

NOTICE OF PLANNING PERMISSION

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

To:

Mr Craig Buck
The Intelligent Design Centre
5-11 Eagle Street
Accrington
BB5 1LN

On Behalf Of:

Mrs Sophie Mitchell
Sophie, Megan, Jake & Georgia (the Mitchell family)
Wood Mill
Wood Road Lane
Bury
BL9 5QA

PART 1 - Particulars of Application

Application Number: 69266

Date of Registration: 06/10/2023

Proposal:

Conversion of existing 1 no. dwelling into 4 no. separate dwellings

Location:

Wood Mill, Wood Road Lane, Summerseat, Bury, BL9 5QA

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 21053-201-E, 21053-202 B, 21053-203-B, 21053-204-F, 21053-205-H, 21053-206-G, 21053-207, 21053-208-E 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 The external finishing materials for the proposal hereby approved shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 4 No development approved by this permission shall be commenced until a scheme for the disposal of foul water drainage has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in

accordance with the approved plans.

Reason. To ensure a satisfactory means of drainage pursuant to Policy JP-S4 - Flood Risk and the Water Environment of the Places for Everyone Joint Development Plan.

- 5 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 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.

- 6 The development shall be carried out in accordance with the submitted flood risk assessment (dated 23 August 2023) and the following mitigation measures shall be implemented in full prior to occupation of the dwellings hereby approved:
- The existing door on the eastern façade should be permanently closed;
 - All electrical sockets and switches within the basement areas should be positioned at a minimum of 900mm above ground floor level and electrical supply feeds to come down from ceiling level;
 - All external ground floor doors and windows should be reinforced and adequately sealed to the surrounding masonry;
 - Areas below 99.50mAOD should conform to the following recommendation from the FRA; all exposed basement walls should be suitably tanked to prevent water ingress through the walls.

Reason. 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.

- 7 The shared driveway access improvements indicated on approved plan reference 21053-208 Revision C shall be implemented prior to the development hereby approved being 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, all in the interests of highway 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.

- 8 The car parking and turning facilities indicated on approved plan reference 21053-208 Revision C shall be made available for use prior to the development 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.

- 9 The bin storage facilities indicated on approved plan reference 21053-208 Revision C shall be made available prior to the development hereby approved being occupied and maintained thereafter.
Reason. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear 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
JP-C6 - Walking and Cycling
- 10 Prior to the commencement of development, details relating to the proposed boundary treatment for each dwelling shall be submitted to and approved in writing by the Local Planning Authority. The approved details only shall be implemented as part of the approved development.
Reason - To secure the satisfactory development of the site and in the interests of the visual amenities of the area pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 11 Prior to occupation of Units B, C, or D, the boundary fencing located along the boundary with the shared access with West Bank that is in situ for Unit A shall be removed and replaced with the boundary treatment approved under condition 11.
Reason: In the interests of visual amenity and to ensure no adverse impact upon flood risk downstream pursuant Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan, and Policy JP-S4 - Flood Risk and the Water Environment of the Places for Everyone Joint Development Plan.
- 12 Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.
- 13 No development shall commence unless or until:
a. proportionate risk assessment and site sampling exercise shall be undertaken to address the risks posed by land contamination in the proposed garden and landscaped areas of the application site. This should be submitted to and approved in writing by the Local Planning Authority; and
b. Should the above indicate that remediation is necessary, a Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority.
The scheme shall be implemented in accordance with the duly approved details before any of the dwellings hereby approved are first occupied, and maintained as such thereafter.
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.
- 14 Where remediation is required, it shall be carried out in full accordance with the approved Remediation Strategy.
A Verification Report must be submitted to the Local Planning Authority for approval

upon completion of remediation works. 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 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.

- 15 Where during any works on site, unforeseen contamination is suspected or found, or contamination is caused, works on the site shall cease and the Local Planning Authority shall be notified immediately. The developer shall then produce a risk assessment and submit remediation proposals, if required, for approval to the Local Planning Authority. On approval of the remediation strategy, the development shall then be carried out in accordance with the approved details and process including any required timescales.

Reason. This is to secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to the National Planning Policy Framework.

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.

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

- 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
- EN1/2 EN1/2 - Townscape and Built Design
- EN6/3 EN6/3 - Features of Ecological Value
- EN7/2 EN7/2 - Noise Pollution
- EN7/5 EN7/5 - Waste Water Management
- EN8/2 EN8/2 - Woodland and Tree Planting
- OL1/4 OL1/4 - Conversion and Re-use of Buildings in the Green Belt
- OL5/2 OL5/2 - Development in River Valleys
- HT2/4 HT2/4 - Car Parking and New Development
- SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
- JP-S1 Sustainable Development
- 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-P1 Sustainable Places
- JP-C2 Digital Connectivity
- JP-C5 Streets For All

JP-C6 Walking and Cycling
JP-G8 A Net Enhancement of Biodiversity and Geodiversity

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:

21053-201-E
21053-202-B
21053-203-B
21053-204-F
21053-205-H
21053-206-G
21053-207
21053-208-E

NOTES TO APPLICANT

1. This recommendation relates to the revised plans received by this Section on 12 March 2024.
2. The Council currently operate a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system.

Signed:



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On behalf of the Council

Date of Decision: 04/07/2024