

DELEGATED REPORT

Report by Helen Pressley	Date of report: 11/03/2026	Ref: 72293/FUL
Registration: 06/11/2025	LDfC: 19/02/2025	Expiry Date: 01/01/2026
Site Visit: 03/12/2025	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MIDW

Proposal: Erection of 1 no. detached dwelling

Location: Land adjacent to 220 Ainsworth Road, Bury, BL8 2LR

Description

The application relates to part of the rear garden of No. 220 Ainsworth Road. The site fronts onto Elton Vale Road and is currently occupied by a single storey garage and single storey out building.

Planning permission is sought for the erection of 1 no. detached dwelling on this plot of land. The dwelling at No. 220 Ainsworth Road would be retained, with 2no. parking spaces proposed accessed from Elton Vale Road. The proposed dwelling would be 2 storey in height with garden to the rear and 2no. parking spaces to the side of the property. The premises and parking/access would front onto Elton Vale Road.

Relevant Planning History

02992/E - Erection of 1 no. dwelling - Enquiry completed 11/09/2024

61421 - Single storey extension at side - Approve with Conditions 05/06/2017

Publicity

Neighbour letters sent 14/11/2025

1 comment received in relation to:

- Cannot see the plans
- Concerns in relation to the location of the proposal

Following the receipt of amended plans further neighbour letters sent 09/02/2026. No further representations received.

Statutory/Non-Statutory Consultations

Traffic Section - Conditions requested in relation to submission of a Construction Traffic Management Plan and implementation of parking, access and bin storage.

EDS Head of Parks and Countryside - No response

Drainage Section - No response

Waste Management - No response

United Utilities (Water and waste) - No further comment on this application

Greater Manchester Ecology Unit - BNG condition applies. Informative requested in relation protected species. Conditions requested in relation to reasonable avoidance

measures during demolition, and restriction of demolition and removal of habitats during bird nesting season.

Environmental Health - Contaminated Land - Conditions requested in relation to contaminated land, unexpected contamination and imported soil. Condition also requested in relation to the installation of electric vehicle charge points.

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

Development Plan and Policies

EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
HT2/4	Car Parking and New Development
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-P1	Sustainable Places
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S1	Sustainable Development
JP-S5	Clean Air
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
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 (Residential)

The National Planning Policy Framework (NPPF) is a material planning consideration in planning decisions, and emphasises the Government's objective of significantly boosting the supply of homes. The Framework states that local planning authorities should identify and update annually a supply of specific deliverable sites to provide a minimum of five years' worth of housing, with either a 5% buffer to ensure choice and competition in the market for land, or a 20% buffer where there has been significant under delivery of housing over the previous three years. As set out in NPPF paragraph 78, the supply of housing must be assessed against the housing requirement set out in adopted strategic policies where these are less than five years old.

The joint Places for Everyone Plan was adopted with effect from 21 March 2024 and sets the up-to-date housing requirement for Bury against which the deliverable supply of housing land must be assessed. PfE Policy JP-H1 sets the following stepped targets for Bury:

- 246 homes per year from 2022-2025;
- 452 homes per year from 2025-2030; then
- 520 homes per year from 2030-2039.

Bury's Strategic Housing Land Availability Assessment is an assessment of potential sites for residential development and is used to assess the housing land supply. It includes sites that have an extant planning permission, sites allocated through the joint Places for Everyone Plan and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the deliverable land supply calculations as many sites will take longer than five years to come forward and be fully developed.

The Council has carried out an assessment of the housing land supply to determine whether sites meet the deliverability tests in the NPPF and can contribute to the five year supply of housing land. Based on the 2025 5-year supply statement, the Council has demonstrated a 4.3 year supply of housing land. This includes a 20% buffer (as currently required in Bury due to past under delivery) and accounts for past oversupply when assessed against the adopted PfE housing requirement. The Council is therefore currently unable to demonstrate a deliverable five-year supply of housing land against the adopted housing requirement.

The National Planning Policy Framework also sets out the Housing Delivery Test (HDT), which is an assessment of net additional dwellings provided over the previous three years against the homes required. Where the test indicates that the delivery of housing was substantially below (less than 75%) the housing requirement over the previous years, this needs to be taken into account in the decision-taking process. The latest results published by the Government (the 2023 measurement published on 12 December 2024) show that Bury has a HDT result of less than 75%.

The five year supply position and the housing delivery test result need to be treated as material factors when determining applications for residential development.

Paragraph 11(d) of the National Planning Policy Framework states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

- i. The application of policies in the Framework that protect areas, or assets of particular importance, provide a strong reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

This means that as a result of the lack of five year supply and the latest published HDT result the 'tilted balance' set out in NPPF paragraph 11(d) applies and planning permission should be granted unless the above points Para 11(d) i or ii apply.

The site is located within an established urban area, outside of the Green Belt. As such the proposal is considered to be acceptable in principle.

Layout and Design

PfE Policy JP-H4 requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high quality design. PfE Policy JP-H4 sets out minimum densities that should be considered.

The minimum density for the site would be 35 dwellings per hectare. The application form confirms the site is 252 square metres or 0.0252 hectares. The proposal would therefore lead to a density of 39 dwellings per hectare. The proposal would exceed the minimum standard and as such, it is considered that the proposal would achieve efficient use of land.

UDP Policies H2/1 and H2/2 provide the assessment criteria for detailed matters relating to height, appearance, density and character, aspects and finishing materials for new residential developments. PfE Policy JP-H3 - Seeks to provide an appropriate mix of dwelling types and sizes reflecting local plan policies and having regard to relevant local evidence. Development across the plan area should seek to incorporate a range of dwelling types and sizes, including for self-build.

Policy H2/6 states that the Council will not support proposals that will result in the loss of

private gardens and backland for infill development unless it can be shown that such proposals would not adversely affect the character and amenity of the area, when considering the relative density, impact on neighbouring properties and access arrangements.

The proposed dwelling would be located to the rear of No.220 Ainsworth Road, accessed and fronting from Elton Vale Road. The proposed street scenes indicate that the proposal would be a similar scale and massing as neighbouring properties and as such would appear to be appropriate within the streetscene.

The proposed dwelling would be constructed from red brick with 2no. two storey feature gables that would project beyond the principle elevation of the dwelling replicating the gable details on the dwellings at No. 220 and 222 Ainsworth Road. The proposed materials would match or complement those in the immediate locality. The use of the materials, window design, gable detailing add visual interest to the elevations. It is therefore considered that the proposed development would not be a prominent or intrusive feature in the streetscene.

The level of amenity space for the proposed and existing dwellings would be acceptable and there would be space within the gardens for bin storage. The existing brick wall around the perimeter of the site would be retained with gaps for the driveways.

PfE Policy JP-H3: states that all new dwelling must:

1. Comply with the nationally described space standards (NDSS); and
2. Be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

The proposal would be a 2 storey, 3 bedroom, 5 person dwelling. The overall GIA would exceed NDSS requirements. Bedrooms 1 and 2 meet the required floor areas and widths for double occupancy rooms, with bedroom 3 meeting the requirements for a single occupancy room. Under stairs in built storage, and in built wardrobes are indicated on the proposed floor plans to meet the storage requirements of NDSS.

The requirement to comply with Part M4(2) can be incorporated as a planning condition.

Amenity

UDP Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses. There are no adopted aspect standards for new build residential properties however, Supplementary Planning Document 6 provides guidance on aspect standards between residential properties and as such, would be a reasonable guide in this case.

For clarity the following aspect standards would be applicable:

- 20 metres between directly facing habitable room windows;
- 13 metres between an existing habitable room window and a proposed two storey blank wall
- 6.5 metres between an existing habitable room window and a proposed single storey blank wall
- 7 metres between a proposed first floor habitable room window and a directly facing boundary with a neighbouring property.

The proposed first floor rear bedroom windows would be located a minimum of 7.8 metres from the directly facing boundary exceeding the 7 metres required by SPD 6. There would be no directly facing windows within 20 metres of these proposed windows.

The proposed rear ground floor windows would be screened by the proposed 1.8 metre tall boundary fencing.

The proposed front windows would face towards the side of No. 216 Ainsworth Road which is a single storey property with a dormer window facing towards the site. Due to the highway, and side garden of No. 216 a distance of 20 metres between the front windows and the windows of this property can be accommodated.

The proposed dwelling would be located to the south of nos. 1 -5 Foulds Avenue, separated from these properties by the L shaped garden of No. 222 Ainsworth Road. A distance of approximately 28 metres can be provided between the rear elevations of these properties and the proposed side elevation of the dwelling complying with aspect standards.

A distance of 8 metres can be retained between the existing first floor rear window of No. 220 and the boundary of the garden of the proposed dwelling complying with aspect standards.

The proposal seeks to install an air source heat pumps part of the proposal on the side elevation. The main consideration in relation to this installation will be in relation to the noise created. As such UDP Policy EN7/2 - Noise Pollution is required to be considered for this application. This policy states that the Council will not permit development which could lead to an unacceptable noise nuisance to nearby occupiers and or/amenity users or development close to a permanent source of noise. The installation of an air source heat pumps on domestic premises is considered to be permitted development, not needing an application for planning permission, provided limits and conditions are met however permitted development rights would not apply until the property is built and occupied. On the 29th May 2025 Class G was altered to relax the rules around Air Source Heat Pumps (ASHP), allowing for larger units however the heat pump must comply with the Microgeneration Certification Scheme (MCS).

The proposed heat pump would be located approximately 28 metres from the rear of the properties on Foulds Avenue and as set out above would be separated from these properties by the L shaped garden of No. 222 Ainsworth Road. The proposal also seeks to introduce a 1.8 metre close boarded fence along this side boundary, in addition to the existing boundary treatments for these properties. Given the distances proposed and the intervening proposed boundary treatments it appears that the proposed unit would meet MCS standards.

A condition will therefore be attached to the permission to ensure that the proposed air pumps do not exceed the noise limits defined by permitted development rights to ensure that the proposal would not impact on the amenity of the neighbouring properties.

Access

UDP Policy EN1/2 requires the consideration of the design and appearance of access, parking and service provision. This is further supported by Policy H2/2 that requires proposals to demonstrate adequate car parking provision, access for both vehicles and pedestrians, and provision for public transport and the existence of any public rights of way. Policies JP-C5 and JP-C6 require streets to be well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport.

The proposal fronts Elton Vale Road and works are proposed to amend the vehicular access and parking arrangements currently in place for the existing property at 220 Ainsworth Road, to allow both the existing and proposed property to have in curtilage parking arrangements. No objections have been raised to these amendments by the Traffic Section subject to conditions in relation to the implementation of the works.

Parking

PfE Policy JP-C1 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. Policy JP-C8 requires new development to be located and designed to enable and encourage walking, cycling and public transport use and to reduce the negative effects of car dependency. In terms of parking standards UDP Policy HT2/4 requires all applications for development to make adequate provision for their car parking and servicing requirements. Supplementary Planning Document 11 provides parking standards for developments.

The application site is located within Zone 4 as identified within SPD11. 3no. bed dwellings in Zone 4 require 2 spaces and as such the proposal would meet this requirement. The proposal has also sought to retain 2no. off street parking spaces for the existing property at 220 Ainsworth Road. As such it is considered that the proposal would provide sufficient off street parking.

Cycle storage is shown in the rear garden of the property, within a dedicated shed.

Ecology and Biodiversity Net Gain

PfE Policy JP-G8 states that through local planning and associated activities a net enhancement of biodiversity resources will be sought. This is supported by UDP Policy EN6/3 that seeks to retain, protect and enhance the natural environment and seeks to retain features of ecological or wildlife value. Paragraph 187 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment. UDP Policy EN8/2 supports and encourages new woodland and tree planting within the borough.

The structures on the site appear to be low risk for protected species such as roosting bats, however the buildings and vegetation on the site could support nesting birds. GMEU would therefore advise a condition is used to secure reasonable avoidance measures to be adopted during demolition of the buildings (such as hand removal of the tiles), and an informative is used so the applicant is aware that protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. The applicant should also be made aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.

Work that will impact on habitats where nesting birds may be present (for example vegetation removal and demolition of structures), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken. This can also be secured by condition.

The Biodiversity Gain Condition will apply. To discharge this condition additional information will need to be submitted which includes a Biodiversity Gain Plan, final landscape plan, final version of the BNG metric showing a 10% net gain, and evidence of purchase of off site units (if required).

Carbon and Energy

PfE Policy JP-S2 sets out the steps required to achieve net zero carbon emissions.

The applicant has submitted an Energy Statement and Regulation 25a Low or Zero Carbon technology feasibility study in support of their application.

The following Low or Zero carbon technologies and innovative technologies are to be considered in more detail for integration at the proposed development.

- Solar Photovoltaic
- Air Source or Ground Source Heat Pump (ASHP & GSHP)

The proposed ASHP is shown on the side elevation of the dwelling on the proposed site plan. Given the consideration of low/zero carbon technologies it is considered that the proposal complies with this policy.

Digital Connectivity

PfE Policy JP-C2 requires all new development to have full fibre to premises connections unless technically infeasible and / or unviable.

The applicant has confirmed checks on Openreach's website (Fibre Checker (openreach.com) indicate that Full Fibre Broadband is available for the site with download speeds of up to 1600Mbps and upload speeds of 115Mbps and that the proposed dwelling would be connected into this Full Fibre Broadband in compliance with the above Policy.

Response to Representations

Case Officer contacted the commenter directly with confirmation that plans were online and also sent copies of the site plan and Location Plan in November 2026. An acknowledgement was received from the neighbour, but no further comments received.

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 R0819-00 Rev B, R0819-01 Rev N, R0819-02 Rev L, R0819-03 Rev C, R0819-04 Rev A, 72814MCLS-01 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 Details/Samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks 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 EN1/2 - Townscape and Built Design
- 4 The dwelling hereby approved shall be built in accordance with the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations.
Reason. To secure the satisfactory development of the site pursuant to Places for Everyone Joint Development Plan Policy JP-H3: Type, Size and Design of New Housing.
- 5 The proposed air source heat pump shall comply with Microgeneration Certification

Scheme (MCS) Planning Standards, and the volume of the air source heat pump's outdoor compressor unit (including any housing) shall not exceed 1.5 cubic metres.
Reason. No MCS details have been submitted with the proposed application and to protect the amenity of neighbouring occupiers pursuant to Development Plan Policy EN7/2 - Noise Pollution.

- 6 No works to trees or shrubs or demolition shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist 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 JP-G8: A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 7 Reasonable avoidance measures shall be adopted during demolition of the buildings on site (such as hand removal of the tiles).
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies JP-G8: A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 8 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.

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).

- 9 Any soil or soil forming materials to be brought to site for use in garden areas, soft 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 validity 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).

10 Prior to occupation the applicant shall provide:

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

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).

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:

1. Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development, replacement of all boundary features and as a result of statutory undertakers connections to the site.
2. Access route for all construction vehicles to the site from the Key Route Network.
3. Access point/arrangements for construction traffic from Elton Vale Road and all temporary works required to facilitate access for construction vehicles.
4. If proposed, details of site hoarding/gate positions, incorporating the provision, where necessary, of temporary pedestrian facilities/protection measures.
5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Elton Vale Road.
6. Confirmation of hours of operation taking into consideration school start and finish times at Chantlers Primary School, delivery & construction vehicle sizes that can be accommodated on/enter and leave Elton Vale Road in a forward gear and number of vehicle movements;
7. Measures to control/manage deliveries taking into consideration school start and finish times and delivery vehicle manoeuvres.
8. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials.
9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site 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 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 and Places for Everyone Joint Development Framework Policies EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

- 12 The vehicular access and parking alterations indicated on approved plan reference R0819-01 Revision M, incorporating the formation of the new shared footway crossing onto Elton Vale Road, reinstatement of the redundant northerly footway crossing to adjacent footway levels, demarcation of the limits of the adopted highway, provision of the ACO drain clear of the adopted highway to prevent the discharge of surface water from the new driveways and all associated highway remedial works required as a result of the construction of the proposed development, boundary wall removal and statutory undertakers connection to the new dwelling, shall implemented to a scope and specification to be agreed with the Highway Authority and fully completed to the satisfaction of the Local Planning Authority prior to the development hereby approved being occupied/new parking arrangements brought into use.
Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure adequate off street car parking arrangements for disabled users and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Bury Unitary Development Plan and Places for Everyone Joint Development Framework EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.
- 13 The visibility splays at the junction of the proposed accesses with Elton Vale Road and at the back of the footway indicated on approved plan reference R0819-01 Revision N shall be implemented before the development hereby approved being occupied/new parking arrangements brought into use and subsequently maintained free of obstruction above the height of 0.6m.
Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to Bury Unitary Development Plan and Places for Everyone Joint Development Framework EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.
- 14 The car parking, cycle storage and bin storage arrangements indicated on approved plan reference R0819-01 Revision N shall be surfaced, demarcated and made available for use prior to the development hereby approved being occupied/new parking arrangements 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 Bury Unitary Development Plan and Places for Everyone Joint Development Framework EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development, JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development, HT2/4 - Car Parking and New Development and Supplementary Planning Document 11: Parking Standards in Bury.
- 15 Development shall not commence until details of surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The scheme 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) or subsequent revisions of it. This must include assessment of potential SuDS options for surface water

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drainage with appropriate calculations and test results to support the chosen solution. Design details should comply with guidance contained in the Greater Manchester's Sustainable Drainage Design Guide, March 25. Details of proposed maintenance arrangements should also be provided.

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 Development Plan Policies JP-S4 - Flood Risk and the Water Environment, 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	11/03/2026	DM	11.03.2026