

DELEGATED REPORT

Report by Helen Leach	Date of report: 16/12/2025	Ref: 72376/FUL
Registration: 29/09/2025	LDfC: 27/10/2025	Expiry Date: 24/11/2025
Site Visit: 14/10/2025	Site Notice: 14/10/2025	Press Date: 09/10/2025
Objections: 1	Con Area:	Adv Type: ARW
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: MIDW

Proposal: Variation of condition nos. 2 (approved plans), 3 (approve materials), 4/5 (ground conditions), 11 (drainage strategy) and 12 (traffic management) on planning permission 68661 (Erection of a dwelling and change of use and refurbishment of Gate House): to alter the design and layout of the house to include a new basement level, 2no. rear dormers swapped for 2no. rear outriggers; addition of 2no. single storey side extensions and an increase in floorspace

Location: Ainsworth Nursing Home, Knowsley Road, Ainsworth, Radcliffe, Bolton, BL2 5PT

Description

The site relates to a plot and building which forms part of the former Ainsworth Nursing Home. It is accessed via a private lane which is formed from the top of Ainsworth Road. The whole site is located in the Green Belt, Special Landscape Area and West Pennine Moors and is on the Council's Draft local list as a Non-Designated Heritage Asset. The site is covered by a blanket TPO.

The site is located to the north of Ainsworth Village and is self-contained and remote from the rest of the village, nearby farm settlements and residential dwellings, having formally being an isolation hospital for infectious diseases. It was later used as a nursing home for the elderly up until the time it closed down.

The nursing home site is rectangular in shape and the existing built development is generally focused centrally within the site, with the main internal access running north through the site which branches to the east to serve the main building and other buildings to the north. The remaining land is grassed, treed or vegetated. Surrounding the site is open land and fields.

By way of background, the site has now been sold off as separate plots and three plots have planning permission for the conversion to residential dwellings with alterations and extensions.

This application relates to a plot of land to the southwest of the former Ainsworth nursing home site. The site contains a small brick building, which was in use as a gatehouse. The remainder of the site is open and there are trees on the perimeter.

Planning permission was granted for the erection of a single dwelling and the conversion of the gatehouse into living accommodation. The proposed dwelling would be two storeys at the front and single storey with dormers at the rear. The dwelling would be constructed from brick with a slate roof and would be accessed via the existing access.

The proposed development involves the variation of the approved plans condition to change the design of the house type. The proposed changes include:

- addition of a two storey projecting element with a hipped roof

- enlargement of the proposed side extension
- provision of an lean to extension at the side
- addition of a basement
- enlargement of patio doors on rear elevation
- addition of a rooflight on rear elevation and removal of rooflights from front elevation
- increase in ridge height on main roof by 0.4 metres

The proposed plans include the planting of 12 new trees to replace the 5 trees that have been removed.

The access to the dwelling would not be changed.

Relevant Planning History

67342 - Erection of two dwellings and associated access, parking and landscaping, provision of landscape buffer; Change of use and refurbishment of Gate House within the curtilage of the former Ainsworth Nursing Home at former Ainsworth Nursing Home, Knowsley Road, Ainsworth. Withdrawn - 11 July 2022

68661 - Erection of a dwelling and associated access, parking and landscaping, provision of landscape buffer, and change of use and refurbishment of Gate House within the curtilage of the former Ainsworth Nursing Home at former Ainsworth Nursing Home, Knowsley Road, Ainsworth. Approved with conditions - 10 November 2022

71819 - Variation of condition no. 2 (approved plans) of planning permission 68661 to alter the approved design/layout of the house to include a new basement level, 2no. rear dormers swapped for 2no. rear outriggers; addition of 2no. single storey side extensions and an increase in floorspace at former Ainsworth Nursing Home, Knowsley Road, Ainsworth. Refused - 17 July 2025.

72194 - Application to discharge condition no 11 (Surface Water Sustainable Drainage Assessment) of planning permission 68661 at former Ainsworth Nursing Home, Knowsley Road, Ainsworth. Approved - 11 September 2025.

72375 - Application to discharge condition nos. 3 (materials); 4 (ground materials) and 12 (construction traffic management plan) on planning permission 68661 at former Ainsworth Nursing Home, Knowsley Road, Ainsworth. Received - 11 September 2025.

Adjacent site

65412 - Conversion of wash house to 1 no. dwelling with single storey extensions and dormer to rear at Ainsworth Nursing Home, Knowsley Road, Ainsworth. Approved with conditions - 22 June 2020.

65626 - Conversion of property to 1 no. residential building; increase to the roof height, two storey extension and associated parking and landscaping, change of use of land to residential garden at the bungalow, Ainsworth Nursing Home, Knowsley Road, Ainsworth. Approved with conditions - 23 September 2020.

66142 - Change of use from nursing home to private dwelling including alterations and garage extension at Knowsley House, Knowsley Road, Ainsworth. Approved with conditions - 21 January 2021.

66398 - Non-material amendment following grant of planning permission 65412 - Removal of two windows on the west elevation and replace with timber French doors at Ainsworth Nursing Home, Knowsley Road, Ainsworth. Approved with conditions - 5 February 2021.

66467 - Variation of conditions following approval of 65626- Amendment to approved plans with the addition of a porch at the bungalow, Ainsworth Nursing Home, Knowsley Road, Ainsworth. Approved with conditions - 29 March 2021

66763 - Demolition of existing nursing home and construction of two storey detached dwelling with associated garages at Ainsworth Nursing Home, Knowsley Road, Ainsworth. Refused - 9 December 2021.

66836 - Demolition of the building known as 'The Haven', and the erection of a replacement building for use as a private dwellinghouse, with associated garden curtilage and parking at the Haven, part of the former Ainsworth Nursing Home, Knowsley Road, Ainsworth. Approved with conditions - 22 July 2021.

67368 - Demolition of existing building to be replaced with 2 no. dwellings at the Coach House, former Ainsworth Nursing Home, Knowsley Road, Ainsworth. Refused - 10 January 2023. Appeal dismissed - 10 January 2023.

68665 - Demolition and conversion of the building known as 'The Haven' to 1 no. private residential dwelling, with associated garden curtilage and parking at 5 Knowsley View, The Haven, Knowsley Road, Ainsworth. Approved with conditions - 9 November 2022.

68792 - Detached garage to side of existing property at the Old Wash House, 2 Knowsley View, Knowsley Road, Ainsworth. Approved with conditions - 8 December 2022.

69616 - Demolition of existing building to be replaced with 2 no. dwellings at the Coach House, former Ainsworth Nursing Home, Knowsley Road, Ainsworth. Refused - 24 August 2023. Appeal dismissed - 15 July 2024.

69713 - First floor side/rear extension at the Bungalow, 7 Knowsley View, Knowsley Road, Ainsworth. Approved with conditions - 3 August 2023.

69975 - Removal of condition 6 (removed permitted development rights) on planning permission ref. 66467 at the Bungalow, Ainsworth Nursing Home, Knowsley Road, Ainsworth. Refused - 19 October 2023

70163 - Prior approval for proposed agricultural building at land to south of former Ainsworth Nursing Home, Knowsley Road, Ainsworth. Prior approval required and refused - 4 December 2023. Appeal dismissed - 22 July 2024.

70880 - Erection of 1.85m high electric gates at front and 1.85m high gates / fencing to garage driveway at Old Wash House, 2 Knowsley View, Ainsworth. Approved with conditions - 1 October 2024.

Publicity

The neighbouring properties were notified by means of a letter on 2 October 2025 and a press notice was published in the Bury Times on 9 October 2025. Site notices were posted on 14 October 2025.

1 letter has been received, which has raised the following issues:

- My opinion on the current application have not changed. I am still opposed to it, and strongly dispute that the amendments are "minor".
- I prefer not to have the west side of my plot / building entirely dominated by a building with two side extensions.
- The bike and recycling bin areas on the southern side of the building are more substantial structures than previously suggested.
- The current outdated site plan (drawing no. 3551:09) indicates a "bin store formed from close boarded timber fence and gates" and an "ASGARD Twin Cycle Store". Page 8 of the "Planning Support Statement" contradicts this by stating the roof of the 5-bicycle store will be "mono-pitch slate" and the bin store will have "brick walls".
- The requirement for a basement will do nothing to minimise the negative impact of the construction on Knowsley View, the Access Way and Knowsley Road. I hope that the

basement is not intended for commercial storage purposes as this will increase traffic on the private road (Access Way) owned by myself and cause nuisance to neighbours long after construction.

- The "Construction Traffic Management Plan" lacks clarity. A diagram of where everything is being located within the applicant's plot would have been a useful addition. I trust there is no intention to use any part of my property including the Access Way for Heras fencing, material storage areas, waste storage areas, refuelling areas, site office / welfare, vehicle parking for contractors and the owner or wheel washing facilities and any run off of waste water created.
- I would like confirmation that any reference to "hard standing" or "hard surface areas" in the construction plan refers to that created on the plot owned by the applicant and not to any existing part of the Access Way owned by me.

Statutory/Non-Statutory Consultations

Traffic Section - Need to consider the impact upon the PROW No. 42 from the proposed development, including construction and as an access.

Drainage Section - No objections.

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

Public Rights of Way Officer - Need to consider the impact upon the PROW No. 42 from the proposed development, including construction and as an access.

Conservation Officer - No objections.

United Utilities - No response.

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
EN1/3	Landscaping Provision
EN6/3	Features of Ecological Value
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8/1	Tree Preservation Orders
OL1/2	New Buildings in the Green Belt
OL1/3	Infilling in Existing Villages in the Green Belt
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-G7	Trees and Woodland
JP-G9	The Green Belt
JP-P1	Sustainable Places
JP-P2	Heritage
JP-C5	Streets For All
JP-C6	Walking and Cycling
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 - Green Belt - The application site falls within the Green Belt as designated under PfE policy JP-G9.

Paragraph 152 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 153 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 of the NPPF is clear that a local planning authority should regard the

construction of new buildings as inappropriate in the Green Belt unless one of the following exceptions applies:

- a. buildings for agriculture and forestry;
- b. the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e. limited infilling in villages;
- f. limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g. limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
- h. Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
 - i. mineral extraction;
 - ii. engineering operations;
 - iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
 - iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;
 - v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
 - vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Planning permission was granted for a dwelling on this site as an infill development. The proposed development involves changes to the design of the proposed dwelling, which include the addition of a basement and a larger side extension. These changes would represent a 17% increase in volume above ground. The proposed addition of the basement would be wholly below ground and as such, would not have an adverse impact upon the openness and character of the Green Belt.

The above ground changes would represent a minor increase. Given the position of the proposed dwelling between the existing gatehouse and the existing dwelling known as the Wash House, the proposed development would not have a significant adverse impact upon the openness and character of the Green Belt.

Therefore, the proposed development would be in accordance with Policy OL1/2 and OL1/3 of the Bury Unitary Development Plan, Policy JP-G9 of the Places for Everyone Joint Development Plan and the NPPF.

Principle - Residential - The principle of residential development on this site was established with the grant of planning consent in November 2022. As such, the proposed development would be in accordance with Policy H1/2 of the Bury Unitary Development Plan and the NPPF.

Heritage, design and layout - The appeal site comprises part of the former Ainsworth Nursing Home complex, located just off Knowsley Road on the outskirts of Ainsworth. Together with a number of other structures on the wider complex, it was developed in the early 20th century as part of Ainsworth Hospital for the treatment of smallpox. When the nursing home use ceased, the site was sold as separate plots and a number of these former hospital buildings have been converted to residential use, including The Wash

House, The Haven and the Bungalow and the Administrative Block (also known as Knowsley House). The building known as the Coach House has been the subject of two applications, which were refused and the subsequent appeals dismissed.

The group of buildings at Ainsworth Nursing Home is considered to be a Non-Designated Heritage Asset (NDHA). The significance of these buildings individually derives from their architectural interest and associations with a locally renowned architect, Henry Lord. Significance comes from the former use and function of the wider hospital complex and evidences the evolution of health and social care as a pre-cursor to the later creation of the welfare state and the National Health Service. Some of the other buildings have more architectural interest and detailing than others which contribute greater aesthetic value. Significance also comes from the buildings' group value, being a remnant of former hospital structures, with functional and associative links. Consequently, the wider former hospital site forms the setting for the designated heritage assets and each surviving structure within this contributes to the significance of the designated heritage assets therein.

Paragraph 207 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Paragraph 208 states Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 210 states in determining applications, Local Planning Authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. the desirability of new development making a positive contribution to local character and distinctiveness.

The design of the previously approved dwelling was carefully considered to ensure that it complemented the design of the existing buildings on site and contributed to the group value of the buildings. Various details, such as the arched door opening, brick headers, stone cills and dormers on the rear elevation, were derived from the adjacent gatehouse and other buildings within the site, to ensure that the proposed dwelling complemented the gatehouse and the wider site.

The proposed development would retain the various features identified above, such as the arched door opening, brick headers, stone cills and the dormers on the rear elevation. The proposed basement would be located beneath the main dwelling and would not be visible above ground. The enlargement of the single storey side extension would retain the same design features. As such, would preserve the character of the adjacent gatehouse and the buildings on the wider site.

The proposed two storey outrigger would be located on the rear elevation and would be of an appropriate form and scale. The windows would be suitably aligned. Given its location and design, the proposed two storey outrigger would be subservient to the main dwelling and would preserve the character of the NDHA.

The addition of a lean to extension on the gable would be of a simple and unobtrusive design and would preserve the character of the dwelling.

Therefore, the proposed development would not be a prominent feature and would preserve the character of the NDHA and would be in accordance with Policy JP-P2 of the Places for Everyone Joint Development Plan and the NPPF.

Impact upon residential amenity - SPD6 provides guidance on aspect standards between residential properties and would be relevant in this case.

There would be 20.2 metres from the study for the proposed dwelling to the lounge associated with Knowsley House, which would be in excess of the 13 metres required.

The bulk of the proposed dwelling would be set behind the building line for the Wash House. There would be 12.3 metres from the blank gable of the proposed dwelling (single storey with a dormer at first floor level to the front elevation of the Wash House, which would comply with the aspect standards.

There would be between 13.3 and 18.9 metres from the rear elevation of the proposed dwelling to the boundary with the site, which would be in excess of the 7 metres required.

Therefore, the proposed development would have an adverse impact upon the residential amenity of the neighbouring properties.

Trees - All of the trees within the former Ainsworth Nursing Home site are protected by a Tree Preservation Order.

During the course of the application, it has become apparent that 5 trees have been removed from the site, mainly due to the condition of the trees.

The proposed development would include the addition of a basement. Given the removal of the trees, the proposed basement would not impact upon the trees.

The applicant has committed to the replanting of the trees on a 2 for 1 basis and has shown indicative locations on the proposed site plan. Notwithstanding the proposed site plan, a condition would be required with details of the species, size and location of the replacement trees to ensure semi-mature trees are planted. Given the conditional control, the proposed development would not have an adverse impact upon the character of the area and would be in accordance with Policy EN8/2 of the Bury Unitary Development Plan and Policy JP-G7 of the Places for Everyone Joint Development Plan.

Highways issues - The access arrangements to the proposed dwelling would not be amended. Therefore, the proposal would not be detrimental to highway safety and would be in accordance with Policy H2/1 and H2/2 of the Bury Unitary Development Plan and Policies JP-C5 and JP-C6 of the Places for Everyone Joint Development Plan.

Parking - SPD11 states that the parking standards for a 5 bedroom house would be 3 spaces. In addition, an EV charger must be provided and covered cycle storage for 5 cycles is required.

The proposed site plan indicates that 3 parking spaces would be provided and a cycle store would be located on the gable elevation of the proposed dwelling. An EV charging point would be located between spaces 2 and 3. Therefore, the proposed development would be in accordance with the space standards and would comply with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Response to objectors

- The issues relating to design and impact upon residential amenity have been assessed in the main report.
- The applicant can undertake works within the red edge but will need the consent of the landowner prior to undertaking any works on land outside of the applicant's ownership.

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 3551:06 G, 3551:07 H, 3551:08 D, 3551:09 J, 3551:16 B (drainage), DS1146P, gas membrane detail 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 details approved under condition 3 of planning permission ref 68661. 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 EN1/1 Visual Amenity.
- 5 Following the provisions of Condition 4 of planning permission ref 68661, 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 If the works to the Gatehouse do not commence before 30th April 2023, the building must be reassessed for bat roosting potential and the associated survey, including mitigation measures submitted to and approved in writing by the Local Planning Authority before any demolition works are carried out. The demolition shall be carried out in accordance with the approved details.
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 Section 11 of the National Planning Policy Framework.

- 7 The removal of the tree called Tree 1 has the potential to cause harm to bats as identified in the Ecological Survey and Assessment - ERAP Ltd ref. 2021-117. If removal is required, the works must be carried out in accordance with Method Statement outline in Section 5.5.5 of the Ecological Survey and Assessment - ERAP Ltd ref. 2021-117
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 Section 11 of the National Planning Policy Framework.
- 8 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 demonstrating that there is no nesting activity 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.
- 9 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.
- 10 All trees to be retained on site shall be protected 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.
- 11 The development hereby approved shall be carried out in accordance with the details approved under condition 11 of planning permission ref 68661.
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.
- 12 The development hereby approved shall be carried out in accordance with the details approved under condition 12 of planning permission ref 68661.
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 Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

- 13 Prior to first occupation of the development hereby approved, a sprinkler/misting system to meet the requirements of BS 9251:2014 or other subsequent standard that meets the requirements of Greater Manchester Fire and Rescue Service and deemed suitable to overcome the site's emergency access deficiencies, shall be installed in the dwelling hereby approved and shall thereafter be maintained at all times.

Reason. In the interests of fire safety and to ensure the safe and satisfactory development of the site and for its future occupiers pursuant to Bury Unitary Development Plan Policies H1/2 - Further Housing Development, H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design.

- 14 The car parking and turning facilities indicated on the approved plans shall be surfaced and made available for use prior to first occupation of the dwelling hereby approved 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.

- 15 Notwithstanding the landscaping plan, no development shall commence unless or until full details of 10 trees including the size and girth, to be planted on site has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation of the dwelling hereby approved.

Reason. In the interests of visual amenity pursuant to Policy EN8/2 - Tree Preservation Orders of the Bury Unitary Development Plan and Policy JP-G7 - Trees and Woodland of the Places for Everyone Joint Development Plan.

- 16 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 E 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HL - 16/12/2025			