

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 09/11/2022	Ref: 68665/FUL
Registration: 18/08/2022	LDfC: 17/09/2022	Expiry Date: 13/10/2022
Site Visit: 19/08/2022	Site Notice: 26/08/2022	Press Date: 25/08/2022
Objections: 0	Con Area: N/A	Adv Type: ARW
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MIDW

Proposal: Redevelopment of a site known as 'The Haven' for 1 no. private residential dwelling, with associated garden curtilage and parking

Location: 5 Knowsley View, The Haven, Knowsley Road, Radcliffe, BL2 5PT

Description

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

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

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

This application relates to a building known as The Haven, located centrally within the site. The Haven was not one of the original buildings which formed the isolation hospital but a later addition to the nursing home development.

Planning permission has previously been granted for the demolition of The Haven and re-development for the erection of 1 No. 4 bed dwelling with associated garden curtilage and parking.

The Haven site has now been sold on and the new owner seeks to make changes to the originally approved scheme.

This application is the result of a new set of proposals for the erection of a single dwelling. The position, footprint area, garden and parking would be the same as previously approved, the main change from the previous application would involve the re-design of the proposed dwelling. Essentially, the proposed development would be a change of house type to the previously approved scheme.

The new dwelling would be approx 6.79m high and the scale and massing akin to a dormer type building comparative to a traditional 2 storey dwelling. The footprint would have a regular rectangular form with the front elevation set just behind the two adjacent buildings.

In design terms, the proposed dwelling would emulate the character, style and materials of the original buildings on site with modern elements of Juliette balconies.

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Internally, accommodation would comprise living spaces at the ground floor and 4 bedrooms and a bathroom at first floor.

At the rear of the dwelling would be a patio and garden area which would extend 7m and would be bounded by a brick wall.

There would be 2 in curtilage parking spaces at the front.

Comparative floor areas and volumes have been provided:

Existing area - 123.63 sqm

Proposed area - 92.76 sqm

Existing height - 4.58m

Proposed height 6.79m

Volume increase as a result of the development - 32.6%

Relevant Planning History

65412 - Conversion of wash house to 1 no. dwelling with single storey extensions and dormer to rear - Approve with Conditions 22/06/2020

65626 - Conversion of property to 1 no. residential building; increase to the roof height, two storey extension and associated parking and landscaping, change of use of land to residential garden - Approve with Conditions 23/09/2020

66142 - Change of use from nursing home to private dwelling including alterations and garage extension - 21/01/2021

66398 - Non-material amendment following grant of planning permission 65412 - Removal of two windows on the west elevation and replace with timber French doors - Approve with Conditions 05/02/2021

66467 - Variation of conditions following approval of 65626- Amendment to approved plans with the addition of a porch - 30/3/2021

66836 - Demolition of the building known as The haven and erection of replacement building for use as a private dwellinghouse, with associated garden curtilage and parking - approved 23/7/21

66763 - Demolition of existing nursing home and construction of two storey detached dwelling with associated garages - refused 9/12/21

67342 - Erection of two dwellings and associated access, parking and landscaping, provision of landscape buffer; Change of use and refurbishment of Gate House within the curtilage of the former Ainsworth Nursing Home - withdrawn

67368 - Demolition of existing building to be replaced with 2 no. dwellings - refused 30/11/22 - current appeal

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 - current application

Publicity

Letters sent to 5 properties on 19/8/22 and 5 properties on 26/8/22.

Site notice posted 26/8/22

Press advert 25/8/22

No representations received.

Statutory/Non-Statutory Consultations

Conservation Officer - No objections

Traffic Section - No objections

Borough Engineer - Drainage Section - No response received.

United Utilities (Water and waste) - No response received.

Greater Manchester Ecology Unit - No objection subject to conditions

Environmental Health - Contaminated Land - No objection subject to conditions

Public Rights of Way Officer - No response received.

Planning & Building Regs consultation Fire Protection Dept Bury Fire Station (Part B)

- No objection subject to conditions.

Pre-start Conditions - Not relevant

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/4	Conversions
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN2/3	Listed Buildings
EN3/1	Impact of Development on Archaeological Sites
EN5/1	New Development and Flood Risk
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN9/1	Special Landscape Areas
OL1/2	New Buildings in the Green Belt
OL7/2	West Pennine Moors
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
SPD11	Parking Standards in Bury
EN5/1	New Development and Flood Risk

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) and 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 Policy 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.

Green Belt/Environment Policies - Paragraphs 147 and 148 state that inappropriate development in the Green Belt is by definition, harmful and should not be approved except in Very Special Circumstances (VSC). Planning Authorities should ensure that substantial weight is given to any harm in the Green Belt. VSC will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 149 considers the construction of new buildings as inappropriate development in the Green Belt. One of the exceptions to this is:

g) limited infilling or partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: not have a greater impact on the openness of the green belt than the existing development:

UDP Policy OL7/2 - West Pennine Moors ensures the important character of the area is protected and focuses not only on the control of development but measures to enhance the environment.

SPD8 - New Buildings and Associated Development in the Green Belt provides additional advice and guidance, particularly with reference to siting, design, materials, scale and form of a development.

UDP Policy EN1/1 - Visual Amenity - Development should not be permitted where proposals would have a detrimental effect on the visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Area or the river valleys. The wider consideration of the effect on visual amenity is necessary in sensitive areas to ensure that developments are not inappropriate by reason of their siting, materials or design.

UDP Policy EN9/1 - Area of Special Landscape seeks to strictly control development and is required to be sympathetic to its surroundings in terms of visual impact. High standards of design, siting and landscaping will be expected and unduly obtrusive development will not be permitted in such areas. .

Principle - The development would involve partial re-development of previously developed land and therefore considered acceptable and in accordance with the principles of para 149 g), the test being whether there would be a greater impact on openness.

In terms of built form, the proposed dwelling would be 6.5m high which would be approx 1.5m higher than the original Haven building. In terms of volume, the proposed development would add an additional 32% above the previous build. This would be just on the threshold of what is generally advised in SPD8, although it is noted that each site and scheme is assessed on its own merits where even a much lesser volumetric increase may not be acceptable.

According to case law in the Court of Appeal judgement *Turner v Secretary of State* 2016 at para 14, "The concept of openness of the green belt is not narrowly limited to volumetric approach..... (in the context of which, volumetric matters may be a material concern, but are by no means the only one) and factors relevant to the visual impact on the aspects which the Green belt presents."

In this case, the proposed dwelling would be located between 2 established builds either side, one of which was formerly the main part of the nursing home, (Knowsley House) with the Coach House at the rear and as such the dwelling would be formed in the middle of a cluster of buildings, the same as the original Haven build. In essence, it would be an infill plot and replace a building which previously accommodate the site. Comparatively, the proposed dwelling would be 6.79m high and lower in height than the adjacent builds and significantly more so than Knowsley House to the west, and would appear akin to a 1.5 storey high build similar to the scale of an average dormer bungalow. The dwelling would also be located in the same location as the previously approved dwelling.

The design approach recognises the architectural quality and historical character of the original buildings on site and has sought to replicate and pay homage to the surrounding buildings by incorporating original style features and fenestration patterns and elevation and roof forms, without being pastiche in its approach. As such, it is considered the proposed dwelling would integrate within the existing site without harmful impact on the openness of the Green Belt.

The siting, scale, height and form would be no more harmful to the openness of the Green belt than the previously approved scheme.

Given the context of the site and established buildings, its status as previously developed land together with the scale, form and size of the proposed development, it is considered there would not be a detrimental impact on the openness or special character of the Green Belt. Very Special Circumstances are therefore not required in this case.

The proposed development would therefore comply with the principles of the NPPF and SPD8.

Housing Policies - 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.

UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development takes into consideration factors relating to the height and roof type of adjacent buildings, the impact of developments on residential amenity, the density and character of the surrounding area and the position and proximity of neighbouring properties. Regard is also given to parking provision and access, landscaping and protection of trees/hedgerows and external areas.

Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties provides useful guidance in terms of acceptable aspect standards between dwellings and design criteria.

Housing - principle - The proposed building would be located on a brownfield site, and where conversion works to other buildings on site to residential dwellings have been accepted and therefore the principles of residential use on the site has been accepted. There is existing infrastructure in place to facilitate the development and it is considered that the proposal to erect a new build for residential purposes would not conflict with the character of the surrounding area or land uses.

As such, it is considered that the proposed development would be acceptable in principle and would comply with H1/2 and the principles of the NPPF.

Heritage

The former nursing home is considered to be a Non-Designated Heritage Asset (NDHA). Paragraph 203 of the NPPF requires:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset".

Paragraph 194 of the NPPF requires that:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation".

Ainsworth Nursing Home is considered to be A Non-Designated Heritage Asset. It was built around the turn of 19th century. It was purpose built as a smallpox isolation hospital it later became a nursing home and was in that use until 1986. The former nursing home is a good example of civic/hospital architecture of that period and is largely intact and unaltered it also possesses other heritage values.

The submitted heritage statement satisfactorily identifies and describes the significance the building as having architectural, historical and associative/communal heritage values relating to its use as an isolation hospital and latterly as a nursing home.

The original Haven building was constructed in the late 20th early 21st century.

The proposed design, materials, scale and massing of the proposed replacement dwellinghouse takes an architecture lead from the existing group of buildings. As such the proposal would harmonise with the existing group and would represent an improvement. It would also improve the setting of the NHDA in removing an incongruous feature.

With regard to paragraph 203 of the NPPF the proposal would have an in-direct impact on the former nursing home but not cause harm to, or any loss of significance of the former nursing home as an NDHA for the reasons given above.

As such the proposal would not cause harm to the significance of the building or the setting of the group as a whole and comply with the principles of the NPPF.

Layout - Comparative to the original building, the proposed dwelling would be sited on the same building line at the front of the site but reduced in its rear projection by approx 7m. The rear area would be utilised as a patio and garden space which would be enclosed by a red brick wall to the west, north and part of the eastern boundary, with hedge planting along the remainder of the eastern boundary which would soften the appearance of the site and

contribute to its ecological value.

At the front, 2 parking spaces on a permeable driveway would be provided which would be accessed from the internal road.

In terms of internal arrangements, living accommodation would be at ground floor and 4 bedrooms and bathroom facilities at the first floor.

The scale of accommodation, external amenity space and parking would be relatively modest and would not over dominate the site area or conflict with the scale of the surrounding development.

It is therefore considered the proposed layout would be acceptable and comply with UDP Policies H2/1, H2/2, EN1/2, OL1/2 and SPD8.

Scale, design and appearance - The Haven building was a relatively average and nondescript flat roof single storey modern addition to the site which added no value to the historic and architectural character of the site.

The proposed building would broadly be similar in scale and massing as The Haven but strives to deliver a build of an improved and superior quality of design which seeks to integrate sensitively within the site whilst acknowledging the sensitivities of the Green Belt and site as an NDHA.

The design strategy has taken cues from the original buildings on site by mirroring the proportions and scale of the elevations and roof forms and by utilising red brick for the exterior brickwork with similar arrangements and pattern of window openings and fenestrations. Fine detailing including gables topped with finials would be incorporated within the build would also introduce features which characterise the buildings within the NDHA site.

Juliette balconies would be added to the upper floors with the railed enclosures being of modest and simple design and finished in black which would be characteristic of a historic addition of this type.

In terms of proportions, the build would not be dissimilar to a dormer bungalow type, being a lower build than standard two storey dwellings and not dissimilar to the single storey elements which form part of the original buildings on site.

In terms of materials, it is proposed to use red brick for the whole building which would match with the original dwellings and reflect the character of the wider site and NDHA.

It is considered that the proposed development would be sensitively incorporated within the site and in terms of design, scale and massing would sit comfortably within the NDHA buildings and the site itself.

As such, it is considered that the proposed development would be acceptable and in keeping with the traditional character of the building and the site itself and would comply with UDP Policies H2/1 - The Form of New Residential Development, H2/2 - The Layout of New Residential Development, EN1/2, OL1/2 and SPD 8 and the principles of the NPPF.

Impact on residential amenity - The site is in a rural and countryside location and at almost 700m away from the main centre of Ainsworth Village, the nearest properties being the cottages to the site access lane approx 200m away to the south and as such outside the former nursing home site itself, there would not be an issue of overlooking or privacy.

Within the site, the nearest properties are those either side of the plot, Knowsley house to the west which has approval for residential use and the build to the east which remains in nursing home use. The Coach House is to the rear and subject to a current appeal for demolition and redevelopment for 2 dwellings. The garden to the Bungalow is to the south

of the plot across the access road and which is being habited as a residential dwelling following the grant of permission.

There would be a distance of 2m between the side elevation of the proposed dwelling and Knowsley House. There would be no habitable rooms on the side elevation of the new build which would cause overlooking issues. There would be habitable room windows on the side elevation of Knowsley House (once this permission is fully implemented) but at the time of the assessment of this application, these windows were considered secondary and lesser weight placed on any potential impacts of the Haven should this build come forward for development. As such, it is considered there would not be a significantly detrimental harm on future occupiers of Knowsley House.

The building to the east does not have a current consent for redevelopment but may do in the future. There would be no habitable room windows on the east elevation of the new build and there are none currently in the adjacent property. As the new build would also be lower in height, less extensive in depth of built form and partially screened by a new boundary treatment, it is considered that impacts on this build would not be significant.

At the rear is the Coach House. This does not have a planning consent but is currently subject to an appeal for demolition and redevelopment for 2 dwellings. The development proposes a minimum garden depth of 7m and this would be in compliance with the guidance in SPD6 for accepted separation distances.

To the garden of the Bungalow there would be a distance of 17m and as such would comply with accepted aspect standards.

It is therefore considered that there would not be a detrimental impact on residential amenity for both the existing and potential future developments and as such the development would comply with UDP Policies H2/1, H2/2 and EN1/2.

Highways - In terms of parking, 2 parking spaces would be provided on a driveway to the front of the property. There is also scope for parking in front of the site. As such, parking provision is considered to be acceptable.

The existing access to the site is from the head of Knowsley Road and is an unadopted single wide, but a well-maintained and surfaced lane. This is the only access into the site and would be utilised by not just this plot but by other plots which have already been granted a residential consent and plots which may come forward for development in the future.

Whilst the site has been sold off as separate plots and permission have been granted for conversions and extensions for residential units, it has previously been accepted that works to the access road would not be required to facilitate these development or further developments for individual residential units, and was similarly the case for the previous approval granted for 'The Haven' site.

A Construction Traffic Management plan has been submitted with the application which the highway section have confirmed would be acceptable for the scale of development proposed.

The majority of Knowsley Road itself is unadopted and in parts has an uneven and pot holed surface. As this road would be the only access route to the site, it is considered reasonable, and has previously been required for the other development on the site, that any damage to the road by construction vehicles be remediated. A dilapidation survey has been submitted and a further survey required post development to ascertain if such works are considered necessary which would be assessed by the Highway Section in due course. This would be a condition of an approval.

As such, the proposed development is considered to be acceptable and comply with UDP Policies H1/2 - Further Housing Development, H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design.

Emergency access - As the site is in a remote location and given there is only one access to the site, GMF&RS have been consulted on the application.

The Fire Service are of the opinion that given the proposed site layout would create a cul-de-sac in excess of 250 metres in length the single point of entry to the proposed development would be unsatisfactory as any obstruction along the single access road could prevent emergency vehicles from entering the estate and restrict access to the dwelling, increasing attendance time and posing a risk to public life.

Residential sprinkler systems are therefore recommended by GMFRS for this development as they would allow for a longer response time to emergency situations and may be deemed suitable to overcome the site deficiencies of the proposal.

A condition for the provision of a sprinkler system to be installed prior to first occupation would therefore be recommended.

With suitable conditions, it is considered that the proposed development and access arrangements would be acceptable and comply with UDP Policies H1/2 - Further Housing Development, H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design.

Ecology

Summary

Badgers

Evidence of badgers on the wider site has been reported as part of another application. It is extremely unlikely that any are present on this plot given its location and consisting primarily of one building. GMEU therefore recommend an informative along the following lines is applied to any permission.

The applicant is reminded that under the Protection of Badgers Act 1992 it is an offence to intentionally or recklessly interfere with a badger sett. If a badger sett is found on or near the developments site work should cease immediately and a suitably experienced ecologist employed to advise on how best to proceed.

Nesting Birds

The previous report found no bird nest. GMEU recommend an informative along the following lines is applied to any permission.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Contributing to and Enhancing the Natural Environment

Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. There is limited ecological value present on this plot. Provision of a bat box, bird box or native tree in the garden would be adequate to mitigate/enhance the site. The details can be conditioned.

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 This decision relates to drawings Location plan 11159 01; Proposed site layout P.001; Proposed street scene P.002; Proposed plans P.003; Proposed elevations P.004; Proposed street scene 5.001; Proposed site layout with boundary 5.001; Proposed street scene - side elevations with boundary 5.002; Proposed street scene with boundary 5.004. 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.
- 2 The development hereby approved shall be carried out in accordance with the Contaminated Land Remediation Strategy (reference report - Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy, The Haven, Former Ainsworth Nursing Home, Radcliffe, LK Consultant, Reference: CL-602-LKC 22 1186-01, April 2022).
A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 3 The development shall provide at least one electric vehicle (EV) charging point (minimum 7kW*) per unit (dwelling with dedicated parking) as a minimum.

*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).

Reason. In accordance with the NPPF, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life.
- 4 The development hereby approved shall be carried out in accordance with the details approved for condition 8 of planning application ref 66836 as follows -
Radcliffe red brick
Reclaimed roof slates
Pier caps - terracotta
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policies EN1/1 Visual Amenity, EN1/2 - Townscape and Built Design, H2/1 - The Form of New Residential Development and OL1/2 - New Buildings in the Green Belt and SPD 8 .

- 5 The development hereby approved shall be carried out in accordance with the Construction Traffic Management Plan and dilapidation survey submitted for the discharge of condition 11 for planning reference 66836.
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.

All highway remedial works identified as a result of the dilapidation survey and agreed by the local Planning Authority shall be implemented prior to the development hereby approved being brought into use.

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 HT6/2 - Pedestrian/Vehicular Conflict.

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

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

- 7 The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the extension hereby approved being brought into use.

Reason. To ensure adequate off street car parking provision and turning facilities in the interests of road safety pursuant to policies H2/2 - The Layout of New Residential Development and HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

- 8 The development hereby approved shall be carried out in accordance with 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). Potential SuDS options for surface water drainage should be incorporated where possible. The drainage scheme 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.

- 9 The development hereby approved shall provide a bat box/bird box and a native tree and shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season,; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

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Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

- 10 Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.

Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

- 11 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT	9/11/22	DM	09/11/2022