

NOTICE OF PLANNING PERMISSION

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

To:

Miss Rachel Taylor
Jennings Design Associates
The Warehouse
Saxon Street
Denton
Manchester
M34 3DS

On Behalf Of:

Holly Pixton
Excelsior Properties
Hartford House
Weston Street
Bolton
BL3 2AW

PART 1 - Particulars of Application

Application Number: 68593

Date of Registration: 28/07/2022

Proposal:

Variation of condition 2 following approval of planning permission ref. 68336 - The addition of PV panels to the roof, a reduction in the window cill height of kitchen window and the inclusion of a glazed lean to south elevation.

Location:

Bast House, Manchester Road, Ramsbottom, Bury, BL9 5LZ

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 1119 A DR 000 B, 1119 A DR 006 A, 1119 A DR 100 G, 1119 A DR 220 M, 1119 A DR 221 L, 1119 A DR 222 J, 1119 A DR 227 H, 1119 A DR 228 H 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 development hereby approved shall be carried out in accordance with the materials approved as part of condition 3 of permission 60870.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/1 Visual Amenity of Bury Unitary Development Plan.
- 4 The development hereby approved shall be carried out in accordance with the boundary treatments approved as part of condition 4 of permission 60870.

Reason - To secure the satisfactory development of the site and in the interests of the visual amenities of the area pursuant to Policy EN1/1 Visual Amenity of Bury Unitary Development Plan.

- 5 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.
- 6 All ecological measures and/or works shall be carried out in accordance with the details contained in Construction Environmental Management Plan by ERAP (Consultant Ecologists) Ltd (ref: 2019-218b) dated January 2021.
Reason. In the the interests of ecology and protected species pursuant to the NPPF and UDP Policy EN6 Conservation of the Natural Environment.
- 7 Prior to occupation, a "lighting design strategy for biodiversity" for areas and buildings to be externally lit shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:
 - a) identify those areas/features on site that are particularly sensitive for bats and barn owls and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.
Reason. To ensure there is no harm to a protected species pursuant to the NPPF and Policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan.
- 8 The development hereby approved shall be carried out in accordance with the details approved as part of condition 9 of permission 60870.
Reason. To ensure a satisfactory form of development in the interests of visual amenity pursuant to UDP Policies EN1/1 Visual Amenity.
- 9 Following the provisions of Conditions 10 and 12 of planning permission 60870, where remediation relating 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 11 - Conserving and enhancing the natural environment.
- 10 No development approved by this permission shall be occupied until a scheme for the disposal of foul and surface waters has been submitted to and approved by the Local Planning Authority. Such a scheme shall be constructed and completed in

accordance with the approved plans.

Reason. Drainage details have not been submitted and to ensure a satisfactory means of drainage pursuant to the NPPF and UDP Policy EN7/5 Waste Water Management.

- 11 The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to 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.

- 12 The turning facilities indicated on the approved plans shall be provided before the development is first occupied and the areas used for the manoeuvring of vehicles shall be subsequently 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 pursuant to Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

- 13 No development shall commence unless and until a 'Construction Management Plan' (CMP), has been submitted to and agreed in writing with the Local Planning Authority and shall provide the following:

- Access arrangements and routing for demolition/construction traffic from the adopted highway and unadopted site access road, including use of appropriately sized vehicles in order to be able to utilise the existing restricted access route;
- Hours of operation and number of vehicle movements;
- Proposals for the provision of parking facilities/arrangements for site operatives;
- Storage on site/on land within the applicant's control of demolition/ construction materials, including any requisite phasing of the development to accommodate this;
- If proposed, site hoarding positions clear of existing Public Rights of Ways, including the provision, where necessary, of temporary pedestrian facilities/protection measures;
- Measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site as part of the proposed demolition works/ground works operations and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials.

Reason. 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, in the interests of highway safety pursuant to UDP Policy H2 Highway Network.

- 14 Unless the section of Public Footpath No. 229 Ramsbottom located within the application site is first diverted, details of how the public footpath will be accommodated through the site shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. Parking spaces should be provided prior to the first occupation of the dwellings and subsequently retained.

Reason. To ensure that the Public Right of Way that crosses the site is adequately accommodated pursuant to UDP Policy RT3/3 Access to the Countryside.

- 15 In the event that the section of Public Footpath No. 229 Ramsbottom located within the application site is to be diverted, no development shall commence unless and until full details of following have been submitted to and approved by the Local Planning Authority:
- The provision of a gate at the interface between the existing access track with the open field/diverted route of the Public Right of Way;
 - The provision of a hard surfaced diverted route through the open field to a specification to be agreed to replace that which exists on the existing footpath route;
 - In the event that fencing of the diverted route is required by the landowner, type of fence proposed and position(s) to ensure that the width of the diversion reflects that currently available along the existing path.

The details subsequently approved shall be implemented to the written satisfaction of the Local Planning Authority before the development is first occupied/ Public Footpath No. 229 Ramsbottom is diverted.

Reason. To ensure that the Public Right of Way that crosses the site is adequately accommodated pursuant to UDP Policy RT3/3 Access to the Countryside.

- 16 Prior to first occupation of the development hereby approved, a domestic sprinkler system to meet the requirements of BS 9251:2014, or any subsequent revised standard, shall be installed in the dwellings hereby approved. The sprinkler systems shall thereafter be maintained at all times.

Reason. In the interests of fire safety pursuant to The NPPF and UDP Policies listed.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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:

OL1/4	OL1/4 - Conversion and Re-use of Buildings in the Green Belt
EN9/1	EN9/1 - Special Landscape Areas
EN1/1	EN1/1 - Visual Amenity
EN2/3	EN2/3 - Listed Buildings
EN7	EN7 - Pollution Control
EN6	EN6 - Conservation of the Natural Environment
EN6/3	EN6/3 - Features of Ecological Value
EN7/5	EN7/5 - Waste Water Management
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
H2/4	H2/4 - Conversions
HT2/4	HT2/4 - Car Parking and New Development
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
RT3/4	RT3/4 - Recreational Routes
NPPF	National Planning Policy Framework
SPD 9	Development Control Policy Guidance Note 9 - Conversion and Re-use of Buildings in the Green Belt

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:

1119 A DR 000 B
1119 A DR 006 A
1119 A DR 100 G
1119 A DR 220 M
1119 A DR 221 L
1119 A DR 222 J
1119 A DR 227 H
1119 A DR 228 H

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Kavanagh', is written over a dotted line.

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On behalf of the Council

Date of Decision: 06/02/2023