

DELEGATED REPORT

Report by Helen Leach	Date of report: 01/12/2025	Ref: 72375/CONDIS
Registration: 11/09/2025	LDFC:	Expiry Date: 06/11/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Application to discharge condition nos. 3 (materials); 4 (ground materials) and 12 (construction traffic management plan) on planning permission 68661

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

Description

The applicant seeks the discharge of conditions 3 (materials), 4 (contaminated land) and 12 (construction traffic management plan) of permission 68661.

Relevant Planning History

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 - Approve with Conditions 10/11/2022

Publicity

None required.

Statutory/Non-Statutory Consultations

Traffic Section - No objections, subject to the remedial works required being carried out.

Environmental Health - Contaminated Land - No objections.

Conservation Officer - No objections.

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.

Condition 3 (Materials) - The brick sample has been amended to the following: Imperial 80mm dual faced Accrington, WCACCRED/DUAL/80. This brick was used on an adjacent building on site and is a good match. As such, the Conservation Officer has no objections to this brick and the natural slate sample. Therefore, the proposed development would not be a prominent feature in the streetscene.

Condition 4 (Contaminated Land) - A phase 2 geo-environmental investigation, risk assessment and remediation strategy has been submitted and additional information has been submitted. The Contaminated Land Section has no objections to the discharge of this condition.

Condition 12 (Construction Traffic Management Plan) - A construction traffic management plan has been submitted and an updated dilapidation survey has been provided.

The Traffic Section has no objections to the discharge of this condition, subject to the remedial works required are completed following construction of the dwelling. This is a requirement of the condition and would be made clear in the discharge letter. Therefore, the proposed development would not be detrimental to highway safety.

Recommendation: Approve

Conditions and Reasons:

The following conditions are discharged:

Condition 3

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Imperial 80mm dual faced Accrington, WCACCRED/DUAL/80.
Natural slate

Condition 4

Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy, dated March 2025.

Condition 12

Construction Management Plan, Rev A 1st issue

This condition is part discharged as it requires the remedial works to the access following construction to be completed.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HL - 01/12/2025			