

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 13/02/2023	Ref: 67799/FUL
Registration: 19/01/2022	LDfC: 17/02/2022	Expiry Date: 16/03/2022
Site Visit: 10/02/2022	Site Notice: N/A	Press Date: N/A
Objections: 4	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MIDW

Proposal: Erection of 1 no. attached dwelling

Location: Land adjacent to 88 Watling Street, Tottington, Bury, BL8 3QW

Description

The application relates to the side garden of No 88 Watling Street which is located within the village of Affetside. The site and surrounding area is within the Green Belt, Area of Special Landscape and West Pennine Moors.

No 88 is a stone built terraced cottage at the end of a row of similar cottage type dwellings which front directly onto Watling Street, the main road through the village. Adjacent to the garden of No 88 is a semi-detached dwelling which is set back from the road, to the east and rear of the site are 2 dwellings (Nos 1 and 2 Five Acre Barn) beyond which are open fields.

The side garden of No 88, which is the subject of the application, is bounded by a stone wall and has an existing access which is formed off Watling Street.

The application seeks permission for 1 No dwelling in the side garden of No 88.

The proposed dwelling would be attached to the side gable of No 88 and would follow the same ridge and eaves heights as the attached row of cottages. At the side of the dwelling would be a smaller addition which would be set back from the front elevation by approx 4.6m and lower than the main roof by 1.2m with a porch on the front elevation. Fenestration patterns and window arrangements with stone headers and cills would be similallry aligned to the adjacent cottages. The proposed dwelling would be stone built with a slate roof.

There would be a gap down the side of the new build which would lead to a small rear garden approx 5.4m in depth and bin storage facilities. A new cobbled curb would be formed along the frontage directly abutting the road to delineate the site boundary. Parking would be on-street.

Internal accommodation would provide living space at the ground floor and 3 bedrooms and bathroom at first floor.

In terms of the layout to No 88, there is a small rear yard and this would provide the amenity area for No 88.

Relevant Planning History

02613/E - Construction of 1 no. new dwelling

Publicity

Letters sent to 11 properties on 26/1/22.

4 representations received in total from 2 separate addresses which raise the following issues:

- By building on this plot of land it is taking away valuable parking space away from property number 88. The new property will also need parking as the street is already quite congested and dangerous as cars have to drive quite close to the houses due to vehicles parked on the road.
- This proposed development will cause further dangers and disruptions to an already congested village. Number 88 currently has potential off road parking for 3 cars. By taking this away and replacing it with a 3 bed property, there is potential for 5+ extra vehicles parking on the (one car wide) roadside outside the cottages. This stretch of road is currently a bus route with buses operating in both directions every hour which already causes congestion. There are also several farmers field entrances used regularly opposing and adjacent to the proposed site which cannot be obstructed with additional parked cars and constant HGV deliveries during the build. Any further development in Affetside should at the very least accommodate parked vehicles off the road as the village simply has no further on street parking available.
- Affetside is a Greenbelt area which gets lots of visitors each year which adds to traffic.
- Also there is right of access to all gardens through no 88 building on this plot will stop my right of way.

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions

Environmental Health - Contaminated Land - No objection subject to conditions

The Coal Authority - No objection subject to conditions

Greater Manchester Ecology Unit - No objection subject to conditions/informatives

Environment Agency - No response received.

Borough Engineer - Drainage Section - No response received

United Utilities - No objection

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

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
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN6/3	Features of Ecological Value
EN9/1	Special Landscape Areas
OL1	Green Belt
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
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt

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.

Policies

Chapter 13 - Protecting Green Belt Land, 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 these exceptions relates to Para 149 e) for limited infilling in villages. UDP policy OL1/2 d) also refers to an exception for development in the Green belt for limited infilling in existing villages as set out in OL1/3. Policy OL1/3 - Infilling in Existing villages in the Green belt may permit development provided that it is in scale with the village and would

not adversely affect its character or surroundings. Policy OL1/3 cites Affetside as one of the named villages in the Green Belt where infill may be accepted.

Principle of Green Belt Development

The development proposes a single dwelling, attached to a row of terraced cottages. This part of Affetside generally comprises an unbroken frontage of residential properties which presents a linear pattern of development. The plot relates to the garden to No 88 which is located at the end of this particular row. On the other side of the garden is a pair of semi detached properties with residential dwellings which extends along Watling Street to the north.

The site is therefore be considered as an infill plot, and subject to scale, massing, layout and other design considerations, the proposed development considered acceptable and comply with the principles of the NPPF and Policies OL1/2 and OL1/3.

Housing principles

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.

UDP Policy H2/6 - Garden and Backland Development would not support proposals which would result in the loss of private gardens and backland for infill development unless such proposals do not adversely affect the character and amenity of the area. Regard is given to factors including:

- the concentration of such development in the surrounding area;
- the relative density of the proposal to that of the surrounding area;
- the impact on neighbouring properties and the local environment;
- access arrangements.

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

The site is located within an established village setting and therefore would not conflict with the local environment in terms of the nature and character and surrounding land uses. There is existing highway and utility infrastructure in place to facilitate the development without requiring substantial physical works or alterations.

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

Scale and layout

Proposed dwelling

The proposed dwelling would be attached to the blank gable wall of No 88 and would be set in alignment with the front and rear of the existing row of cottages, thereby reflecting the footprint and form of the existing row. At the front, stone paved frontages and cobbled curb edging would replicate the front of the adjacent properties and as such considered to be an acceptable arrangement and in keeping with the streetscene.

The roof height and eaves levels of the dwelling would continue the same alignment as the row of cottages and the two storey side addition would be set back from the front elevation which would appear as a subservient and relatively minor 'extension' to the building. It is therefore considered that in terms of scale and massing, the proposed dwelling would emulate the character and setting of the original houses at this part of Watling Street and therefore considered acceptable.

At the rear would be a garden of a depth of approx 5.4m and whilst this would be substandard in terms of advise in SPD6, it would be no worse than is provided for the existing row. There would be space at the rear for bin storage.

The development would not provide for in-cutlidge parking and cars associated with the dwelling would park on the road, again the same arrangement for the adjacent occupiers. (parking is covered in further detail in the highway section below).

It is therefore considered that the size of site would be able to accommodate the scale and size of development proposed which would reflect the character of the scale and form of the established development and as such considered acceptable.

The proposed development would therefore comply with Policies OL1/2, OL1/3, H2/1 and H2/2.

No 88 Watling Street

The proposed development would result in the loss of amenity space for this property. There is however, a small yard to the rear which would provide some level of outdoor space and as the occupier of this property is the applicant, the lack of amenity space would only be to their detriment.

Visual amenity - The proposed dwelling would be slightly wider than the frontage of the attached dwelling and row of cottages by approx 400m but considered to be not significantly noticeable to appear unbalanced. The side addition would be 2 storey but set back by approx 4.6m and lower than the main part of the dwelling it would not be visually intrusive or result in a disproportionate addition.

Windows and door openings would be positioned and align with the fenestration pattern of the existing cottages and design and detail of the openings would be in keeping with the character of the area.

Material are proposed as stone elevations with tiled roof and samples required to be submitted for further approval by condition.

It is considered that the proposed development would emulate the character of the ribbon of cottage type development which characterises the village of Affetside and this streetscene frontage and would therefore not have a detrimental impact con the visual amenity of the area or special landscape area.

Impact on residential amenity - Adjacent to the site to the north is Hilltop Cottage which is part of a pair of newer build semi detached houses (Farm Cottage is attached to the other side of Hilltop Cottage). Planning permission was granted in 2016 for these two houses). This property has a ground floor habitable room window on the front elevation.

The proposed dwelling would be set forward of the front elevation of this property by approx 6.7m in total.

The side 'extension' to the new build would be forward on the front elevation of Hilltop Cottage by approx 2m and would be 1.7m from its side elevation. This part of the new dwelling would not contravene the 45 degree line when taken from the midpoint of the habitable room window. As such, this would be an acceptable relationship.

The main part of the new dwelling would be set in from the neighbours property by approx 3.5m and forward of their front elevation by approx 6.7m.

The proposed dwelling would be sited such that it would contravene the 45 degree line from mid point of the neighbours window and given the position of the proposed dwelling and that the neighbouring property is set to the north, there would be a degree of overshadowing to this property and part of the outlook would be a 2 storey blank wall.

The pattern of residential development in Affetside is very much of a linear type, the houses and cottages generally set along the road frontage and following the position of the proposed dwelling in relation to the adjacent row of cottages and within the context of the streetscene is an important consideration. By attaching the dwelling to the gable end of No 88 and siting the dwelling to sit in alignment in terms of footprint and ridge and eaves height, the proposed dwelling would integrate well within the form of the existing urban grain and would essentially appear as part of the original row of cottages.

There is an assessment to be had between balancing good development and design against assessing localised impacts and whilst there would be a degree of harm to the neighbouring property, given the main part of the proposed dwelling would be set away from the boundary and that a relatively small proportion of the building would encroach the 45 degree line, impacts are considered not be significantly detrimental to harm the amenity of the occupiers of Hilltop Cottage, when also balanced against good design.

It is noted that Hilltop Cottage has been built closer to the shared boundary than was approved on the plans for this new development and which should not constrain a future development which may be otherwise acceptable.

It is also noted that the neighbour at Hilltop Cottage has not objected to the proposed development.

In terms of properties at the rear there would be more than 23m to the Five Acre Barn dwellings, and with intervening garages, it is considered this would be an acceptable separation distance and policy compliant.

To No 88, the proposed dwelling would not project beyond the rear building line and attachment to this property would not affect any side openings on the gable.

It is therefore considered that the proposed development would not have a significantly detrimental impact on neighbouring properties and as such would comply with H2/1, H2/2 and SPD6.

Highways

There is no dedicated in-curtilage parking proposed. The highway's section accept on street parking on this occasion as providing a space within the curtilage would locate this in the path of oncoming vehicles and would straddle and abut the limit of the adopted highway. Providing an area of footway and kerbline instead would enable a safe pedestrian access to the new dwelling from the highway to be created as no footway exists on the westerly side of the street.

The application states that the garden/side area of No 88 had not been used for parking for a significant period of time and cars park on Watling Street as do the other properties on this row.

On balance, it is therefore considered that the proposed arrangements in this instance would be acceptable.

As such, the proposed development would comply with H2/2 and HT6/2.

Air quality - With focus on air quality and sustainable development, new dwellings would require the installation of an EV chargepoint. In this instance as there would be no in curtilage parking and parking would be on the public highway, an EV chargepoint would not be reasonable or practical to provide.

Coal Authority - The application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

In this instance, the Coal Authority records indicate that the application site may have been subject to historic unrecorded coal workings at shallow depth and that a thick coal seam outcropped across the site.

Whilst the applicant previously submitted a Coal Mining Risk Assessment (September 2021, prepared by Earth Environmental & Geotechnical Ltd), the content of which correctly identified the risks posed by potential historic unrecorded shallow coal mine workings, the Coal Authority initially objected to the development.

It was considered that insufficient information had been submitted to determine whether or not issues of land instability could be satisfactorily overcome and objected to the proposed bespoke foundation solution in lieu of the undertaking of any intrusive investigations.

The Coal Authority now notes the submitted Rotary Borehole Site Investigation Report (dated October 2022) from Geoinvestigate Ltd, which confirms the undertaking of a rotary borehole investigation to confirm ground conditions.

On the basis that the report confirms that no shallow coalmine workings were encountered and no coal, the Coal Authority withdraws its objection to this planning application.

Ecology

Summary

There are no significant ecological issues associated with this development. Potential issues relating to bats, nesting birds and mitigation for loss of trees can be dealt with via condition.

Bats

The gable end of 88 Watling St was assessed for bat roosting potential. It was assessed as having negligible potential being well sealed. GMEU have no reason to doubt the findings of the report. No further information or measures are required.

Nesting Birds

There appear to be trees and scrub present that will be lost as a result of the development, potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. GMEU recommend a condition along the following lines be applied to any permission.

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 LPA.

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 appear to be some young trees or shrubs present on the site. There is minimal scope for replacement planting on the site but given the scale of the site, GMEU would be satisfied with the provision of bird and bat opportunities on the new build. (bricks/tiles or boxes) The details can be conditioned.

Response to objectors

- There is a stone boundary wall along part of the site frontage with an opening which is shown to measure at 2.3m wide on the existing site plan submitted with the application. In reality, the gap appears to be wider 'on site' although not by much more. The applicant states that the land has always been used as allotments before it was left to become overgrown. It is unlikely in any event that 3 cars, as suggested by the objector, could have used the site to park given the size of plot and limit space to manoeuvre a car. As stated above, the Highway Section accept on this occasion on street parking as there would be the benefit of providing a safe pedestrian access along the eastern side of the street.
- There is no definitive rights of way according to the LPA's mapping records. Should the development effect a right of way, this would either be a private matter of the applicant would need to apply to divert the route. An informative as such would be included.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings - Existing plan 002 A; Proposed plan 003 L 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 No development shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.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.
- 4 Following the provisions of Condition 3 of this planning permission, where

remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and 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.

- 5 No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:

- Photographic dilapidation survey of the footways and carriageways abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the new dwelling;
- Access point for construction traffic from the adopted highway;
- Site hoardings (if proposed) clear of the adopted highway;
- Hours of operation and number of vehicle movements;
- A scheme of appropriate warning/construction traffic signage in the vicinity of the site and its access;
- Parking on site (or on land under the applicant's control) of operatives' and construction vehicles together with storage on site of construction materials, including any requisite phasing of the development to accommodate this;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the parking of vehicles and storage of demolition/construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being occupied.

Reason. Information not submitted at application stage. To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent adopted highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure 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 The development hereby approved shall not be first occupied unless and until the pedestrian access and bin storage arrangements indicated on approved plan reference 003 Revision L, incorporating the reinstatement of the redundant vehicular access, provision of private footway/hardstanding in a porous/permeable material clear of the adopted highway with an appropriate kerb height (not flush as shown) to prevent vehicle over-run/parking and in a position to demarcate the limits of the adopted highway, and all associated highway remedial works to reinstate the adopted highway to its former condition prior to commencement of the development, have been implemented to the satisfaction of the Local Planning Authority.

Reason. To ensure good highway design, provide adequate in-curtilage facilities for the storage of refuse clear of the adopted highway and maintain the integrity of the adopted highway in the interests of highway safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development, H2/6 - Garden and Backland Development, HT2/4 - Car Parking and New Development and HT6/2 - Pedestrian/Vehicular Conflict.

- 7 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.

- 8 The development hereby approved shall be carried out in accordance with a drainage strategy which 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). The drainage for the development 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 Details/Samples of the materials to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.

- 10 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 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 11 The development hereby approved shall incorporate bat or bird brick/tiles or boxes and shall thereafter be maintained.
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, and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT	13/2/23		

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