

NOTICE OF PLANNING PERMISSION

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

To:

Mr Steven Hartley
HP & DA Ltd
Swallow Barn
Lower Chapel Hill
Hurst Lane
Rawtenstall
BB4 8TB

On Behalf Of:

Trustees of The Holcombe Brook Sports &
Tennis Club
Hazel Hall Lane
Ramsbottom
BL0 9FS

PART 1 - Particulars of Application

Application Number: 73130

Date of Registration: 29/04/2026

Proposal:

Application for permission in principle for the
erection of 8-9 dwellings

Location:

Land at Hazel Hall Lane, Ramsbottom

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:-

The Principle of Permission hereby granted is for a period of 3 years from the date of this decision. This is the prescribed period as set out in the Town & Country Planning Act 199, Town and Country Planning (Permission in Principle) Order 2017 as amended. The "Notes to Applicant" below provides guidance on what the detailed proposals should include at the Technical Details Stage.

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

NPPF National Planning Policy Framework
NPPG National Planning Policy Guide
JP-C1 Our Integrated Network
JP-G9 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:

Location Plan - Ref: HTC.170426D

NOTES TO APPLICANT

1. Technical Details submission date

In accordance with national planning guidance, applications for approval of Technical Details Consent must be submitted by the applicant, and subsequently determined by the Local Planning Authority, within the duration of this permission. It is therefore advised an application for approval of Technical Details Consent should be submitted no later than 8 weeks prior to the expiry of this permission. Failure to do so may result in the permission in principle described in this decision notice lapsing.

4. Highway Authority

Raise concerns about the safety of the site access but note that highway safety, access parking and servicing matters are assessed at Technical Details stage - Stage 2 of the Permission in Principle process.

They also note that Hazel Hall Road is on a historic Tottington UDC list of unadopted roads. However, that list is not dated and it has a distance recorded of 670 feet, which is not readily apportioned to any particular part of Hazel Hall Road which is much longer than that in its entirety. It is not on the Council's Definitive Map and the Council do not record it in the s36 list of streets. There is sufficient evidence that it is not maintainable at public expense. It appears to have highway rights by long usage. Those rights appear to be for all use including vehicles.

The developer will need to evidence lawful control or permission to carry out any works on Hazel Hall Road, without which, any alteration or works may constitute unlawful interference with a highway. We could not support any proposal unless and until lawful rights were demonstrated.

There is contradictory information within the submission over where the site would be accessed from that needs to be addressed at Technical Details Stage.

5. Highway Authority - PROW Team

The continuation of Hazel Hall Road beyond the adopted section, linking to Longsight Road is a highway. It is not included on the Definitive Rights of Way records and is unadopted. As a result, it is not maintainable at public expense. As it lies outside the ownership of the applicant, it would not be possible for works to be carried out on this section of Hazel Hall Lane without the (unknown) landowner's permission and any further planning permissions that may be required.

The Planning Statement states 'access would be from Hazel Hall Lane via Summerseat and not via Longsight Road'. The statement then describes the regular bus service on Longsight Road which is within walking distance and the facilities on Longsight Road/Vernon Road. Whilst it would be possible to use adopted highways to walk to Longsight Road, the Statement includes a plan showing the 4 minute walking time along the unadopted section of Hazel Hall Lane - the section that is described as not being used as access. This contradiction needs to be addressed at Technical Details stage.

If access is from the existing adopted section of Hazel Hall Road, it should be noted that the adoption ends before the red edged site, and the applicant may require the permission of the landowner to access the site/carry out any improvements to the access.

6. Landscape Character

The site is within the Holcombe to Greenmount and Higher Summerseat (LCA 22), an area of Incised Urban Fringe Farmland as assessed by the GM Landscape Character and Sensitivity Assessment.

Policy JP-G1: Landscape Character states that development within a Landscape Character Type should reflect and respond to the special qualities and sensitivities of the key landscape characteristics of its location, including having regard to:

- Topography, geology and drainage;
- Land use and field patterns;
- Semi-natural habitats and woodland cover;
- Archaeology and cultural heritage;
- Settlement, road pattern and rights of way; and,
- Views and perceptual qualities.

The interface of new development with the surrounding countryside/landscape is of particular importance. These transitional areas require well-considered and sensitive treatment. In particular, opportunities to improve the intactness and condition of the landscape should be taken.

7. Trees and Hedgerows

The site contains trees and hedgerows. These should be retained where possible.

Any application should be accompanied by an BS5837 compliant Arboricultural Assessment and tree constraints plans, as existing and shown in context with the proposed development.

Any tree loss should be replaced on a 2 for 1 basis, in accordance with the requirements of Places for Everyone Joint Development Plan, Policy JP-G7: Trees and Woodland.

8. Biodiversity and Biodiversity Net Gain

PfE policy JP-G8 requires development to follow the mitigation hierarchy of avoiding significant harm to biodiversity through consideration of alternative sites, then adequately mitigating and compensating for any remaining harm. It also requires development to avoid fragmenting or severing connectivity between habitats and to achieve a net gain in biodiversity of no less than 10%. This reflects national statutory requirements.

This policy requires planning applications to be accompanied by a completed metric and written statement or draft Biodiversity Gain Plan. The policy also requires proposals to make appropriate provision for long-term management of habitats and geological features connected to the development. This information will be required at the technical details stage.

The Council is not aware of any ecological issues associated with this site that would prevent planning permission being granted with the exception of the trees and hedgerows bordering the site, it is very unlikely that there would be any ecological issue that would prevent permission being granted.

Greater Manchester Ecology Unit recommend that as part of any technical details stage a preliminary ecological appraisal, any other ecological surveys recommended

by the PEA and a biodiversity net gain assessment be provided.

As the development site is over 0.2ha biodiversity net gain will apply, even once the de minimis threshold is raised.

9. Contaminated Land

A sensitive end use is proposed; as such, to avoid pre-commencement conditions sufficient information must be submitted at Stage 2, Technical Details Consent stage, to demonstrate that no remedial measures are required or to agree such measures. Further information regarding Land Contamination and the planning process can be found in Bury Council's Developers Guide, available on the Council's website and on the Planning Portal.

10. Air Quality

For this type of development, it would be expected that parking would be included. The site is not located within an Air Quality Management Area. Due to the scale of the proposed development, it is considered very unlikely that the proposed development could create an increase of more than 500 AADT (annual average daily traffic). Therefore, in line with the EPUK Guidance, an air quality assessment will not be required.

Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. To support the principles of the Greater Manchester Clean Air Plan in reducing levels of nitrogen dioxide and in order to manage current and future levels of air pollution Bury Council is encouraging the use of cleaner vehicles. As such and in line the requirements of the Building Regulations (The Building Regulations 2010, Approved Document S, Infrastructure for the charging of electric vehicles), as part of the Stage 2, Technical Details Consent stage, the developer should provide information regarding Electric Vehicle Infrastructure to the following specification:

- 1 no. electric vehicle (EV) charging point (minimum 7kW*) per dwelling/parking space.

*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>.

Certification and photographic evidence of the installation of the agreed electric vehicle charge points will be required to be submitted to Local Planning Authority for approval prior to the development being brought into use. The infrastructure shall be maintained and operational in perpetuity.

11. **Planning Obligations**

This proposal is for 8 - 9 dwellings, which would not ordinarily require contributions for recreation or affordable housing.

However, this site appears to be part of a wider parcel of land to the rear of Holcombe Brook Tennis club.

As set out in SPG5 (para. 2.5) the Council will seek to avoid situations whereby the landowner / developer attempts to subdivide the site to avoid meeting their

obligations.

The planning statement states that it is not the intention of the landowner to erect additional dwellinghouses in the remainder of the field, however in the event that the adjoining land is also brought forward for residential development, the requirement for planning obligations for the aggregated wider site (specifically affordable housing, recreation and potential education contributions) will need to be addressed at the technical details consent stage.

12. Carbon and Energy

The proposal is required to comply with Policy JP-S2: Carbon and Energy. Details on what measures the applicants intended to put in place to comply with this policy will be required to be submitted at the Stage 2, Technical Details consent stage.

13. Digital Connectivity

The proposal is required to comply with Policy JP-C2: Digital Connectivity. Confirmation will need to be sought at the Stage 2 Technical Details consent stage that full fibre will be provided as part of the proposal.

14. Active Travel

Policy JP-C1 - An Integrated Network requires developments to be located and designed to deliver a significant increase in the proportion of trips that can be made by walking, cycling and public transport.

Developments should prioritise pedestrians, cyclists and public transport users. Consideration should be given to providing pedestrian and cycling infrastructure to ensure that there is safe and attractive pedestrian and cycle access to the proposed development.

Details on what measures the applicants intended to put in place to comply with this policy will be required to be submitted at the Stage 2, Technical Details consent stage.

15. Drainage

Response from United Utilities - This is available to view on the Council's Website under this application - please read in full and provide the information they request at Technical Details stage and note the recommended planning conditions.

Response from the Council Drainage Section - This is available to view on the Council's website. They raise no objections subject to satisfactory drainage being provided that would be secured by condition(s) at Technical Details Stage.

3. This decision grants permission in principle for a residential development involving a minimum of 8 dwellings and a maximum of 9 dwellings at the site.

2. For the avoidance of any doubt, this decision relates to the following plan:

Location Plan - Ref: HTC.170426D

16. Type, Size and Design of New Housing

PfE Policy JP-H3 - Seeks to provide an appropriate mix of dwelling types and sizes. All new dwellings must 1. comply with the nationally described space standards and 2. be built to the 'accessible and adaptable standard in Part M4(2) of Building Regulations unless specific site conditions make this impracticable. This will need to be addressed at Technical Details stage.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

6 of 6

.....
On behalf of the Council

Date of Decision: 03/06/2026