

DELEGATED REPORT

Report by Claire Booth	Date of report: 11/06/2026	Ref: 72399/FUL
Registration: 23/10/2025	LDFC: 17/11/2025	Expiry Date: 18/12/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 1	Con Area:	Adv Type: N/A
Reason for Delay: Negotiations		EIA: NA
		Dec Level: DEL
		Stat Class: MIOT

Proposal: Extension at side to form additional garage and conversion of existing parking area to workshop; single storey extension at side to form chapels of rest and new reception / Wc area; alterations to existing building to form new dormer at front / gable windows and new entrance; render to existing ground floor front elevation and formation of car parking area and courtyard garden together with landscaping

Location: Silletts Funeral Service, Kelsil, Spring Lane, Radcliffe, Manchester, M26 2TQ

Description

The application relates to a business, operating as Funeral Parlour and Chapel of Rest on Spring Lane, Radcliffe, that is sited between the junctions of Vicarage Lane and Darbyshire Street.

Planning permission is sought to for the following extensions and alterations:

- An extension at side to form an additional garage and conversion of existing parking area to workshop;
- A single storey extension at side to form chapels of rest and new reception / wc area;
- Insert a new dormer at front
- Addition of gable windows and new entrance;
- Add render to part of an existing ground floor front elevation;
- Formation of car parking area for 11 car parking spaces; and
- Formation of a courtyard garden on the green space to the side of the Chapel of Rest, together with landscaping.

The green space to the side of the Chapel of Rest, within the application site, is allocated within the Council's Greenspace Audit, as 'Informal Recreation Space'. The rest of the application site is unallocated.

Relevant Planning History

43835 - Extension to Garage - Approved with Conditions 07/02/2005

42954 - Erection of a detached garage - Approved with Conditions, 20/08/2024

Publicity

55 nearby properties have been made aware of the proposal by letter.

One representation has been received which objects to the loss of the area of green space where residents walk and sit.

Statutory/Non-Statutory Consultations

Traffic Section - No objections, subject to the recommended conditions, securing closure of the existing access on to the green space, details of all works associated with the creation of the new access and its impact on BT's infrastructure, including drainage, reinstatement of the pavement, relining works and the review of the existing Traffic Regulation Order along the boundary of the application site.

Borough Engineer - Drainage Section - No objections, subject to a condition requiring a surface water drainage scheme.

Environmental Health - Air Quality - No objections subject to Electric Vehicle Charge Points being installed within the proposed car park.

Environmental Health - Contaminated Land - No objections, subject to conditions relating to unexpected contamination on the site and any imported soils.

Environmental Health - Pollution Control - No objections.

Greater Manchester Ecology Unit - No objections.

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

Development Plan and Policies

RT1/1	Protection of Recreation Provision in the Urban Area
EC4/1	Small Businesses
EN1/2	Townscape and Built Design
EN1/5	Crime Prevention
EN7/2	Noise Pollution
EN7/3	Water Pollution
EN7/4	Groundwater Protection
EN7/5	Waste Water Management
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-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-P1	Sustainable Places
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guide

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 of Development

The proposal relates to an existing business, a funeral undertakers.

In terms of the proposed expansion of the business, paragraph 85 of the National Planning Policy Framework (NPPF) states planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt and that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Thus the proposed expansion of this business is generally acceptable in principle.

UDP Policy EC4/1: 'Small Businesses' states proposals for small businesses will be acceptable when the scale of development is appropriate to, and the use is environmentally compatible with, the surrounding area in which is to be located, and where they do not conflict with other policies and proposals of the Plan. Whether the proposal complies with this policy will be assessed in the following report.

Loss of Green Space

The application seeks to create a car park on an area of green space adjacent to the Chapel of Rest. This part of the application site comprises protected recreation in the urban area under UDP Policy RT1/1.

Policy RT1/1 seeks to safeguard the provision of recreation land within the urban area and development will not be allowed where it would result in the loss of recreation facilities unless it meets specific criteria.

Whilst similar, the approach in Policy RT1/1 has now been superseded by Paragraph 104 of the NPPF which states that "existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a. An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of the quantity and quality in a suitable location; or
- c. The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use."

The submitted Planning Statement refers to an over-provision of amenity green space in Radcliffe.

The Bury Green Space Audit and Strategy (2015) found a surplus of 11.31ha of amenity space in Radcliffe. The site itself was surveyed (site ref. RP/RD037/00) as Amenity Greenspace - Informal Recreation and assessed to be Good quality. As such, the proposal meets Paragraph 104 a) and thus creating a car park on this area of green space to serve the needs of the existing business is acceptable in principle.

Biodiversity and Biodiversity Net Gain

The proposal seeks to turn an existing green area into a car park. The proposal is required to provide a 10% gain in Biodiversity in accordance with both the provisions of the Environment Act 2021, and PfE Policy JP-G8.

The submitted metric refers to a net gain in excess of 10%, and GMEU's comments concur with the calculations provided and the conclusions of the metric. As such, the Biodiversity Gain Plan conditions will apply, including securing BNG Habitat Monitoring and Management Plans as it is likely, that appropriate biodiversity friendly landscaping can be incorporated on site. Whilst this application is accompanied by a suite of landscaping plans, with the agreement of the agent/ applicant these plans are not included within the approved plans condition, as the submitted landscaping plans have not been evaluated for their biodiversity value. A condition securing a landscaping plan is therefore recommended to be imposed, prior to any above-ground works occurring. This will enable the applicant to get their submitted landscaping inputted into the BNG calculators and, where necessary, amend them.

Subject to the applicant providing at least a 10% net gain to biodiversity on-site, or, where necessary, off-site, and the recommended planning conditions relating to the proposed landscaping scheme and securing a net gain to biodiversity, and habitat monitoring and management plans, the proposal would comply with both PfE Policy JP-G8: 'Net Enhancement of Biodiversity and Geodiversity' and the statutory legislation within the Environment Act 2021, as amended.

Design, Layout and Visual Amenity

UDP Policy EN1/2: Townscape and Built Design seeks to ensure, amongst other things, that developments integrate satisfactorily into their surroundings.

The proposed extension at the side of an existing garage to form an additional garage would abut the south eastern boundary of the site and be sited on an existing car parking space. This is considered to be a subordinate extension.

A single storey extension is proposed to the western elevation of the existing building and would extend beyond the rear elevation of the existing building. This is a large extension and would extend towards the trees that boarder the southern boundary site which provide a buffer between the application site and the rear of properties on Vicarage Street. In views from Spring Street and from its junction with Spring Lane, the proposed rear extension will be mostly obscured by the shrubbery existing within the corner of the garden of the Vicarage, Vicarage Lane. Whilst the proposal seeks to create a car park over the existing adjoining green space, there is the opportunity to secure landscaping in this area, in case the Vicarage property ever removed this shrubbery.

The proposal seeks to render part of the front elevation which accomodates the existing garaging facilities for the business with the proposals indicate the whole of the flat roof elevation, facing Spring Lane, of the building would be rendered. The existing red brick exterior positively contributes to how the existing property sits within the street scene. Addition of render to part of an existing ground floor front elevation. However it is noted that former openings on this elevation have been infilled with concrete block bricks, which do detract from the appearance of the building. The LPA considers the rendering of these particular areas would be a visual enhancement to this part of the Spring Street elevation of the building.

Parking and Highway Matters

The proposal seeks to build over an area currently used for car parking located at the western end of the application building; to install a new vehicular entrance on to the area of Green Space located to the east of the application building, to serve the proposed car park and to close an existing vehicle access on this Green Space. The proposed car park would provide 11 car parking spaces, 2 of which would be large enough to accommodate parking for the disabled. A new access is proposed that would be wide enough for two-way traffic movements.

Throughout the course of this application, Officers have worked closely with the applicant to ensure the proposed development would provide a safe access for both users of the car park but also to ensure the proposal would not cause harm in respect of pedestrian and highway safety. The closure of the existing access and creation of a new access would result in the resurfacing of the pavement along the frontage of the application site and the repainting of the double yellow lines. The new entrance point will also be fitted with tactile paving to ensure pedestrian safety for everyone. The new access would also have satisfactory visibility when drivers exit it. The layout of the proposed car park and the number of car parking spaces proposed complies with the requirements of PfE Policy JP-C8, as does the proposed manouvering space.

Safety of Site

It is a requirement of the NPPF paras. 187, 196 & 197 that the applicant demonstrates to the satisfaction of the LPA that the application site is safe, stable and suitable for development.

A Preliminary Risk Assessment has not been submitted with the application. However, the proposed development which comprises extensions to existing commercial buildings, a new car park and garden is considered low risk, and on this occasion, a full assessment is not considered necessary at this application stage.

Notwithstanding this, part of the site is located over an infilled former railway cutting (Darbyshire Street Landfill). It is understood that this site was infilled in the 1970s with hardcore and excavation material. Given the age and of the fill material, the risk from gas

ingress is considered low. However, it is recommended that a watching brief should be kept during the development to identify and deal with any previously unidentified contamination or putrescible material associated with the former landfill. A condition is recommended to secure this.

Additionally, as new garden areas are proposed, imported material should be chemically tested to ensure that the soil material is clean and suitable for use.

In line with the National Planning Policy Framework, there is the potential for contamination on this site, therefore, a number of contaminated land conditions are recommended to ensure the site is made safe for all future users and nearby properties. Subject to these recommended planning conditions being imposed on any subsequent approval, the proposal is acceptable in this regard.

Air Quality

PfE Policy JP-S5: Clean Air seeks new developments to support improvements in air quality, focusing particularly on locations where people live, where children learn and play, where there are impacts on the green infrastructure network.

The site is not located within an Air Quality Management Area. Due to the scale of the development, it is considered very unlikely that the development would create an increase of more than 500 AADT (annual average daily traffic). Therefore, in line with the EPUK Guidance, an air quality assessment will not be required.

Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. To support the principles of the Greater Manchester Clean Air Plan in reducing levels of nitrogen dioxide and in order to manage current and future levels of air pollution Bury Council is encouraging the retention of trees and the use of cleaner vehicles. As such, and in line the requirements of both PfE Policy JP-G7: 'Trees and Woodland' - retaining native trees is promoted and any trees removed will need to be replaced on a 2 to 1 basis, and the Building Regulations (The Building Regulations 2010, Approved Document S, Infrastructure for the charging of electric vehicles), and the requirements of SPD11, which requires a minimum of 1 no. electric vehicle (EV) charging point (minimum 7kW*) and at least one in every five remaining parking spaces must be provided with cable routes.

Planning conditions can be imposed to secure electric vehicle charging provision that accords with the requirements of SPD11: 'Parking Standards in Bury', tree protection to trees within the site and bordering the site, and to secure satisfactory landscaping of the application site. All such conditions are thus duly recommended.

Flood Risk and Drainage

PfE Policy 'JP-S4: 'Flood Risk and the Water Environment' of the Places for Everyone Joint Development Plan and Section 14 (Meeting the challenge of climate change, flooding and coastal change) of the NPPF to ensure developments do not increase flooding on the site or elsewhere, which also includes how they are drained.

Paragraph 181 of the National Planning Policy Framework is clear that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. It states that where appropriate, applications should be supported by a site-specific flood-risk assessment. This site is within Flood Zone 1 and therefore a Flood Risk Assessment will not be required for this site.

To ensure the site is satisfactorily drained, would not cause harm to highway safety, or result in flood risk elsewhere, the Council's Drainage Team have advised a planning condition would be necessary to secure a satisfactory surface water drainage scheme. This condition is duly recommended.

Trees and Hedgerows

PfE Policy JP-G7: 'Trees and Woodland' requires development to considerably increase the provision of street trees within urban areas and where development would result in the loss of existing trees it requires replacement on the basis of two new trees for each tree lost or other appropriate measures with a preference for on-site provision. Replacement at a rate of 2 trees for each lost would be necessary. UDP Policy EN8/2: 'Trees and Woodland' supports and encourage new woodland and tree planting.

An Arboricultural Assessment accompanies this application that is carried out to BS5837 standards.

The application site is bordered along its rear, south facing boundary and part of its west facing boundary by Trees, the majority of which are Council owned and form part of the adjoining woodland, which sits between the rear boundary of the application site and Darbyshire Street. Other trees and a hedgerow located within the grounds of the Vicarage exist along the western boundary of the application site.

Along the front boundary of the site, on Spring Street, a Category A Copper Beach tree, 16m in height with a crown spread of 14.5m exists. This tree makes a significant contribution to the visual qualities of this section of Spring Lane and the application site. The submitted Arboricultural Statement, undertaken by Cheshire Woodlands Tree Consultants shows the proposed development would encroach into the Root Protection Area of this street, however, subject to the area within the Root Protection Area being designed to minimise the harm to part of the RPA by securing a satisfactory Arboricultural Method Statement prior to commencement of development. A condition is recommended to secure this.

The proposal seeks to retain the hedgerows present along the frontage of the site with this and part of one of the hedgerows present along the western boundary of the site with the vicarage is to be retained. The privet hedgerow that exists on the same boundary, but is nearest to the frontage of the application site is to be removed. A planning condition will be used to ensure the site is appropriately landscaped and suitable planting of the site is secured. As mentioned within the Visual Amenity section of this report, it will be important to secure appropriate planting along the boundary with the Vicarage to mitigate the bulk and massing of the proposed extensions on the western side of the application site in views from Spring Street and Vicarage Lane.

Subject to the recommended planning conditions being imposed the proposal would accord with the requirements of PfE Policy JP-G7 and UDP EN8/2.

Biodiversity Net Gain

PfE policy JP-G8 requires development to follow the mitigation hierarchy of avoiding significant harm to biodiversity through consideration of alternative sites, then adequately mitigating and compensating for any remaining harm. It also requires development to avoid fragmenting or severing connectivity between habitats and to achieve a net gain in biodiversity of no less than 10%. This reflects national statutory requirements.

This policy requires planning applications to be accompanied by a completed metric and written statement or draft Biodiversity Gain Plan. The policy also requires proposals to make appropriate provision for long-term management of habitats and geological features connected to the development.

A biodiversity metric has been provided, as well as a baseline habitat plan and landscaping proposals. Based on these, a gain of 0.1 habitat (36.14%) and 0.12 hedgerow (535.14%) units is projected on site. My primary concern with the assessment of these figures relates to the assessment of the baseline tree - this has been input as small within the metric, though the submitted Arboricultural Report shows it to have a DBH of 76 cm, and it would therefore be large. However, with this amended within the metric, a gain in excess of 10% is still achieved. The Council's Ecology Advisors, have advised that the Council would also

expect the condition assessment of the baseline tree to be provided at this stage, as well as some indication of the projected condition assessment of the proposed trees. However, they accept that even if the baseline large tree was in good condition and all proposed trees in poor, a gain in excess of 10% is still achieved. As such, this information is not essential at this application stage, though will be required to discharge the BNG condition.

Overall, the Biodiversity Gain Plan condition will apply should this planning application receive permission. At condition stage sufficient information will be required to demonstrate how a 10% net gain will be provided, including a Biodiversity Gain Plan (including condition assessment sheets) and final version of the BNG metric (with the baseline tree input as large). Additionally, the proposed enhancements on site are considered significant, and therefore a Habitat Monitoring and Management Plan (HMMP) detailing management prescriptions for a 30-year period needs to be secured as part of the planning process. Based on the small number of units being delivered, GMEU have advised they would accept that this could be done via planning condition. Such conditions are therefore recommended.

Carbon and Energy

PfE Policy JP-S2: 'Carbon and Energy' requires new development to be net zero carbon in relation to the developments operational carbon emissions. Policy JP-S2 expects all new development to be net zero carbon. The expectation from the adoption of the PfE Development Plan is that net zero carbon should be achieved for regulated carbon emissions; from 2028 for all emissions in construction; and from 2025, development should also calculate and minimise carbon emissions from unregulated emissions.

The application is supported by a Sustainability Statement carried out by Vision Energy. This states, the proposed development is to incorporate several energy efficiency measure and designs to ensure compliance & CO₂ reduction including:

- Fabric Insulation improvements on Building Regulations Part L minimum standards,
- Air permeability targets implemented as part of the project to minimise heat loss,
- Improved glazing U & G Values for the development,
- Low Energy lighting scheme adopted on site

The site has been assessed as suitable for future installation of rooftop solar photovoltaic (PV) panels, with sufficient unshaded roof space available to accommodate a system if required. However, the proposed development has already achieved compliance with Building Regulations Part L through the use of high-efficiency mechanical systems, including a split/multi system providing heating and cooling to the newly extended area. As such, on-site renewable generation has not been relied upon to meet carbon targets at this stage. Nonetheless, the submitted Sustainability Statement advises passive provision for PV has been considered within the electrical design, and that the building remains technically capable of supporting a rooftop array in the future, should the site owner elect to pursue additional carbon reduction or energy offset measures post-occupation. As no solar panels are shown on the proposed development, a planning condition is recommended to secure details of these to ensure any solar panels are located centrally within a roof slope and are black in colour (frames and internally).

The report further advises the proposed development would utilise a high-efficiency split/multi system for heating and cooling within the newly extended commercial floor area. This system would offer a flexible, zone-based approach to space conditioning and operates with a seasonal coefficient of performance (SCOP) well above 3.0, significantly reducing electricity consumption when compared to direct electric resistance heating or legacy fossil-fuel systems.

The installation of this system has contributed to the development achieving a cumulative on-site carbon reduction of 40.78% against the Part L 2021 baseline. Of this, 3.64 tonnes CO₂ per annum (17.36%) is attributed to energy demand reduction measures under the

gBe Lean□h strategy, with a further 4.92 tonnes CO. per annum (23.42%) delivered through on-site renewable generation.

Again no details accompany this application of the location of the proposed Air Source Heat Pump and any solar panels. Planning conditions are thus recommended to ensure suitable and satisfactory details are secured prior to any above-ground works occurring on the site.

Subject to the recommended conditions, the proposal accords with the requirements of PfE Policy JP-S2.

Digital Connectivity

PfE Policy JP-C2: 'Digital Connectivity' requires all new development to have full fibre to premises connections unless technically infeasible or unviable. Within the submitted Design and Access Statement it states this site is already served by superfast fibre broadband and will continue to be used by the business. The proposal therefore meets the requirements of PfE Policy JP-C2.

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 permission relates to the following plans and documents:

Drawing no. 216 (10) 101 P01: Location Plan;
Drawing no. 216 (20) 102 P02: Proposed Site Plan;

Drawing no. 216 (20) 103 P02: Proposed Ground Floor;
Drawing no. 216 (20) 104 P01: Proposed Ground Floor Enlarged (Part);
Drawing no. 216 (20) 105 P01: Proposed Ground Floor (Part);
Drawing no. 216 (20) 106 P02: Proposed First Floor;
Drawing no. 216 (20) 107 P01: Proposed First Floor Plan enlarged

Drawing no. 216 (20) 108 P02: Proposed Parking Layout;
Drawing no. 216 (20) 109 P01: Proposed Roof;

Drawing no. 216 (200) 01 P01: Existing & Proposed Elevation [Front Elevation];
Drawing no. 216 (200) 02 P01: Existing and Proposed Elevation [Front Elevation (part)];
Drawing no. 216 (200) 04 P01: Existing and Proposed Elevations [Front Elevation

(part)];
Drawing no. 216 (200) 03 P01: Existing and Proposed Elevations [East Elevation (Part)];
Drawing no. 216 (200) 05 P01: Existing and Proposed Elevations [West Elevation (Part)];
Drawing no. 216 (200) 06 P01: Existing and Proposed Elevations [West Elevation (Part)];
Drawing no. 216 (200) 07 P01: Existing and Proposed Courtyard Elevation;
Drawing no. 216 (200) 08 P01: Proposed Section; and,

Document ref. Cheshire Woodlands Tree Consultants, Arboricultural Statement, reference: CW/11748-AS, dated 14 July 2025.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings and documents.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 Notwithstanding the vehicular access alterations shown indicatively on the approved plans, no development shall commence unless and until full details of the following have been submitted to the Local Planning Authority to a scope and specification to be agreed with the Highway Authority on a topographical based survey of the site and adjacent highways:

1. Formation of the new vehicular access onto Spring Lane incorporating the demarcation of the limits of the adopted highway and provision of tactile paved pedestrian crossing points at the junction.
2. Reinstatement of the redundant westerly vehicular/maintenance access to adjacent footway levels, incorporating the demarcation of the limits of the adopted highway, re-location/replacement of the existing BT footway chamber/infrastructure and replacement boundary in-fill wall with foundations that do not encroach under the adjacent adopted highway.
3. Review of the existing Traffic Regulation Orders in the vicinity of the site, with a view to introducing additional parking restrictions as appropriate, including, if required, all necessary road markings and signage, in addition to ensuring that existing parking restrictions remain in place and are refreshed accordingly.
4. Measures to prevent the discharge of surface water from the proposed access/car park onto the adjacent adopted highway.
5. Adequate transfer spaces provided to the side and rear of all disabled parking bays, including, if required, bay relocation within the car park.

The details subsequently approved shall be implemented to an agreed programme and fully completed to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, satisfactory drainage, ensure adequate off street car parking arrangements for disabled and non-disabled users and maintain the integrity of the adopted highway, in accordance with Policies JP-C8: Transport

Requirements of New Development and Policy JP-S4: Flood Risk and the Water Environment of the Greater Manchester Places for Everyone Joint Development Plan and the National planning Policy Framework.

- 4 No development shall 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 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.

The development shall be carried out in accordance with the approved details.

Reason. The current application contains insufficient information regarding the proposed drainage scheme, to promote sustainable development and satisfactory drainage to minimise flood risk, in accordance with Policies EN7/3 - Water Pollution and EN7/5 - Waste Water Management of the Bury Unitary Development Plan, Policy JP-S4: Flood Risk and the Water Environment of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 5 Prior to commencement of development, and notwithstanding the Tree Protection Plan within the approved Arboricultural Statement, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall include:
- Details of a construction exclusion zone (including protective fencing of a height and design which accords with the requirements BS 5837: 2012) to be formed around the root protection areas of trees within the site to be retained and those bordering the site including the neighbours hedgerow;
 - Details of the Tree Protection Measures around T1. These shall be in accordance with BS5837: Trees in relation to design, development and construction;
 - Details of the engineer designed construction specification referenced within paragraph 10.4 of the Cheshire Woodlands Arboricultural Statement relating to T1, the Copper Beach, and shown on the Tree Protection Plan contained within Appendix 2 of the Arboricultural Statement
 - Details of any excavation to take place within the root protection areas of trees within the site or bordering the southern and western boundaries of the site;
 - Details of the foundations of any building, hardstandings and/or boundary treatments to be constructed within the root protection areas of all neighbouring trees bordering the site; and,
 - A scheme of works relating to any underground services to be installed within the Root Protection Area (RPA) of T1 and any trees bordering the southern boundary of the site, has been submitted to and approved in writing by the Local Planning Authority.

Any works within or adjacent to the Root Protection Area of T1, as shown on Drawing no. CW/11748-P-TP: Tree Protection Plan and the trees bordering the southern and western boundaries of the site, shall be carried out in accordance with any subsequently approved details and the identified tree protection measures shall

be implemented before any development takes place and maintained as such thereafter for the entirety of the construction period.

Reason. To ensure that appropriate mitigation measures are put in place to safeguard the health of the Category A tree within the site in the interests of visual amenity in accordance with the requirements of EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and Policy JP-G7: Trees and Woodland of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 6 Development shall not commence until a Biodiversity Gain Plan (including condition assessment sheets) has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Gain Plan must include details of the following:

- a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- b) the pre-development biodiversity value of the onsite habitat (with the baseline tree inputted as large);
- c) the post-development biodiversity value of the onsite habitat;
- d) any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development; and,
- e) any biodiversity credits purchased for the development.

Reason. A pre-commencement condition is required in the interests of mitigating ecological harm and providing for a measurable biodiversity net gain following the development and to accord with the requirements with Schedule 7A of the Town and Country Planning Act 1990 and Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 7 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:
- 1. a non-technical summary;
 - 2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - 3. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - 4. the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - 5. the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.
- has been submitted to, and approved in writing by, the local planning authority.

Reason. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Places for Everyone Joint Development Plan Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.

- 8 The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the

duration of the construction period.

Reason. To ensure adequate off-highway materials storage arrangements for the duration of the construction period, in the interests of highway safety to accord with Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict of Bury Unitary Development Plan and Policy JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan.

- 9 If development has not commenced within 6 months of the date of this permission, then no development shall take place until further survey(s) have been undertaken to establish whether features/habitats on the site are utilised by bats and the results submitted to and approved in writing by the Local Planning Authority. Any further survey(s) shall take place during the optimum period for bat activity (between May and August). If such a use is established, then no development shall take place until a comprehensive method statement indicating how bats are to be safeguarded during the construction period and how appropriate mitigation measures (including habitat compensation and enhancement) are to be incorporated into the development has been submitted to and approved in writing by the Local Planning Authority. The duly approved method statement shall be implemented in full accordance with the details, recommendations and timescales contained therein and any mitigation measures shall be fully implemented before any of the development hereby approved is brought into use and retained as such thereafter.

Reason. To ensure that appropriate measures are taken to establish whether habitats on the site which are suitable to support protected species are (or become) used by these species in cases where development is delayed, and to ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species in accordance with the requirements of Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan and the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

- 10 Notwithstanding any description of materials in the application and the requirements of condition no. 2 of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason. No material samples have been submitted and are required to ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Policy EN1/2: Townscape and Built Design of the Bury Unitary Development Plan and Policy JP-P1: Sustainable Places of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 11 Notwithstanding any description of materials in the application and the requirements of condition 2 [approved plans] of this permission, the elevation of the garage facing Spring Lane shall not be fully rendered, only the concrete block infills shall be rendered.

Reason. To ensure the brick elevation of the existing garaging is not fully rendered

use, in the interests of the visual amenities of the street scene in the interests of visual amenity in accordance with the requirements of Policy EN1/2: Townscape and Built Design of the Bury Unitary Development Plan and Policy JP-P1 Sustainable Places of the Places for Everyone Plan and the National Planning Policy Framework.

- 12 Notwithstanding any details shown on the approved plans and the requirements of condition no. 2 of this permission, prior to any above-ground works taking place a hard and soft landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees, hedges and shrubs.

The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

Reason. To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements in accordance with the requirements of Policies EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan, Policy JP-P1: Sustainable Places, JP-G7: Trees and Woodland and JP-G8: A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 13 Prior to any above ground works a scheme for the provision of electric vehicle charging point infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been implemented. The approved scheme shall thereafter be retained and maintained for the lifetime of the development.

Reason. To encourage the uptake of ultra-low emission vehicles and to promote sustainable modes of travel to accord with Policies JP-C1: An Integrated Network, JP-C5: Streets for All, JP-C8: Transport Requirements of New Development and JP-S5: Clean Air of the Greater Manchester Places for Everyone Joint Development Plan, SPD11: Parking Standards in Bury and the National Planning Policy Framework.

- 14 The development hereby approved 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 of the National Planning Policy Framework and Policy JP-S4: Flood Risk and the Water Environment of the Places for Everyone Joint Development Plan.

- 15 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 and approved in writing by the Local Planning Authority 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 and approved in writing by the 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).

- 16 The development hereby approved shall not be occupied unless and until:

1. the habitat creation and enhancement works set out in the approved Habitat and Monitoring Plan (HMMP) have been completed; and
2. a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Reason. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Places for Everyone Joint Development Plan Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.

- 17 Notwithstanding the details within the submitted Sustainability Appraisal by Vision Energy, no air source heat pump(s) shall be installed until full details of their specification, siting, design, and noise output have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include:

- The make, model, and technical specifications, including noise output levels (measured in dB(A));
- The location, siting and orientation of the unit(s);
- Details of any acoustic mitigation measures, such as enclosures, screening, or positioning relative to neighbouring properties;
- Details of any external housing or screening, including materials, design, and

- colour;
- Details of any associated equipment, including pipework, cabling and ancillary infrastructure; and,
- Confirmation that the installation will comply with permitted development noise standards (e.g. MCS 020) or equivalent

The air source heat pump(s) shall be installed in accordance with the approved details and thereafter retained as such for the lifetime of the development.

Reason. The submitted Sustainability Appraisal states an Air Source Heat Pump will be installed however no details of its siting, appearance or noise output have been submitted, in order to protect the residential amenity of neighbouring occupiers, visual amenity of the area, and to ensure an appropriate standard of design, in accordance with Policies EN1/2: Townscape and Built Design and EN7/2: Noise Pollution of the Bury Unitary Development Plan.

- 18 Notwithstanding the details shown within the submitted Sustainability Appraisal by Vision Energy, no solar panels shall be installed until details of their siting, design, and external appearance have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include:

- The location, extent, and layout of the panels on the building/land;
- Details of the type, size, and finish of the panels, including colour and reflectivity;
- The method of fixing and projection above the roof slope or ground level;
- Details of any frames, supports, or housing; and
- Details of any associated equipment, including inverters, cabinets, and cabling routes.

The solar panels shall be installed in accordance with the approved details and thereafter retained as such for the lifetime of the development.

Reason. In the interests of the visual amenity of the area and to ensure a satisfactory appearance of the development, in accordance with Policy EN1/2 of the Bury Unitary Development Plan and Policies JP-S1: Sustainable Development, Policy JP-S2: Carbon and Energy of the Places for Everyone Plan and the National Planning Policy Framework.

- 19 The turning facilities within the curtilage of the site indicated on the approved plans shall be provided before the access and car park is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway, in the interests of road safety, in accordance with Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict of Bury Unitary Development Plan and Policy JP-C8: Transport Requirements of New Development of the Greater Manchester Places for Everyone Joint Development Plan.

- 20 Subject to the requirements of the above condition, condition no. 19, the car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at

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all times.

Reason. To ensure adequate off street car parking provision, in the interests of highway safety, in accordance with Policy JP-C8: Transport Requirements of New Development of the Greater Manchester Places for Everyone Joint Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CB	11/06/2026	DM 11/6/26	