

DELEGATED REPORT

Report by Helen Leach	Date of report: 16/09/2025	Ref: 71000/FUL
Registration: 29/08/2024	LDFC: 03/10/2024	Expiry Date: 24/10/2024
Site Visit:	Site Notice: 03/09/2024	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: PI
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MIMW

Proposal: Erection of 17 no. small light industrial units (Class B2) with associated servicing and car parking

Location: Eton Business Park, Eton Hill Road, Radcliffe

Description

The application site forms part of an allocated Employment Generating Area, which is located off Eton Hill Road. The application site is located in the north eastern part of the site and contains hardstanding with some parking spaces and a grassed area. The boundary to the north is marked by a line of trees and vegetation. The site is accessed an internal access road that passes to the east and south of existing industrial buildings and connects to Eton Hill Road.

To the west of the site is a car sales and motorhome hire site with Bury Road beyond. To the south of the site are 2 large buildings, which are split into smaller units. To the east of the site is an SBI with Hutchinson's Goit passing north to south and Swan Lodge beyond.

The proposed development involves the erection of 17 small industrial units for Class B2. The units would be arranged in two blocks containing 7 units and 10 units respectively. The block of 7 units would be located adjacent to the motorhome hire site and the block of 10 units would be located roughly centrally and adjacent to the eastern boundary.

The proposed units would measure 5.9 metres by 6 metres and would be a maximum of 3.5 metres in height. The proposed units would be constructed from profiled metal cladding. Vehicular access would be taken from Eton Hill Road via the existing internal access road that passes to the east and south of the existing buildings. There would be no means of access between the site and Bury Road.

Relevant Planning History

35433 - External storage of the steel work and cladding of a dismantled prefabricated building to a maximum height of 2 metres for a period of no more than 2 years at land adjacent to Remploy factory at junction of Bury Road and Eton Hill Road, Radcliffe. Approved with conditions - 29 July 1999

54131 - Erection of 194 self-storage container units stacked in 2 storeys at Eton Business Park, Eton Hill Road, Radcliffe. Approved with conditions - 21 September 2011

58324 - Residential development of 18 dwellings at land adjacent to Eton Business Park, Bury Road, Radcliffe. Approved with conditions - 18 March 2016.

60673 - Erection of 18 no. small industrial units for Class B1 (Business), Class B2 (general industry) and Class B8 (storage and distribution) with associated car parking and service yard at Eton Hil Business Park, Eton Hill Road, Radcliffe. Approved with conditions - 28

February 2017.

Adjacent site

45808 - Temporary sales cabin at land at Bury Road, adjacent to Remploy Ltd, Radcliffe. Approved with conditions - 29 March 2006.

49849 - Change of use to include the reception, storage and treatment to recycle electrical and electronic equipment at remploy, Eton Hill Road, Radcliffe. Approved with conditions - 21 July 2008.

51808 - Change of use of industrial unit from electrical and electronic equipment recycling (sui generis) to vehicle repair and MOT testing centre (Class B2) use; addition of mezzanine floor; new vehicular entrance and alterations to car park at Remploy, Eton Hill Road, Radcliffe. Approved with conditions - 16 December 2009.

51914 - Refurbishment and alterations to external elevations of existing building including re cladding facades, the installation of roller shutter doors and window openings following subdivision of building to industrial units for use classes B1(business), B2 (general industry) and B8 (storage and distribution); partial demolition of existing building; at Remploy Ltd, Eton Hill Road, Radcliffe. Approved with conditions - 20 January 2010.

52569 - Application for non-material amendment to approved application 51808 to reduce size of approved vehicle repair and mot testing scheme; deletion of exhaust/extraction flues; elevational alterations at Eton Business Park, Eton Hill Road, Radcliffe. Approved - 12 July 2010

62830 - 1.Phase 01 Extension to existing car, motorhome and caravan sales area, incorporating new security fencing, re-positioning of entrance gate. It will involve making good of the existing hard-standing, and the installation of new lighting and CCTV. 2.Phase 02 Create an additional open storage compound accessible from the existing business park only. This will include a new hard-standing area with security fencing, lighting, and CCTV. at Eton Business Park, Eton Hill Road, Radcliffe. Approved with conditions - 4 September 2018.

63373 - Variation and removal of conditions on planning permission 62830: Variation of conditions - no. 2 (approved drawings), no. 3 (entrance gates), no. 4 (turning facilities), no. 5 (details of sales office), no. 9 (remediation strategy), no. 10 (Japanese Knotweed scheme), no. 12 (landscaping scheme), no. 13 (water drainage proposals), no. 14 (delivery management plan) and removal of condition no. 8 (contaminated land preliminary risk assessment report) at Land to north of Eton Business Park, Eton Hill Road, Radcliffe. Approved with conditions - 12 December 2018.

Publicity

The neighbouring properties were notified by means of a letter on 29 August 2024 and site notices were posted on 3 September 2024.

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

- I would like a condition adding in relation to the use of universal swift bricks within this development. I note that Elton Ecology Ltd in their report have recommended 2 x 1B Schwegler bird boxes to be installed. These will not be used by fully building dependent species, red listed Swifts and House Martins, but integrated bird bricks are used by several small bird species including House Sparrows and Starlings as well as Swifts and Martins.
- Integrated bird bricks will last the lifetime of the building and are less likely to be vandalized.

Statutory/Non-Statutory Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to CTMP, turning facilities, car parking and refuse storage.

Drainage Section - No objections, subject to the inclusion of conditions relating to foul and surface water drainage.

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

Environmental Health - Air Quality - No objections, subject to the inclusion of conditions relating to electric vehicle charging points.

Environmental Health - Pollution Control - No response received.

Waste Management - No comments or observations received.

GM Ecology Unit - No objections, subject to the inclusion of conditions relating to CEMP, landscaping and BNG.

United Utilities - No objections, subject to the inclusion of a condition relating to surface water and foul drainage.

Designforsecurity - Recommend that the proposals should be reviewed and a Crime Impact Statement produced to provide comment and recommendation where necessary.

GM Fire Service - No response.

Transport for GM - No objections.

Pre-start Conditions - Applicant/Agent has agreed with pre-start conditions

Development Plan and Policies

EC2/1	Employment Generating Areas
EC4/1	Small Businesses
EC6/1	New Business, Industrial and Commercial
EN1/2	Townscape and Built Design
EN1/5	Crime Prevention
EN6/3	Features of Ecological Value
EN7/1	Atmospheric Pollution
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
HT2/4	Car Parking and New Development
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-J2	Employment Sites and Premises
JP-J4	Industry and Warehousing Development
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-P1	Sustainable Places
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

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 - The proposed development is located within the Eton Hill Road Employment Generating Area (EGA) and the following Policies from the UDP and PfE are relevant.

Policy EC2/1 states that the Council will only allow development for business (B1), general industrial (B2) and warehousing (B8). Other uses will only be permitted where they constitute limited development or do not substantially detract from an area's value as an Employment Generating Area.

Policy JP-J2 states that a diverse range of employment sites and accessible premises, both new and second-hand, will be made available across the Plan area in terms of location, scale, type and cost. This will offer opportunities for all kinds and sizes of businesses, including start-ups, firms seeking to expand, and large-scale inward investment, which will help to tackle inequalities.

Policy JP-J4 states at least 3,513,000 sqm of new, accessible, industrial and warehousing floorspace will be provided in the Plan area over the period 2022-2039. To achieve this, a high level of choice and flexibility will be provided in the supply of sites for new industrial and warehousing floorspace.

The application site is located within an Employment Generating Area and the proposed development would involve the provision of industrial units on site, which would fall within use class B2. The provision of such units would contribute to the provision of new industrial floorspace and to the range of premises required. As such, the proposed development would be acceptable in principle and would be in accordance with Policy EC2/1 of the adopted Unitary Development Plan and Policies JP-J2 and JP-J4 of the Places for Everyone Joint Development Plan.

Design and layout - The design of the proposed units would match that of the existing industrial buildings to the south of the site. The proposed buildings would be constructed from profiled metal cladding, which would be acceptable and would match the existing units. The proposed development would be no higher than the existing buildings on the site. Landscaping would be provided along the northern boundary, which would screen the proposed units from view. Therefore, it is considered that the proposed development would not be a prominent feature in the streetscene and would be in accordance with Policies EN1/2 and EC6/1 of the Bury Unitary Development Plan and Policy JP-P1 of the Places for Everyone Joint Development Plan.

Impact upon residential amenity - Whilst there are no set standards in terms of separation distances between these types of developments and residential properties, SPD6 is used as a guide to assess relationships and aspect standards between properties and new built development.

The nearest residential properties would be located on Bury Road and would be over 60 metres away. Given the distance and the intervening uses, the proposed development would not have an adverse impact upon the amenity of the neighbouring properties in terms of loss of light or privacy. Therefore, the proposed development would be in accordance with Policy EN1/2 of the Bury Unitary Development Plan.

Noise - Policy EN7/2 states that in seeking to limit noise pollution, the Council will not permit:

- development which could lead to an unacceptable noise nuisance to nearby occupiers and/or amenity users
- development close to a permanent source of noise.

The proposed development would provide small industrial units, which would be located within the EGA. The nearest residential property would be 66 metres away. In addition, the openings to the units would face away from the residential properties, which would reduce the impacts of any noise generated. As such, given the layout of the site and the distance to the neighbouring dwellings, it is considered that the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties and would be in accordance with Policy EN7/2 of the Bury Unitary Development Plan.

Ecology - The main issues on this proposal relate to bats, protected species, invasive species and biodiversity net gain.

Bats - The Preliminary Ecological Appraisal identifies one tree that has moderate bat roosting potential and that if it is affected by the proposals further surveys would be required. It is not clear if this tree is impacted by the proposal. The agent has confirmed that this tree would be unaffected by the proposals and GM Ecology Unit has no objections to the proposal.

Nesting birds, amphibians, bats and hedgehogs - The Preliminary Ecological Appraisal

states that precautionary recommendations are required to protect species, such as nesting birds, amphibians, bats and hedgehogs. GM Ecology Unit has no objections, subject to the inclusion of a condition relating to a Construction Environmental Management Plan.

Invasive species - A management plan for the proposed treatment of Japanese knotweed has been submitted with the application, which would be acceptable. GM Ecology Unit has no objections, subject to the inclusion of a condition relating to invasive species.

Biodiversity Net Gain (BNG)

Section 180 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment.

A BNG report and metric was submitted as part of the application. The ecologist has confirmed that the baseline data in the metric relates to the habitats on site prior to the site being cleared and as such, is considered to be correct.

Whilst some site clearance has taken place, the line of trees along the northern boundary has been retained and only the area of modified grassland has been cleared.

The applicant intends to provide a 10% net gain through the purchase of off-site credits in a habitat bank. GM Ecology Unit have reviewed the submitted metric and the BNG report and have not raised any concerns in relation to the purchase of off-site credits to meet their statutory BNG requirements. As such, the proposed development would be in accordance with PFE POLICY JP-G8

Landscaping - In addition to BNG, the NPPF is clear that the proposals should contribute and enhance the natural and local environment. The Preliminary Ecological Appraisal recommended that the enhancement measures for species should be provided and these are not included in the BNG proposals. However, GM Ecology Unit has no objections, subject to the inclusion of condition relating to the provision of bird boxes.

Conclusion - Therefore, the proposed development would not harm a protected species and would be in accordance with Policy EN6/3 of the Bury Unitary Development Plan, Policy JP-G8 of the Places for Everyone Joint Development Plan and the NPPF.

Highways issues - The proposed site plan indicates that the proposed units would be accessed from Eton Hill Road and would share the same access as the existing industrial units. As such, there would be appropriate visibility at the junction of the access and Eton Hill Road. The proposed access route has been tracked using a box van and a refuse vehicle. The Traffic Section has no objections, subject to the inclusion of conditions relating to CTMP, turning facilities, car parking and refuse storage. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies EN1/2 and EC6/1 of the Bury Unitary Development Plan.

Parking - SPD11 states that the parking standards for industrial buildings is 1 space per 60 square metres, 3 accessible spaces, 2 covered cycle storage and 1 uncovered cycle storage units. In addition, 1 space must have an active EV charger and 1 space a passive EV charger.

This equates to 10 spaces, 3 accessible spaces, 2 uncovered and 1 covered cycle storage and 1 space with a active EV charger and 1 space with a passive EV charger.

The proposed development would provide 17 spaces, 2 disabled parking bays, 2 motorbike spaces and 2 cycle spaces, which would be in excess of the parking standards. There would be space within the development for the provision of 1 active and 1 passive EV charger and this would be conditioned.

Therefore, the proposed development would be in accordance with Policy HT2/4 of the

Bury Unitary Development Plan and SPD11.

Digital connectivity - Policy JP-C2 of the PfE plan supports the provision of affordable, high quality, digital infrastructure.

The proposed units are designed for storage and industrial use and as such, would be provided with an internet connection if requested by the prospective tenants. However, all of the cabling and infrastructure would be in place to facilitate the connection if required. Therefore, the proposed development would be in accordance with Policy JP-C2 of the Places for Everyone Joint Development Plan.

Carbon and energy - The applicant has provided a statement to detail how the proposed development would incorporate energy efficient measures to comply with the current Part L of the building regulations and the provision of electric vehicle charging points. The measures identified would reduce the energy required and CO2 emissions. Therefore, the proposed development would comply with Policy JP-S2 of the Places for Everyone Joint Development Plan.

Response to objectors

- The issues relating to bat and bird boxes is dealt with in the ecology section of the report above.

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 3672 01, 3672 02 C, 3672 03, 3672 04, 3672 05, 3672 06 (Levels only), 5775.01 F, B039064-TTE-00-XX-TR-D-004-01 P01, B039064-TTE-00-XX-TR-D-004-02 P01 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 and Places for Everyone Joint Development Plan listed.
- 3 The external finishing materials for the proposal hereby approved shall match those of the existing buildings.
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 The development hereby approved within any approved phase shall not be brought

into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works within the application boundary and area of landscaping.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);
- II. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. 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 prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 5 Any soil or soil forming materials to be brought to site for use within the application boundary and area of landscaping, filling and level raising shall be tested for contamination and suitability for use.

Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to the Local Planning Authority for approval prior to any soil or soil forming materials being brought onto site.

The approved contamination testing shall then be carried out and validatory evidence (soil descriptions, laboratory certificates, photographs etc.) submitted to Local Planning Authority for approval prior to the development being brought into use.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 6 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. 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.

- 7 Prior to occupation the applicant shall provide:

- A minimum of 1 no. electric vehicle (EV) charging point (minimum 7kW*) and at least one in every five remaining parking spaces must be provided with cable routes.

Certification and photographic evidence of the installation of the agreed electric vehicle charge points shall 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.

*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. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life with respect to Local Air Quality, in accordance with paragraphs 112e, 117e, 187e and 199 of the National Planning Policy Framework (December 2024) and Places for Everyone Policy JP-S5 (Clean Air).

- 8 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.
- 9 The development hereby approved shall only be carried out in accordance with the Construction Environment Management Plan, dated 18 August. The measures required shall be retained until all construction works have been completed.
Reason. In order to ensure that no harm is caused to the adjacent watercourse pursuant to Policy EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.
- 10 The development hereby approved shall only be carried out in accordance with the Japanese Knotweed Remediation, dated 19 February 2024. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority.
Reason. The scheme does not provide full details of the actual extent of Japanese Knotweed and Himalayan Balsam in the interest of Places for Everyone Policy JP-G1 - Landscape Character and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 11 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:
- Photographic dilapidation survey of the footways and carriageways leading to and abutting the site and its access(es) in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site;
 - Access route for all construction vehicles to the site from the Key Route Network;
 - Access point/arrangements for construction traffic, taking into consideration the need to maintain safe pedestrian/vehicular access to the adjacent businesses served from the shared access and all temporary works required to facilitate access for construction vehicles;

- Hours of work for site preparation, delivery of materials and construction, and number of vehicle movements;
- Arrangements for the parking of vehicles for site operatives and visitors on land within the applicant's control, together with storage on site or on land within the applicant's control of construction materials;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres including details of areas designated for the loading, unloading and storage of plant and materials;
- Details of the siting, height and maintenance of any required security hoarding clear of existing vehicular and pedestrian access routes;
- The provision, where necessary, of temporary pedestrian facilities/protection measures within the site;
- A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access(es);
- Arrangements for the provision of wheel washing facilities for vehicles accessing the site;
- 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 control the emission of noise, dust and dirt during construction;
- A scheme for recycling/disposing of waste resulting from construction works.

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 Policy JP-C8 - Transport Requirements of New Development.

- 12 The various turning facilities indicated on the approved plans shall be provided before the areas of the development to which they relate are brought into use and the areas used for the manoeuvring of vehicles shall subsequently be 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 EC6/1 - New Business, Industrial and Commercial and EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.
- 13 The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the development hereby approved being brought into use 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.
- 14 The refuse storage and access arrangements to be provided within the curtilage of the site ('waste collection area') shall be made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.
Reason. To ensure that adequate bin storage arrangements are provided within the

curtilage of each dwelling pursuant to Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HL -	16/09/2025	DM -	17/09/2025