

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Lucy Furber
Iceni Projects
This is the Space
68 Quay Street
Manchester
M3 3EJ

On Behalf Of:

Morris Homes (North) Ltd
Morland House
Altrincham Road
Wilmslow
SK9 5NW

PART 1 - Particulars of Application

Application Number: 68055

Date of Registration: 01/03/2022

Proposal:

Residential development comprising of 41 no. Land at Springside Road, Bury dwellings with associated access, landscaping and ancillary works

Location:

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 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 Subject to the requirements of the conditions below, the development hereby permitted shall be carried out in accordance with the following approved drawings and documents:
Drawings:
Location Plan (Dwg No. N1232/P/LP01)
The Poynton - Proposed Floor Plans & Elevations (Dwg No. NRS/2H/687/L2013Q/PE01)
The Norfolk - Proposed Floor Plans & Elevations (Dwg No. NRS/4H/1502/L2013Q/PE01)
The Knutsford - Proposed Floor Plans & Elevations (Dwg No. NRS/3H/1056/L2013Q/PE01)
The Disley (Formerly the Disbury Special) - Proposed Floor Plans & Elevations (Dwg No. NRS/3H/934/L2013Q/PE01)
The Davenham (Plot 10 only) - Proposed Floor Plans & Elevations (Dwg No. NRS/3H/957/D2/L2013Q/PE01 REV. A)
The Davenham - Proposed Floor Plans & Elevations (Dwg No. NRS/3H/957/HIP/L2013Q/PE01 REV.B)

The Dalton Semi - Proposed Floor Plans & Elevations (Dwg No. NRS/3H/938/SEMI/L2013Q/PE01)
 The Cranleigh - Proposed Floor Plans & Elevations (Dwg No. NRS/4H/1358/L2013Q/PE01 REV.A)
 The Chelford (Formerly The Chatsworth SA AFF) - Proposed Floor Plans & Elevations (Dwg No. NRS/AFF/3H/808/L2013Q/P01)
 The Bray - Proposed Floor Plans & Elevations (Dwg No. NRS/2H/784/L2013Q/PE01)
 The Bray (Plot 16) - Proposed Floor Plans & Elevations (Dwg No. NRS/2H/784/L2013Q/PLOT16)
 The Brancaster (Formerly the Brereton) - Proposed Floor Plans & Elevations (NRS/4H/1169/L2013Q/PE01 REV.B)
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 Proposed Street Scene (Dwg No. N1232/P/SS01 REV.C)
 Refuse (Bin Storage) Plan (Dwg No. N1232/P/RP01 REV.H)
 Proposed Lighting & Installation Design Layout (Dwg No. 23370/D/01 REV.C)
 Proposed Planning Layout (Dwg No. N1232/P/PL01L)
 Proposed Materials Dispersion Plan (Dwg No. N1232/P/MP/01H)
 Proposed Landscape Structure Plan (Dwg No. M3492/PA/01/V10)
 Proposed Dwelling Separation Plan (Dwg No. N1232/DS01 REV.F)
 Proposed Car & Cycle Parking Provisions (Dwg No. N1232/P/CP01 REV.F)
 Proposed Affordable Housing Plan (Dwg No. N1232/P/AH01 REV.G)

Documents:

Bat Tree Assessment UES ref. UES03089/05
 Arboricultural Impact Assessment (Ref. P.1059.18 Rev. C)
 Invasive Species Method Statement (Ref. UES03089/06)
 Flood Risk Assessment (Rev. C)

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 within timescales agreed with the Local Planning Authority; 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 occupation of the first dwellinghouse.
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 comprising the erection of any external walls shall take place until details of the materials to be used in the construction of the external surfaces of the development, including the roof and the extension to the stone wall between points A and B on the approved Planning Layout (Dwg No. N1232/P/PL01 L), have been submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 6 Each dwelling hereby approved shall be provided with 1 electric vehicle (EV) charge point (minimum 7kW*) prior to its occupation.
*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used.
Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life, pursuant to Section 9 of the National Planning Policy Framework.
- 7 The felling of trees called G2A, G6A, G6B, and G7 shall be carried out in accordance with the Bat Tree Assessment UES ref. UES03089/05 section 4.2.1 as already submitted with the planning application.
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 Section 11 of the National Planning Policy Framework.
- 8 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.
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.
- 9 Prior to any vegetation clearance or earthworks, a reasonable avoidance measures method statement for hedgehogs shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to any vegetation clearance and remain in place for the construction phase of the development.
Reason. Reason. In order to ensure that no harm is caused to a Priority Species

pursuant to Policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

- 10 No development shall commence until full details of a scheme for the eradication and/or control of Himalayan Balsam, Rhododendron, Cotoneaster spp and Variegated Yellow Archangel is submitted to and approved in writing by the Local Planning Authority. The approved management plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority.
Reason. The scheme does not provide full details of the actual extent of invasive species in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 11 All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
- 12 The hard and soft landscaping shall be carried out in accordance with the approved Landscape Structure Plan (Dwg No. M3492-PA-01-V10), which shall be supplemented with a Portuguese Laurel to the rear boundary of plots 18 to 24. All planting, seeding and/or turfing shall be carried out in the first planting and seeding seasons following the occupation of the building(s) relating to that phase or the completion of the development, whichever is the sooner, and any trees, shrubs, hedges or plants which within a period of five years from the completion of development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity and to ensure the protection of wildlife and supporting habitat and to secure opportunities for enhancing the site's nature conservation value, pursuant to policies EN6/4, EN8/2 and EN10/2 of the Bury Unitary Development Plan and Section 15 of the National Planning Policy Framework.
- 13 Development shall not commence until details of surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The scheme shall be in accordance with the principles set out in the submitted Flood Risk assessment document and 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). This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

For the avoidance of doubt, no surface water will be permitted to drain directly or indirectly into the public sewer.

Reason. To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding, pursuant to policies EN5/1, EN7/3 and EN7/5 of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework.

- 14 Development shall not commence until details of proposed culvert diversion works have been submitted to and approved by the Local Local Flood Authority. Details shall include surveys of the existing culvert downstream of the development and method statements for proposed construction works
- Reason. To ensure the adequacy of the proposed discharge to the culverted watercourse to prevent an undue increase in surface water run-off and to reduce the risk of flooding, pursuant to Policy EN5/1 of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework.
- 15 Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted to a scope and specification to be agreed on a topographical based survey of the site and adjacent adopted highways to the Local Planning Authority:
1. Formation of the main site access onto Springside Road, incorporating the provision of adequate arrangements at the interface with the adopted highway, reconstruction of the northerly footway on Springside Road and alterations to the site boundary to form the accesses to Plots 1 & 2 and provide a 2.0m wide footway along the development frontage and provision of visibility splays appropriate for a design speed of 20mph, demarcation of the limits of the adopted highway, tactile paved crossing point, give-way markings and alterations to existing road markings (subject to the requirements of the scheme of 20mph traffic calming measures) and all associated highway and highway drainage remedial works;
 2. Formation of the access to Plots 12 - 16 and secondary emergency access onto School Lane/Burnley Road, incorporating the realignment of the southerly kerbline and footway, provision of adequate arrangements at the interface with the adopted highway and alterations to the site boundary to provide a 2.0m wide footway along the development frontage and provision of visibility splays appropriate for a design speed of 20mph, demarcation of the limits of the adopted highway, scheme of bollards clear of the southerly School Lane/Burnley Road footway, and all associated highway and highway drainage remedial works;
 3. In the event that the site access/estate roads are not to be considered for adoption by the Council, measures to prevent the discharge of surface water onto the adopted highway;
 4. In the event that any retaining structures are required that abut/are sited in close proximity to the adopted highway, an 'Approval In Principle' for the proposed structures, incorporating full structural, construction and drainage details, calculations, pedestrian protection measures and a detailed construction method statement;
 5. Provision of a street lighting assessment to a scope and specification to be agreed for Springside Road between Walmersley Road and Brierfield Drive, School Lane between Walmersley Road and Burnley Road and the proposed residential estate roads, and, where identified, a scheme of improvements on the existing adopted highway;
 6. Review of need for the introduction of waiting restrictions to scope to be agreed on Springside Road between Walmersley Road and Brierfield Drive and School Lane in the vicinity of the access to Plots 12 - 16 and secondary emergency access, including all necessary road markings and signage;

7. A scheme of 20mph traffic calming measures on Springside Road between Walmersley Road and its cul-de-sac end and the proposed estate roads, to a scope and specification to be agreed, incorporating, but not limited to, the formation of a speed table as shown at the junction within the development, measures on the existing adopted highway to be agreed and all associated road markings and signage.

The details subsequently approved shall be implemented in full to a programme agreed with the Local Planning Authority.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, in the interests of fire safety, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway, all in the interests of highway safety, pursuant to policies H2/2, EN1/2 and HT6/2 of the Bury Unitary Development Plan.

- 16 In the event that it is intended for the proposed residential estate roads to be considered for adoption by the Council, notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted on a topographical based survey of the site and adjacent adopted highways to the Local Planning Authority:
 1. Formation of the proposed estate roads (including any necessary land filling operations and method of compaction), incorporating minimum 5.5m carriageway and 2.0m footway widths, and secondary emergency access to a detail/incorporating rubbing strips/limits of adoption, to be agreed;
 2. Provision of long sections and cross sections at positions to be agreed through the proposed estate roads and turning heads to ensure that adoptable gradients will not exceed 1 in 14 for the purposes of adoption and incorporating a maximum 1 in 20 plateau at each junction within the development and at the interface with the adopted highway;
 3. Demarcation of the limits of adoption at all relevant locations;
 4. Provision of visibility splays and forward visibility envelopes appropriate for a design speed of 20mph at all internal junctions and bends in accordance with the standards in Manual for Streets with no obstructions above the height of 0.6m within them;
 5. Swept path analysis of the proposed estate roads to ensure that an 11.85m (minimum) long refuse collection vehicle can pass a private car at all points, the bend and manoeuvre at all turning heads;
 6. Facilities for the storage of bins on collection day at the interfaces of all shared accesses, located clear of the future adopted highway and appropriate visibility splays at junctions and the back edge of the footway;
 7. Provision of a scheme of bollards and measures/boundary treatment at the interface of the secondary emergency access with the future adopted highway, incorporating foundations for the proposed 1.1m high boundary stone wall that do not encroach under the future adopted highway;
 8. Proposed planting/surfacing details and management/maintenance arrangements for all landscaped/car parking areas abutting the proposed adopted highway;
 9. Proposed porous/permeable shared driveway/hardstanding materials and/or measures to prevent the discharge of surface water onto the adopted highway.

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority, with the secondary emergency access made available for use prior to occupation of any dwelling.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, in the interests of fire safety, ensure the intervisibility of the users of the site and the adjacent highways and maintain the

integrity of the adopted highway, all in the interests of highway safety, pursuant to policies H2/2, EN1/2 and HT6/2 of the Bury Unitary Development Plan.

- 17 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:
1. Photographic dilapidation survey of the footways and carriageways leading to and 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 site;
 2. Access route for all construction vehicles to the site from the Key Route Network;
 3. Access point/arrangements for construction traffic, incorporating all temporary works required to facilitate access for construction vehicles;
 4. If proposed, details of site hoarding/gate positions, taking into consideration the need to maintain adequate levels of visibility onto the adopted highway;
 5. The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway;
 6. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
 7. Confirmation of hours of operation and number of vehicle movements;
 8. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;
 9. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;
 10. 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.

Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations., in the interests of highway safety, pursuant to policies H2/2, EN1/2 and HT6/2 of the Bury Unitary Development Plan.

- 18 In the event that it is not intended for the proposed residential estate roads to be considered for adoption by the Council, no development shall commence unless and until details of the proposed arrangements for future management and maintenance of the proposed estate road within the development have been submitted to and approved by the local planning authority. The estate roads shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.

Reason. This is required prior to the commencement of development to ensure that the unadopted estate roads serving the development is maintained to an acceptable standard in the interest of residential/highway safety, to ensure a satisfactory appearance to the highways infrastructure serving the development, and to safeguard the visual amenities of the locality and users of the highway pursuant to policies H2/2 and EN1/2 of the Bury Unitary Development Plan.

- 19 The various turning facilities indicated on the approved plans shall be provided before the areas of the development to which they relate are first occupied and the

areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety, pursuant to policies H2/2, EN1/2 and HT6/2 of the Bury Unitary Development Plan.

- 20 A minimum hardstanding of 5.5m measured between the highway boundary and any proposed garage doors shall be provided to the satisfaction of the Local Planning Authority and thereafter maintained.
Reason. To enable a vehicle to stand clear of the highway whilst the garage doors are opened and to allow adequate space to maintain a vehicle clear of the highway in the interests of pedestrian safety, pursuant to policies H2/2, EN1/2 and HT6/2 of the Bury Unitary Development Plan.
- 21 Where dwellings are constructed without a garage, minimum hardstanding lengths of 5.0m at all dwellings (10.0m when in tandem) shall be provided to the satisfaction of the Local Planning Authority and thereafter maintained.
Reason. To enable a vehicle to stand clear of the highway whilst the garage doors are opened and to allow adequate space to maintain a vehicle clear of the highway in the interests of pedestrian safety, pursuant to policies H2/2, EN1/2 and HT6/2 of the Bury Unitary Development Plan.
- 22 The communal car parking indicated on the approved plans shall be surfaced and made available for use to the satisfaction of the Local Planning Authority prior to the each dwelling/part of the site to which it relates being occupied and thereafter maintained at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 of the Bury Unitary Development Plan.
- 23 Bin storage arrangements shall be provided within the curtilage of each dwelling in accordance with the approved Refuse Plan (Dwg No. N1232/P/RP01 H) before first occupation of the respective dwelling.
Reason. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling, pursuant to policies H2/2 and EN1/2 of the Bury Unitary Development Plan.
- 24 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking or re-enacting that Order with or without modification), no development within Class A to E of Part 1 of Schedule 2 shall be carried out at Plots 1 and 4 to 11 (inclusive), unless permission is granted by the Local Planning Authority.
Reason. The excluded types of development would not be appropriate due to the restricted size of the external amenity areas and proximity to existing neighbouring dwellings, pursuant to policy H2/1 of the Bury Unitary Development Plan.
- 25 Notwithstanding the provisions of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no gates, fences, walls or other means of enclosure shall be erected adjacent to the northern boundary of the rear garden, which shall be lined by a Laurel hedge as required by Condition 12 of this planning permission.
Reason. To enable the Local Planning Authority to regulate and control the development of land in order to protect the character and appearance of the Walmersley Conservation Area, pursuant to policy EN2/2 of the Bury Unitary Development Plan.

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.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

H1/2	H1/2 - Further Housing Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
H4/1	H4/1 - Affordable Housing
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
EN1/3	EN1/3 - Landscaping Provision
EN1/5	EN1/5 - Crime Prevention
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
EN5/1	EN5/1 - New Development and Flood Risk
EN6	EN6 - Conservation of the Natural Environment
EN6/3	EN6/3 - Features of Ecological Value
EN7	EN7 - Pollution Control
EN7/1	EN7/1 - Atmospheric Pollution
EN7/2	EN7/2 - Noise Pollution
EN7/5	EN7/5 - Waste Water Management
EN8/2	EN8/2 - Woodland and Tree Planting
RT1/1	RT1/1 - Protection of Recreation Provision in the Urban Area
RT2/2	RT2/2 - Recreation Provision in New Housing Development
HT2/4	HT2/4 - Car Parking and New Development
HT2/6	HT2/6 - Replacement Car Parking
HT4	HT4 - New Development
HT5/1	HT5/1 - Access For Those with Special Needs
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
CF1/1	CF1/1 - Location of New Community Facilities
SPD1	Supplementary Planning Document 1 - Open Space, Sport and Recreation Provision in New Housing Development
SPD5	Development Control Policy Guidance Note 5: Affordable Housing Provision in New Residential Developments
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
NPPF	National Planning Policy Framework

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

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 Proposed Affordable Housing Plan (Dwg No. N1232/P/AH01 REV.G)

NOTES TO APPLICANT

2. Highway Authority advice

The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the required highway/street lighting works and implementation of any required traffic regulation orders. The cost of the works will be the responsibility of the developer.

The applicant's attention is drawn to the need to complete a Section 38 Agreement under the Highways Act 1980, and a Section 104 Agreement under the Water Industry Act 1991, regarding the future adoption of the proposed roads and sewers.

The applicant's attention is drawn to Section 167 of the Highways Act 1980 which requires Highway Authority approval of all structural details and calculations of retaining structures adjacent to the highway, prior to works commencing.

It would be advantageous for the land affected by the highway proposals to be in the control of the Highway Authority. An appropriate course of action would be the free dedication of the land to the Highway Authority by the freeholder.

It is brought to the attention of the applicant that if the proposed estate roads are not eligible for adoption by the Council, the applicant is advised that to discharge the relevant condition regarding future maintenance of the estate roads, the Local Planning Authority will details of a private management and maintenance company confirming funding, management and maintenance regimes.

The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system and the specification for the proposed refuse collection facility at the interface with the adopted highway.

1. Lead Local Flood Authority advice

The site is to be drained on a separate system of drainage with surface water and foul sewage being combined at the last manhole before connection to the public sewer.

Surface water discharge to be limited to existing flow from site less a minimum 40% reduction in run-off to allow for climate change to prevent surcharge of public sewerage system downstream of the proposed development Chapter 10 of the National Planning Policy Framework - Meeting the Challenge of Climate Change, Flooding and Coastal Change and Unitary Development Plan Policy EN5/1 - New Development and Flood Risk and its associated SPD 16 Design and Layout of New Development in Bury. Climate change allowance should be increased to 70% for sites which fall within Flood Zone 3.

Application forms for permission to connect to the public sewer should be obtained by telephoning United Utilities PLC on 08456 020406 or online at www.unitedutilities.com

Approval for a surface water connection to the watercourse should be obtained from:
Main River - Environment Agency, Appleton House, 430 Birchwood Boulevard, Birchwood, Warrington, WA3 7WD. Tel: 08708 506506.
Ordinary Watercourse - Major Projects Group, Bury Council, 3 Knowsley Place, Duke Street, Bury, BL9 0EJ, 0161 253 5847
<https://www.bury.gov.uk/index.aspx?articleid=11128>

3. United Utilities advice

WATER AND WASTEWATER SERVICES

If the applicant intends to receive water and/or wastewater services from United Utilities, they should visit our website or contact the Developer Services team for advice. This includes seeking confirmation of the required metering arrangements for the proposed development.

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the arrangements will be suitable for the new proposal.

In some circumstances we may require a compulsory meter is fitted. For detailed

guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering.

If reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity. Please see 'Contacts' section below.

UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

United Utilities will not allow building over or in close proximity to a water main.

United Utilities may not allow building over or in close proximity to a public sewer.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition.

Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include earth movement and the transport and position of construction equipment and vehicles.

Consideration should also be applied to United Utilities assets which may be located outside the applicant's red line boundary. Any construction activities in the vicinity of our assets must comply with our 'Standard Conditions for Works Adjacent to Pipelines' or national building standards.

The applicant or developer should contact our Developer Services team for advice if their proposal is in the vicinity of water or wastewater pipelines and apparatus. It is their responsibility to ensure that United Utilities' required access is provided within their layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity. See 'Contacts' section below.

CONTACTS

Website

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the 'Live Chat' function, please visit:

<http://www.unitedutilities.com/builders-developers.aspx>

Email

For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

Water mains and water supply, including metering -
DeveloperServicesWater@uuplc.co.uk

Public sewers and drainage - WastewaterDeveloperServices@uuplc.co.uk
Telephone - 0345 072 6067

Property Searches (for asset maps):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <https://www.unitedutilities.com/property-searches/>

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

The position of the underground apparatus shown on asset maps is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown on the map.

Signed:

A handwritten signature in black ink, appearing to read 'J. H. H.', is written over a dotted line.

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On behalf of the Council

Date of Decision: 24/10/2023