

DELEGATED REPORT

Report by Helen Pressley	Date of report: 15/06/2026	Ref: 72949/FUL
Registration: 27/03/2026	LDFC: 08/05/2026	Expiry Date: 22/05/2026
Site Visit: 08/04/2026	Site Notice: 08/04/2026	Press Date: 16/04/2026
Objections: 0	Con Area: RAMS	Adv Type: LBCA
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: MIDW

Proposal: Variation of condition 2 (approved plans), condition 3 (materials) and condition 15 (landscaping) on planning permission 68885 (Erection of 1 no. dwelling): Sheet-pile retaining wall with stone facing; Increased ground floor area; Additional windows; Increased roof pitch and overall height, offset by lowering the ground floor level by 300 mm; Rendered walls changed to ashlar finish stone;

Revised external areas to suit new levels including, increase in height of wall along Ramsbottom Lane and installation of PV solar panels and an air-source heat pump.

Location: Land at Carr Bank Lodge, 7 Ramsbottom Lane, Ramsbottom, Bury, BL0 9DJ

Description

The application site relates to the land behind Carr Bank Lodge, which was constructed as a gatehouse and is currently used as an office. The site is located in the Ramsbottom Conservation Area and is within the town centre. The gatehouse building is constructed from stone with a slate roof and there is a high stone wall along the eastern boundary. The application site consists of a grassed area with trees. Access to the site is from Ramsbottom Lane via an unadopted road/public footpath through a set of gates.

There are a mix of commercial, recreation and community facilities in the immediate locality. To the east is Ramsbottom Lane and a bus stop, shelter and a listed building containing apartments. There is a row of shops and restaurants to the south. The market chambers are located to the south west, which contain offices and commercial properties. There is an access road to the west, which leads to the residential properties on Ox Hey Close.

Planning permission has been granted for the erection of a dwelling on land to the north to Carr Bank Lodge. The proposed dwelling would be two storeys in height, and would be perpendicular to the gatehouse building. The approved dwelling would be constructed from pitched face stone with rendered panels and a slate roof. The proposed dwelling would be accessed from the access at the rear of Carr Bank Lodge and would provide 2no. parking spaces in the form of a court yard area.

This application seeks a variation of condition 2 (approved plans), condition 3 (materials) and condition 15 (landscaping) on planning permission 68885. The amendment sought include:

- Excavation works to the rear of the site creating a sheet-pile retaining wall with stone facing and increased ground floor area;
- Additional windows to the rear ground floor elevation;
- Increased roof pitch and overall height offset by lowering the ground floor level by 300 mm;
- Rendered walls changed to ashlar finish stone;
- Revised external areas to suit new levels including increased height of wall along Ramsbottom Lane; and
- Installation of PV solar panels and an air-source heat pump

Works have already commenced at the site to implement application 68885, and the pre-start conditions for the approved scheme have been discharged.

Relevant Planning History

61027 - Change of use from restaurant (Class A3) to office building (Class B1) - Approve with Conditions 04/04/2017

68885 - Erection of 1 no. dwelling - Approve with Conditions 13/02/2024

Publicity

Neighbour letters sent 02/04/2026

Press notice 16/04/2026

Site notice 08/04/2026

No representations received.

Statutory/Non-Statutory Consultations

Traffic Section - Should parking be increased at site going from 3, to 4no. bed.

Drainage Section - No response

Environmental Health - Contaminated Land - Further to approval 68885, a Preliminary Risk Assessment report was submitted and considered in our consultation response of the 21st August 2024 (CL1088.210824.1). This concluded that no remedial measures were required and as such conditions 4 and 5 were recommended for discharge.

It is noted that the proposed elevations plan shows habitable rooms below ground level. Whilst the location is not within an area affected by radon, basement style developments are considered to be at 'higher risk' of containing elevated levels of radon. This is because a basement will have several surface areas in contact with the soil through which the gas can permeate, rather than the single footprint surface area that a property without a basement has (See UK Radon Association). As such radon protection measures should be incorporated into the build in association with the necessary waterproofing. As such a condition for this is recommended. Conditions also recommended in relation to unexpected contamination and imported soil.

Conservation Officer - No objection subject to the following recommendations:

The proposed Air Source Heat Pump (ASHP) should be sited so it is not visible in the Ramsbottom Lane street scene.

As a new build solar slates should be installed instead of the further addition of solar panels, details of which will be required to be approved in writing.

Waste Management - No response

United Utilities (Water and waste) - No response

Greater Manchester Ecology Unit - No objection to the proposed amendments

Public Rights of Way Officer - The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council as Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been

made by Bury Council and a suitable temporary alternative route(s) made available.

Pre-start Conditions - Not relevant

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
EN1/7	Throughroutes and Gateways
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN2/3	Listed Buildings
EN6/3	Features of Ecological Value
EN7/2	Noise Pollution
EN7/5	Waste Water Management
JP-P1	Sustainable Places
JP-P2	Heritage
JP-G7	Trees and Woodland
EN8/2	Woodland and Tree Planting
RT3/4	Recreational Routes
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-C5	Streets For All
HT2/4	Car Parking and New Development
JP-C6	Walking and Cycling
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-S2	Carbon and Energy
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.

Design, Layout and Heritage

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. Policy JP-H4 sets out minimum densities that should be considered. As the proposed amended layout, would replace an existing approved layout for the similar number of houses (68885) that could be implemented it is considered that the density of the site is acceptable.

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. 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 EN1/2 seeks to ensure that development proposals would not have a detrimental effect on the visual amenity and character of a particular area. Policy JP-P1 Sustainable Places aims to promote a series of beautiful, healthy and varied places.

The application site is located within the Ramsbottom conservation area and there are several listed buildings to the south of the site (10 - 18 Market Place, Christ Church Chapel, Market Chambers and the telephone kiosk).

The national legislative framework for development affecting listed buildings and conservation areas is provided by the Planning (Listed Buildings and Conservation Areas) Act 1990. This imposes a duty on local planning authorities to have regard to listed buildings and any buildings or land within a conservation area, when determining applications for planning permission. It is essential that these legal duties are considered, alongside the contents of the NPPF and other planning policies and guidance.

The Town and Country Planning (Listed Building and Conservation Area) Act 1990 imposes a duty under Section 72 on Local Planning Authorities to pay 'special attention to the desirability of preserving or enhancing the character or appearance of that area' (section 72(1))

Paragraph 203 of the NPPF states that when determining planning 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.

Paragraph 207 of the NPPF states that where a proposed development would lead to substantial harm or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

As with the previously approved scheme the proposed dwelling would be detached and would be located on land to the north of the existing gatehouse (No. 7 Ramsbottom Lane). The existing gatehouse sits between the proposed development and the listed buildings. The proposed dwelling sits into the hillside. Previously the dwelling was proposed to be split level however now the applicant seeks to undertake excavation works, with a retaining wall along the rear boundary to facilitate an expanded ground floor. In order to ensure that this would have a limited impact in terms of massing and bulk when viewed from the town centre, and the conservation area the application also seeks to lower finished floor levels by 300 mm, with the proposed site section indicating that the overall ridge height would be increased by 355mm from what was previously approved. Street scene elevations from Market Chambers indicate that the increase in height over and above the existing property at Carr Bank Lodge would be minimal and would correlate with the incline in levels.

The applicant seeks to add an Air Source Heat Pump to the side elevation that fronts Ramsbottom Lane. A 900mm increase to the existing wall along the front elevation would screen this element from public vies. This wall would also screen the increased ground floor area that is proposed when viewed from the vantage point, replicating the screening that was previously provided by the changes levels. This is considered to be acceptable.

Photovoltaic panels are proposed on the front elevation. The Conservation Officer had asked that the applicant review the use of PV panels, and to install solar slates instead. The applicant has confirmed that solar slates would only have a notional peak output, and would not provide the carbon saving that a PV panel would. The style of PV panels proposed would be installed flush so as not to be above the surface of the slate roofing and as such

there would be limited visibility from Market Chambers, or Ramsbottom Lane. Given that the proposal is for a contemporary dwelling, on the very edge of the Conservation Area and the limited views of the proposed panels it is considered that this element would at least preserve the character of the Conservation Area.

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

1. Comply with the nationally described space standards; 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 previously approved house type for the site was not assessed for NDSS compliance. Considering that the applicant could implement application 68885 it is considered that the proposal is therefore acceptable.

The proposed dwelling would be of a modern design and would have a vertical emphasis through the design of the windows. The proposed dwelling would be constructed from stone with contrasting punched face and plan faces stone with regular coursing and a slate roof, which would complement the conservation area and the listed buildings. The use of the differing materials and the provision of headers and cills and the feature window in the gable elevation would add interest to the elevations. Overall, the proposed development would preserve the character of the conservation area and would not impact upon the setting of the listed buildings. Therefore, the proposed development would be in accordance with Policies EN1/2, EN2, EN2/1, EN2/2 and EN2/3 of the Bury Unitary Development Plan.

Amenity

UDP policies H2/1 and EN1/2 and requires consideration of various factors relating to built design, including the relationship of the proposal to the surrounding area and impact on residential amenity. SPD6 provides guidance on aspect standards between residential properties and as such, would be relevant in this case.

The proposal would not add any additional habitable room windows at ground floor on the front elevation.

The proposal would not alter the previously approved first floor window arrangement.

The proposed rear elevation would now have windows at ground floor. These would relate to non-habitable rooms (bathroom, utility, playroom) and would be screened from the neighbouring plot by the retaining wall.

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.

All trees were assessed as having negligible bat roosting potential. GMEU have confirmed no further information or measures are required.

As the proposal is a S.73 application, for a permission that was granted prior to statutory Biodiversity Net Gain (BNG) the statutory BNG condition is not applicable.

Trees

The proposed development would result in the loss of all of the trees (5) on site. The tree report identifies that 3no. trees are Category B (moderate quality) and 2no. trees are

Category C (low quality).

Collectively the trees make a contribution to the character of the conservation area. A planting plan has been submitted with the application that shows 5no. trees along the front boundary with Ramsbottom Lane, which is similar to the previously approved landscaping scheme at the site. Greater Manchester Ecology Unit have confirmed no objections to the proposed planting. Therefore, the proposed development would preserve the character of the locality and would be in accordance with Policy EN8/2 of the Bury Unitary Development Plan.

Highways

UDP Policy EN1/2 requires the consideration of the design and appearance of access, parking and service provision. This is further supported by UDP 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. PfE 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 proposed development would be accessed from the single track access adjacent to Carr Bank Lodge. The access varies in width from 3.8 to 4.3 metres in width and is identified as a Public Right Of Way (227). The proposed plans provide a courtyard area, which would be large enough to provide a turning area.

A dilapidation survey, and construction traffic management plan have been discharged as part of application 68885 that can be reasonably implemented for the construction of the amended scheme.

Parking

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 (SPD11) provides parking standards for developments.

The site is located within Zone 2 for parking. SPD 11 would require 1.5 space per three bed dwelling and greater. 2no. spaces were approved as part of the previous scheme within the courtyard area which would comply with these standards.

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 13th February 2027.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

- 2 This decision relates to drawings numbered 01A, VAP 01a, VAP02b, VAP 03, VAP 04a, VAP 05a 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 proposed development shall constructed in accordance with the materials approved under condition 3 of application 68885 namely:
Natural peck faced or punched faced stone in uniform course - Whittaker Stone, Hebden Bridge. Sourced from Fletcher Bank Quarry.
Plain Faced Ashlar Stone
Natural slate roof covering - Blue slate.
Rainwater goods - Marley Rainwater - Black to match adjacent lodge.
Render - K rend thin coat system. Granite.
Windows - samples to be submitted prior to installation.
Only the approved materials/bricks shall be used for the construction of the development.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design
- 4 The proposal shall be completed in accordance with the remediation strategy approved under condition 4 of application 68885.
Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 5 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).
- 6 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 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).

- 7 A Verification Report detailing the design and installation of the remedial measures must be submitted to the Local Planning Authority for approval upon completion of remediation works and prior to the development being brought into use. The report shall include a completed BRE211 Radon Protective Measures Quality Management Record, documented evidence of the installation inspection and proposed timeframe for post occupation monitoring. The report must also be provided to the homeowner at the point of sale.

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 1990 of the National Planning Policy Framework (December 2024).

- 8 Prior to occupation the applicant shall provide 1 Electric Vehicle Chargepoint (minimum 7kW*) for each dwelling.

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).

*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 61851-1:2011 to be used (note this version is due to be replaced by BS EN 61851-1:2019 on 5 July 2022).

- 9 The dwelling hereby approved shall be constructed in accordance with the drainage scheme approved under condition 7 of application 68885.

Prior to occupation of the proposed development, the drainage scheme/s shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason. To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN7/3 - Water Pollution, EN7/5 - Waste Water Management Places for Everyone Joint Development Framework Policy JP-S4 - Flood Risk and the Water Environment and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

- 10 The new windows in the dwelling hereby approved shall be set back within the openings a minimum of 100mm from the outer wall face.

Reason. In order to preserve the special architectural or historic interest of the Conservation Area pursuant to Policies EN1/2 - Townscape and Built Design and EN2/1 - Character of Conservation Areas.

- 11 If during the construction of the dwelling hereby approved, the existing wall adjacent to Ramsbottom Lane requires works, a scheme including details of the coursing of the stone shall be submitted to and approved in writing by the Local Planning Authority. The wall shall only be repaired in accordance with the approved details.

Reason. To ensure the development is carried out in a safe manner, will be structurally sound and will preserve the character of the conservation area, in accordance with Policy EN2/1 - Character of Conservation Areas of the Bury Unitary Development Plan.

- 12 Within one month of completion of the development, a further survey shall be undertaken to assess the condition of the route from the adopted highway (Ramsbottom Lane/Public Right of Way No. 277, Ramsbottom) following the submission of the photographic dilapidation survey approved as part of condition 10 of application 68885. Any remedial works required as a result of damage caused by construction traffic shall be undertaken at the expense of the applicant to a specification and programme to be agreed with the Local Planning Authority.
Reason. To maintain the integrity of the adjacent Public Right of Way and in the interests of highway safety pursuant to Bury Unitary Development Plan Policies pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development, and RT3/4 - Recreational Routes and Places for Everyone Joint Development Framework Policies JP-C5: Streets For All and JP-C6: Walking and Cycling.
- 13 The development shall be constructed in accordance with the 'Construction Traffic Management Plan' (CTMP) approved under condition 11 of application 68885.

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. 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 Places for Everyone Joint Development Framework Policies JP-C5: Streets For All and JP-C6: Walking and Cycling.
- 14 The car parking indicated on the approved plans shall be surfaced with permeable/porous paving materials and/or incorporate measures to prevent the discharge of surface water onto the adjacent Public Right of Way and be made available for use prior to the dwelling hereby approved being occupied and thereafter maintained at all times
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to Policies EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development, HT2/4 - Car Parking and New Development and RT3/4 - Recreational Routes of the Bury Unitary Development Plan.
- 15 The turning facilities indicated on the approved plans shall be provided before the dwelling is first occupied 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 Bury Unitary Development Plan EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development, HT2/4 - Car Parking and New Development and and RT3/4 - Recreational Routes and Places for Everyone Joint Development Framework Policies JP-C5: Streets For All and JP-C6: Walking and Cycling.
- 16 The bin storage facilities indicated on the approved plans shall be made available prior to the use hereby approved commencing and maintained thereafter.
Reason. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adjacent Public Right of Way and adopted highway pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development and RT3/4 -

Recreational Routes and Places for Everyone Joint Development Framework
Policies JP-C5: Streets For All and JP-C6: Walking and Cycling.

- 17 The landscaping scheme hereby approved and shown on drawing VAP 04 a shall be implemented not later than 12 months from the date the building 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..
- 18 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 has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and JP-G8: A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Framework and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 19 Prior to the commencement of any above ground works, details of the design of the proposed retaining wall including structural calculations and finished appearance shall be submitted to and approved in writing by the Local Planning Authority. The approved details only shall be implemented.
Reason. To prevent adjacent land from becoming at risk of land instability and to ensure that the character of the conservation area is preserved pursuant to UDP Policy EN2/1 - Character of the Conservation Area and Chapter 15 of the National Planning Policy Framework.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	15/06/2026	DM	16.06.26