



Request to Vary Elements of Planning Approval ref. 69387 by way of a S.73 Variation:-

Description of Original Approval: Formation of car park and erection of boundary fence; Provision of stairs/steps down to football field

Location: Land off Arley Avenue, rear of 1 Copse Drive & 2 Spinney Drive, Bury, BL9 5HE

Date of Approval: 27.06.2023

Proposed Use: Sole use by Seedfield Juniors F.C. for Match Day Parking by Club Officials with Car Park locked at all other times.

1. Background

This approval is linked to a major application by the same Applicant, Hive Homes (Greater Manchester) LLP, for a scheme of 84 Dwelling Houses on the nearby former Seedfield Centre which lies to the South of this location and is accessed via Parkinson Street and was granted approval on 11.10.2023 ref. 69079.

A key factor in the consultation process leading up to the approval of 69079 was the loss of informal & formal parking arrangements at the Seedfield Centre used by the neighbouring Seedfield Juniors Football Club which was of significant concern to both Sport England and Bury Council.

Although this was partly addressed by the removal of four dwellings by the Applicant and their replacement with a formal Car Park within the Site for the sole use of Seedfield Juniors F.C. to be constructed at the Applicants cost, further mitigation was sought and the Council's Major Projects Manager, Roz Catlow-Patterson, identified a derelict Council Asset on Arley Ave that had previously been used as a Builder's Compound that could potentially be brought into use as 'overspill' parking for the Club.

A discussion then took place between Roz and the Applicant on whether the land in question could be brought into use for informal parking for the Club and the Applicant agreed to remove undergrowth and re-grade the existing granular surface to facilitate this. As the land was bounded on three sides by rear garden fences of neighbouring houses and a steel Palisade Fence & Gates on the Arley Avenue frontage, this seemed to be an ideal solution at a relatively low cost.

Roz then discussed this change of use with the Planning Team and was advised that a Planning Approval would be required and this would be tied to the major application for the Housing scheme (69079). For expediency, Roz asked the Applicant to prepare and submit the application on the Council's behalf which was agreed with Applicant carrying the cost of preparation & submission.

Once validated and put out to Consultation, there were three notable responses from Consultee's that were ultimately conditioned in the Approval and are summarised below:-



Sport England

Request to demonstrate capacity of Parking Area by formal demarcation of Parking Bays including 1 x Disabled Bay

Highways Officer

Widening of existing Steel Gates from 2.5m to 4.0m and associated widening of Drop Crossing on Arley Ave including re-positioning of Street Lighting Column.

Planning Officer

Concern raised over acoustic impact of car parking on neighbours to be mitigated by installation of Acoustic Fence Panels and potential light pollution if car park was used during darkness, albeit that the latter point wasn't included as a condition.

Response from Applicant

Whilst not envisaged at the outset, the increased scope & cost of these Conditions was accepted by the Applicant in order to assist in securing a favourable approval for the main Housing Scheme (69079).

2. Implementation of Planning Approval

Since the date of approval, various works have been progressed on Site including:-

- Removal of Undergrowth
- Re-grading & compaction of existing granular surface including provision of additional blinding layer
- Acoustic Survey confirming Acoustic Panels not required
- Installation of new Steel Gates & re-positioning of Street Light
- Order placed with Highways Dept. for Drop Crossing widening
- Installation of Privacy Panels onto existing Fenceline (subsequently removed at Council request)
- Replacement of dilapidated Rear Garden 'Hit & Miss' Fencing with Solid Fencing by Council
- Pedestrian Gate & Steps installed in North East corner of Football Pitches albeit the final position of Steps has altered slightly due to presence of H.V. & L.V. Cables at shallow depth adjacent to Sub-Station

3. Outstanding matters to be agreed and resolved by variation:-

- a. **Surfacing Material** – We, the Applicant, believe that the existing angular granular material is highly suitable for a light use car park in this location due to its free draining characteristic and low cost of future maintenance. The Planning Team have expressed concern over



potential migration of this material onto the adopted Highway of Arley Ave and have suggested that Bitmac Surfacing should be applied to the central circulation area of the Car Park. This proposal is unacceptable to us for two reasons;- 1. prohibitive cost and 2. it would create an impermeable area causing surface water to discharge onto the Footway of Arley Ave. This was subsequently discussed and the Planning Officer proposed the use of Permeable Bitmac as an alternative which is even costlier and is unlikely to work in this location as it can only be laid to a maximum gradient of 5% (1 in 20) and the change in level across the Car Park is 6.25% (1 in 16) so surface water is likely to run off before it has chance to percolate away.

Responsibility for the ongoing maintenance of the Car Park will rest with Seedfield Juniors F.C. and is being written into their Lease of the Seedfield Playing Facilities as a Condition.

Proposed Remedy;- Applicant to install a section of Grasscrete Concrete 'Geogrid' blocks across Entrance (4.0m wide x 3.0m deep) to serve as a transition from the Bitmac surfaced Footway of Arley Ave. This will have the benefit of retaining the granular material in its pockets and have a 'Cattle Grid' effect causing vehicles to crawl over it in 1st gear when entering or exiting the Car Park.

- b. Demarcation of Parking Spaces** – We, the Applicant, have been unable to propose an acceptable method of demarcating the spaces due to the nature of the granular surface material. To satisfy this would require extensive Groundwork to install marker points which would conflict with the granular material or the provision of a fully surfaced, kerbed & drained Car Park which goes way beyond our original goodwill offer of assistance and represents extremely poor value for money in terms of Council investment. Although the Approval demonstrated capacity under approved Parking Standards for 13 x spaces (including 1 x Disabled), the anticipated usage by the Club for Match Officials during the September to May Playing Season is 5 – 7 vehicles for several hours per week during Match times with vehicular movement marshalled by Club Officials. In summary;- Parking usage will be a supervised operation of a limited number of vehicles during daylight hours and the Car Park will be locked once vehicles have entered and at all other times when not in use so formal demarcation is of little or no benefit to the applied use.

Proposed Remedy;- To remove demarcation from Approved Layout.

- c. All other Conditions to be deemed as being satisfied or capable of.**

Summary

The amendments set out above are reflected in the revised drawings that accompany this submission.

Edward Milner
Managing Director
Hive Homes (Greater Manchester) LLP
28.05.2024

