B, 106, 500, LY-P-01-1, LY-P-01 A, PL-P-01 A, WH-P-01-2 A, WN-P-01-2 A, BU-P-01 A, DE-P-01 A, FM-P-01-2 A, GY-P-01 B, HA-P-01-1 A, HT-P-01-2 A, LA-P-01, LY-P-01-2 A, SG-P-01-1, TG-P-01-1, F025, F02, F02-1, F04-1, F05 E, F05-1 E, F06 B, F09, F012, F014, C100 P4, C101 P5, C102 P2, SD-CP-01, P.1202.19.19, P.1202.19.11 B 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 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 any development above ground is commenced. Only the approved materials 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 No development other than demolition shall commence unless and until:-
- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 5 Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy 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.

- 6 A scheme for managing any borehole or well that has been installed for the investigation of soils, abstraction groundwater or geotechnical purposes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected, and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development/of each phase of development.

Reason. To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 174 of the National Planning Policy Framework and Position Statement J of 'The Environment Agency's approach to groundwater protection'.

- 7 No infiltration of surface water drainage into the ground where adverse concentrations of contamination are known or suspected to be present is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason. To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site.

This is in line with paragraph 174 of the National Planning Policy Framework.

- 8 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
Reason. To ensure that the proposed piling, does not harm groundwater resources in line with paragraph 174 of the National Planning Policy Framework and Position Statement J of the 'The Environment Agency's approach to groundwater protection'.
- 9 Prior to any part of the development hereby approved being occupied, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.
Reason. To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework.
- 10 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.
- 11 No development shall commence unless and until a scheme to minimise dust and odour emissions has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all dust and odour control measures and the methods to monitor emissions of dust arising from the development. The development shall be implemented in accordance with the approved scheme with the approved dust and odour control measures being retained and maintained in a fully functional condition for the duration of the development hereby approved.
Reason. The information was not submitted at application stage and is required to reduce the impacts of dust and odour disturbance from the site on the local environment, pursuant to Policy JP-S5 - Clean Air of the Places for Everyone Joint Development Plan and chapter 11 of the NPPF - Conserving and enhancing the natural environment.
- 12 The development hereby approved shall only be carried out in accordance with the Noise Impact Assessment, dated 28 October 2023.
Reason. To ensure the amenity of the future occupiers of the development is protected pursuant to Policy EN7/2 - Noise Pollution of the Bury Unitary Development Plan.
- 13 Plots 52 - 57 inclusive shall have forced ventilation in accordance with the

recommendations of the Noise Impact Assessment, Noise Impact Assessment, dated 28 October 2023.

Reason. To ensure the amenity of the future occupiers of the development is protected pursuant to Policy EN7/2 - Noise Pollution of the Bury Unitary Development Plan.

- 14 A programme of archaeological works will be undertaken in accordance with the Written Scheme of Investigation (ARS Ltd Report 23/174, 10/12/2023) approved by GMAAS in December 2023 and submitted as part of the planning application. The WSI covers the following:
1. A phased programme and methodology of investigation and recording that includes:
 - i. archaeological building survey (HE Level 1-2)
 - ii. targeted archaeological trenching and strip-map-sample evaluation
 - iii. informed by the above, more detailed targeted excavation and/or development watching brief(s) (subject of a new WSI).
 2. A programme for post investigation assessment to include:
 - i. analysis of the site investigations records and finds
 - ii. production of a final report on the investigation results.
 3. Deposition of the final report with the Greater Manchester Historic Environment Record.
 4. Dissemination of the results commensurate with their significance.
 5. Provision for archive deposition of the report and records of the site investigation.
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason. To make a record of buildings and features of archaeological interest and to advance understanding of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. This would be pursuant to Policies EN3/1 – Impact of Development on Archaeological Sites and EN3/2 – Development Affecting Archaeological Sites of the Bury Unitary Development Plan and Section 16 of the National Planning Policy Framework.

- 15 The development hereby approved shall be carried out in accordance with the requirements of the approved FRA (ref: 4714/FRDA/Final/v1.0 dated 27/10/2023), be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements.

Reason. To ensure that there are no detrimental impacts to flood storage or flood flow routes and to reduce the risk of flooding to the proposed development and future users pursuant to Policy JP-S4 - Flood Risk and the Water Environment of the Places for Everyone Joint Development Plan.

- 16 The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing C102, Rev P2- Dated December 2021 which was prepared by Weetwood and the Flood Risk and Drainage Assessment, Final Report, v1.3, October 2023, C100 Rev P4 dated August 2020, C101 P5 dated August 2020 and C102 P2 dated December 2021. For the avoidance of doubt surface water must drain at the restricted rate agreed with the LLFA and or the Environment agency. No surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

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

EN7/3 - Water Pollution and EN7/5 - Waste Water Management, Policy JP-S4 - Flood Risk and the Water Environment of the Places for Everyone Joint Development Plan and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

- 17 The demolition of building B1 & B2 is likely to cause harm to common pipistrelle bats as identified in the Bat Nocturnal Surveys report by Ascerta Ref: P.1202.19 and shall not in any circumstances commence unless the Local Planning Authority has been provided with either:
- a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or
 - a statement in writing from the relevant licensing body or LPA to the effect that it does not consider that the specified development will require a license
- Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Policy EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan, Policy JP-G8 - A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan and Section 11 of the National Planning Policy Framework.
- 18 If the demolition hereby approved does not commence before 30 April 2025, the building will be reassessed for bat roosting potential and the finding submitted to and approved in writing by the Local Planning Authority.
- Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Policy EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan, Policy JP-G8 - A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan and Section 11 of the National Planning Policy Framework.
- 19 The removal of trees with low bat roosting potential may have the potential to cause harm to bats as identified in the Preliminary Ecological Appraisal Ascerta ref. P.1202.19 drawing P.1202.19.03 rev.A and shall not in any circumstances occur unless further information has been provided to and agreed in writing by the local planning authority
- Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Policy EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan, Policy JP-G8 - A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan and Section 11 of the National Planning Policy Framework.
- 20 No development, other than demolition and remediation, shall commence unless or until, an external lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:
- Identify existing areas and proposed features for bats that are potentially sensitive to lighting;
 - show how and where external lighting will be installed and through appropriate isolux plans demonstrate clearly that any impacts on bats will be negligible;
 - Specify frequency and duration of use.

All external lighting shall be installed in the agreed specifications and locations in accordance with the approved strategy.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Policy EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan, Policy JP-G8 - A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan and Section 11 of the National Planning

Policy Framework.

- 21 Within six months of the commencement of earthworks or vegetation clearance a survey of the site for badger setts will occur and the findings submitted to and approved in writing by the Local Planning Authority.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Policy EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan, Policy JP-G8 - A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan and Section 11 of the National Planning Policy Framework.
- 22 No works to trees or shrubs shall occur or building work or demolition commence 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 or a reasonable avoidance measure method statement been provided and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Policy EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan, Policy JP-G8 - A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 23 The development hereby approved shall be carried out in accordance with the invasive species method statement, received on 2 November 2023.
Reason. The scheme does not provide full details of the actual extent of Japanese Knotweed and Himalayan Balsam in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 24 No development, site clearance, earth moving shall take place or material or machinery brought on site until a method statement to protect the River Irwell from accidental spillages, dust and debris has been supplied to and agreed by the LPA. All measure will be implemented and maintained for the duration of the construction period in accordance with the approved details.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Policy EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan, Policy JP-G8 - A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan and Section 11 of the National Planning Policy Framework.
- 25 Prior to any earthworks or vegetation clearance an otter mitigation and avoidance strategy will be submitted to and approved in writing by the Local Planning Authority. Should the commencement of works be delayed beyond April 2025 an updated survey of the site for otter must be provided before works commence.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Policy EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan, Policy JP-G8 - A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan and Section 11 of the National Planning Policy Framework.
- 26 The landscaping scheme hereby approved shall be implemented to the written satisfaction of the Local Planning Authority not later than 12 months from the date the building(s) is first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required

to be planted to the written satisfaction of the Local Planning Authority.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan..

- 27 Notwithstanding the details indicated on the approved plans, no development other than demolition and remediation shall commence unless and until full details of the following, to a scope and specification to be agreed, have been submitted on a topographical survey of the site and adjacent adopted highways to the Local Planning Authority:
1. Reconstruction of the site access onto Bridge Street incorporating the provision of tactile paved pedestrian crossing points within the limits of the adopted highway;
 2. Reconstruction of the southerly footway on Bridge Street abutting the site, incorporating the identification of, and agreement to, the limits and demarcation of the adopted highway including realignment where appropriate, reinstatement of all redundant accesses to full height kerb levels, provision of a footway to a width to be agreed with 1 in 40 falls to the carriageway, edgings with a 50mm upstand and all boundary treatment alterations adjacent to the back of the footway along the northerly site boundary and in front of Plots 8 - 12, with any foundations required for the replacement walls/fencing designed to not encroach under the adopted highway;
 3. Provision of a street lighting assessment of the junction of the site access with Bridge Street (in addition to the and proposed private internal estate roads), and, if required as a result of the assessment, subsequent scheme of improvements on the existing adopted highway;
 4. Formation of the proposed Secondary Emergency Access to the site adjacent to Plot 12 to a width and specification to be agreed with Greater Manchester Fire and Rescue Service, incorporating adequate strengthening of the footway, levels and vertical alignment to ensure that the size, type and weight of a fully laden fire appliance can be accommodated at this point on the Highway Network in order to access the site;
 5. In association with the above, a scheme of bollards to a specification to be agreed with Greater Manchester Fire and Rescue Service and at appropriate centres located clear of the adopted highway, to ensure that there shall be no direct means of non-emergency vehicular access between the site and Bridge Street;
 6. Formation of the proposed pedestrian access to the site adjacent to Plot 8, incorporating the provision of pedestrian guardrailing of a length and type to be agreed, adequate footway width and levels at this access point and all associated accommodation works;
 7. A scheme of road markings to introduce 'Keep Clear' and give way markings at the junction with Bridge Street, in addition to the provision of appropriate white lining within the private development itself;
 8. Review of the Traffic Regulation Orders in the vicinity of the site to a scope to be agreed to cover whether any additional parking restrictions require introducing, as well as ensuring adequate parking restrictions remain in place, and are refreshed accordingly;
 9. Review of the bus stops in the vicinity of the site with a view to upgrading/improving any bus stops (as necessary). Should this review, undertaken in consultation with TfGM, determine that improvements are required, the application should include proposals for the upgrade of the bus stops, in accordance with 'Transport for Greater Manchester's Design Guidelines for Bus Stops';
 10. All associated highway redial/accommodation works to accommodate the

required highway works.

The highway works subsequently approved shall be implemented to an agreed programme before each phase of the development subsequently agreed is first occupied.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway pursuant to the following Policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan:

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development

Policy EN1/2 - Townscape and Built Design

Policy JP-C5 - Streets for All

Policy JP-C6 - Walking and Cycling

- 28 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 construction of the development/boundary treatment alterations and as a result of any statutory undertakers connections to the new dwelling;
2. Access point for demolition/construction traffic from the adopted highway;
3. 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 signage in the vicinity of the site and its access;
6. 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;
7. 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/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 Policy EN1/2 - Townscape and Built Design and Places for Everyone Joint Development Plan Policies JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

- 29 No development, other than demolition and remediation, shall commence unless and until Travel Plans for the residential use has been submitted to and approved in writing with the Local Planning Authority/TfGM and shall confirm/provide the following:

1. A range of measures promoting a choice of transport mode, and a clear

- monitoring regime with agreed targets;
- 2. A travel plan budget and resources for the implementation and day to day management of travel plan measures;
- 3. Appropriate management structures;
- 4. Detailed time frames for the delivery;
- 5. Handover arrangements for the travel plan or its components when the developer's responsibility ceases;
- 6. Targets and monitoring arrangements.

The approved plan shall be implemented within 6 months of occupation of the first dwelling and the measures and facilities proposed implemented to the satisfaction of the Local Planning Authority.

Reason. A travel plan has not been provided and to deliver sustainable transport objectives pursuant to Policy JP-C8 - Transport Requirements of New Development of the Places for Everyone Joint Development Plan.

- 30 No development, other than demolition and remediation, shall be commenced unless and until details of the proposed arrangements for future management and maintenance of the proposed estate roads within the development have been submitted to and approved by the Local Planning Authority. The estate roads shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.

Reason. To ensure that the unadopted estate road serving the development is maintained to an acceptable standard in the interest of residential/highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway pursuant to the following Policies of the Bury Unitary Development Plan:
Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development
Policy EN1/2 - Townscape and Built Design.

- 31 The visibility splays indicated on the approved plans shall be implemented before the new site access is brought into use and subsequently maintained free of obstruction above the height of 0.6m

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development
Policy EN1/2 - Townscape and Built Design

- 32 The private access roads, replacement parking facilities and turning facilities indicated on the approved plans shall be provided before the dwellings are first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

Reason. To ensure good highway design and minimise the standing and turning movements of vehicles on the highway and unadopted access road, in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development
Policy EN1/2 - Townscape and Built Design.

- 33 The car parking for the dwellings hereby approved and indicated on the approved

plans shall be surfaced, demarcated and made available for use prior to the dwellings 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 pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

- 34 A minimum hardstanding of 5.5m measured between the highway/private estate road boundary and any proposed garage doors shall be provided and thereafter maintained.

Reason. To enable a vehicle to stand clear of the highway whilst the garage doors are opened and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development

Policy EN1/2 - Townscape and Built Design

- 35 Where dwellings are constructed without a garage, a minimum hardstanding of 5.0m measured from the highway/private estate road boundary shall be provided within the curtilage of each dwelling and thereafter maintained.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development

Policy EN1/2 - Townscape and Built Design.

- 36 Secure cycle storage facilities shall be provided within the curtilage of each dwelling before it is occupied and thereafter maintained.

Reason. To ensure the provision of adequate in-curtilage cycle storage facilities and in order to deliver sustainable transport objectives pursuant to the following Policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan:

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development

Policy EN1/2 - Townscape and Built Design

JP-C6 - Walking and Cycling

- 37 All trees to be retained on site shall be protected in accordance with the approved Arboricultural Impact Assessment Ref: P.1202.19 and in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

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 pre-application discussions 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.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

HT5	HT5 - Accessibility For Those With Special Needs
EC1/1	EC1/1 - Land For Business (B1), General Industrial (B2) and Warehousing Uses (B8)
EC2/1	EC2/1 - Employment Generating Areas
EC6/1	EC6/1 - New Business, Industrial and Commercial Development
H1/2	H1/2 - Further Housing Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
H4/1	H4/1 - Affordable Housing
H4/2	H4/2 - Special Needs Housing
EN1/2	EN1/2 - Townscape and Built Design
EN1/5	EN1/5 - Crime Prevention
EN1/7	EN1/7 - Throughroutes and Gateways
EN1/8	EN1/8 - Shop Fronts
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
EN2/3	EN2/3 - Listed Buildings
EN3/1	EN3/1 - Impact of Development on Archaeological Sites
EN3/2	EN3/2 - Development Affecting Archaeological Sites
EN6/3	EN6/3 - Features of Ecological Value
EN6/4	EN6/4 - Wildlife Links and Corridors
EN7/2	EN7/2 - Noise Pollution
EN7/5	EN7/5 - Waste Water Management
EN8/2	EN8/2 - Woodland and Tree Planting
OL5/2	OL5/2 - Development in River Valleys
RT1/1	RT1/1 - Protection of Recreation Provision in the Urban Area
RT2/2	RT2/2 - Recreation Provision in New Housing Development
RT3/2	RT3/2 - Additional Provision for Recreation in the Countryside
RT4/6	RT4/6 - East Lancashire Railway
HT2/4	HT2/4 - Car Parking and New Development
HT2/5	HT2/5 - Public Car Parks
HT5/1	HT5/1 - Access For Those with Special Needs
HT6/1	HT6/1 - Pedestrian and Cyclist Movement
TC2/2	TC2/2 - Mixed Use Development
TC2/3	TC2/3 - Vacant and Cleared Sites
Area	Area RM5 - Railway Street/Bridge Street/Peel Brow
RM5	
SPD1	Supplementary Planning Document 1 - Open Space, Sport and Recreation Provision in New Housing Development
SPD2	Development Control Policy Guidance Note 2: Wildlife Links & Corridors
SPD3	Development Control Policy Guidance Note 3: Planning Out Crime in New Development
SPD5	Development Control Policy Guidance Note 5: Affordable Housing Provision in New Residential Developments
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD14	Development Control Policy Guidance Note 14 - Employment Land and Premises
SPD16	Development Control Policy Guidance Note 16 - 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

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

101
RAMS-TOPO-001
RAMS-TOPO-002
ECC-0111
102 Q
102-1
103 J
105-1
105 B
106
500
LY-P-01-1
LY-P-01 A
PL-P-01 A
WH-P-01-2 A
WN-P-01-2 A
BU-P-01 A
DE-P-01 A
FM-P-01-2 A
GY-P-01 B
HA-P-01-1 A
HT-P-01-2 A
LA-P-01
LY-P-01-2 A
SG-P-01-1
TG-P-01-1
F025
F02
F02-1
F04-1
F05 E
F05-1 E
F06 B
F09
F012

F014
C100 P4
C101 P5
C102 P2
SD-CP-01
P.1202.19.19
P.1202.19.11 B

NOTES TO APPLICANT

1. The proposals will impact a culverted watercourse running through the site, which will require an ordinary watercourse consent in addition to planning approval. Permissions may also be required from the Environment Agency for works within 8m of the main river.
2. In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>
3. This planning permission needs to be read in conjunction with the binding S106 Planning Agreement signed on 27 September 2024.

Signed:



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On behalf of the Council

Date of Decision: 30/09/2024