

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 22/04/2026	Ref: 72703/FUL
Registration: 05/01/2026	LDFC: 06/02/2026	Expiry Date: 02/03/2026
Site Visit: 22/01/2026	Site Notice: 22/01/2026	Press Date: 22/01/2026
Objections: 0	Con Area:	Adv Type: ARW
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: MIDW

Proposal: Demolition of steel framed stables building and the rebuilding of a stone barn and single storey rear extension to form 1no. dwelling

Location: Higher House Farm, 14 Hawkshaw Lane, Tottington, Bury, BL8 4LB

Description

The application relates to a site which currently accommodates a farmhouse dwelling and associated barn/store, stable buildings and menage which is located in the Green Belt, Landscape Character Area and West Pennine Moors and in an area characterised by open land and fields. It is accessed off Hawkshaw Lane which leads from the village of Hawkshaw. The nearest residential properties are to the north and south west, more than 125m away.

Higher House Farm comprises two parts, the northern area accommodates a stables and agricultural block and a menage within a large yard/hardstanding area.

The south of the site of the site comprises Higher House farmhouse, a two storey stone built dwelling with an attached barn and stables. These building are configured in an 'L' shape arrangement with the farmhouse located in a linear form along the southern area of the site with the barn to the east, which are connected by a stone outbuilding used for storage. Attached to the rear of the barn is a steel framed building used as stables which has an open access into the barn.

The site is accessed directly off Hawkshaw Lane and leads to a courtyard area for the parking and turning area associated with the farmhouse.

There is a Public Rights of Way (11RAM) which runs west to east directly between the side elevation of the barn and the hardstanding associated with the stable yard and menage.

Planing permission was previously granted for the demolition of the portal building and conversion of the stone barn to 1 no dwelling, increase in height of part of the barn by 1m and a single storey rear extension (ref 65197 May 2020). The extension would project 4.5m from the rear elevation of the barn and would be 20m in length built of natural stone with quoin detailing and stone slate roof. Existing windows openings in the barn would be utilised with any new openings minimal and randomly placed.

There would be ground floor living accommodation and 4 bedrooms at the first floor.

A patio and garden would be formed at the rear and there would be parking for 2 cars next to the barn building.

The redevelopment would result in a reduction of 32% of built form.

The applicant has implemented this permission by the discharge of pre-commencement conditions and start on site to install drainage connections.

This application seeks a development to demolish both the barn and steel framed building

and proposes a new build dwelling.

The proposed new build would be located on the footprint of the existing structures and would be similar in size and appearance as the previously approved conversion development, the new buildings resulting in a 23% decrease in building footprint and a 31% decrease in building volume comparative to the existing structures.

The proposed dwelling would be attached to the existing store which connects the existing buildings, would have a rectangular form and extend in length by 22.03m which would include a 5m long plant room to be used by residents at Higher House farm.

The new build would be 6.4m in height and have a single continuous pitched roof. The roof of the existing attached storage building (in association with Higher House) would be increased in height to match the new build.

It is proposed to use the existing stone facings from the barn and use traditional stone and slate materials consistent with the existing barn.

Accommodation would comprise living accommodation at ground floor and 4 bedrooms at the first floor.

Externally, there would be a patio and garden, bin and cycle store at the rear contained within a 1.5m high boundary fence and at the front it is proposed to partly separate the new built from Higher House by a stone wall. Parking for the new build would be located along the north elevation of the dwelling with Higher House continuing to use the existing courtyard.

The location of the new parking spaces would require a diversion of the Public Right of Way.

Relevant Planning History

43149 - Sand manege - horse exercise area - Approve with Conditions 24/09/2004

49812 - Front porch; boundary wall and gates - Approve with Conditions 29/05/2008

55090 - Replacement steel framed agricultural building - Approve with Conditions 06/06/2012

56954 - Change of use of part of barn and outbuilding to form additional living accommodation; External alterations - Approve with Conditions 10/01/2014

65197 - Demolition of steel framed building; conversion of stone barn to 1 no. dwelling; increase in height to part of roof and a single storey lean-to extension and change of use of land for residential garden - Approve with Conditions 22/05/2020

Publicity

Letters sent to 3 properties on 15/1/26.

Site notice posted 22/1/26.

Press advert 22/1/26.

No responses received.

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions

Waste Management - No response received.

Borough Engineer - Drainage Section - No objection subject to condition

Environmental Health - Contaminated Land - No objection subject to condition.

Public Rights of Way Officer - No objection subject to a condition that the PRow secure a diversion order.

Greater Manchester Ecology Unit - No objection subject to conditions

United Utilities (Water and waste) - No objection. Recommend the development is carried out in accordance with the drainage hierarchy for SuDS.

Fire Service - No response received

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

Development Plan and Policies

NPPF	National Planning Policy Framework
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/2	Townscape and Built Design
EN7/3	Water Pollution
EN7/5	Waste Water Management
OL1/2	New Buildings in the Green Belt
HT2/4	Car Parking and New Development
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
RT3/3	Access to the Countryside
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-G1	Landscape Character
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G9	The Green Belt
JP-H3	Type, Size and Design of New Housing
JP-P1	Sustainable Places
JP-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
SPD11	Parking Standards in Bury

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 - Green Belt

Whilst the site has a development for 1 no dwelling, that application was assessed on the proposal for the conversion of a barn and stables which as a principle is acceptable under paragraph 154 h) iv for the re-use of buildings provided that the buildings are of permanent and substantial construction.

This application seeks demolition and a new building.

The application site falls within the Green Belt as designated by PfE Policy JP-G9 and as a result any development on the site is subject to NPPF Paragraph 154 and 155.

Paragraph 153 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness.

Paragraph 154 of the NPPF is clear that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt unless one of the listed exceptions apply.

Exception g) states that limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt is not inappropriate.

As an existing use for stables, the proposed development would qualify as development on previously developed land.

The proposed development would result in a 23% decrease in building footprint and 31% decrease in building volume comparative to the existing buildings.

As such, it is considered that the principle of the developing the site is acceptable, provided it does not cause substantial harm to the openness of the Green Belt. Given that the proposal is similar in scale to the existing built development and that there is an extant permisison for conversion with extensions, it is considered the proposed development would not cause harm to the openness of the Green Belt.

Housing

Type, Size and Design of New Housing

PfE Policy JP-H3 - Seeks to provide an appropriate mix of dwelling types and sizes. All new dwellings must 1. comply with the nationally described space standards (NDSS) and 2. be built to the 'accessible and adaptable standard in Part M4(2) of Building Regulations unless specific site conditions make this impracticable. The accessible and adaptable standard in Part M4(2) of Building Regulations would need to be secured by condition.

The applicant has confirmed the development would comply with NDSS.

Density

PfE Policy JP-H4 - Requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design. Policy JP-H4 sets out minimum densities that should be considered. The site falls in an area where a minimum density of 35 dwellings per hectare applies.

The developable site area is approx 520sqm in area which would require 2 dwellings under policy JP-H4. This proposal is for a single dwelling. However, given the location in the Green Belt and that the site benefits from an extant consent for conversion to 1 no dwelling, the proposed density in this case would be acceptable.

West Pennine Moors

The site is located within the West Pennine Moors as designated by UDP policy OL7/2. This states that the Council will control development so as to reduce any possible detrimental effects that it may have on the important character of the area, paying particular regard to:

- a) agriculture and forestry;
- b) water catchment;
- c) settlements;
- d) landscape character;
- e) ecological and geological features;
- f) archaeological and historic features.

It is considered that the proposal would not have detrimental or negative effects on the agricultural, landscape or settlement character.

Landscape Character Area

The site is within the Holcombe to Greenmount and Higher Summerseat (LCA22), an area of Open Moorlands and Enclosed Upland Fringes (West/South Pennines) as assessed by the GM Landscape Character and Sensitivity Assessment.

Policy JP-G1: Landscape Character states that development within a Landscape Character Type should reflect and respond to the special qualities and sensitivities of the key landscape characteristics of its location, including having regard to:

- Topography, geology and drainage;
- Land use and field patterns;
- Semi-natural habitats and woodland cover;
- Archaeology and cultural heritage;
- Settlement, road pattern and rights of way; and
- Views and perceptual qualities.

The interface of new development with the surrounding countryside/landscape is of particular importance. These transitional areas require well-considered and sensitive

treatment. In particular, opportunities to improve the intactness and condition of the landscape should be taken.

it is considered the development would not have a negative effect on the special qualities of the Landscape Character Area.

Layout

The proposed development would very much reflect the previously approved scheme for the conversion of the building, located more or less on the same footprint, albeit slightly smaller than the approved.

The dwelling would be 22.03m in length which would include a 5m long plant room to be used by residents at Higher House Farm which would be 11.56m in depth. A patio would extend out at the back with garden beyond where bins and cycles would be stored. The garden would be enclosed by a 1.5m high privet fence.

Along the northern side of the proposed dwelling would be an area for parking which could comfortably accommodate 4 cars. The land required would be relatively minimal and not interfere with the operations of the stable or the menage.

A Public Right of Way crosses the site and runs just north of the side of the new dwelling. The first part of the route of the footpath would be impeded by the proposed development and would require diverting. The applicant has submitted a plan to show where and how the path would be diverted which has been confirmed as acceptable by the PRow officer. A condition would be included that a permanent diversion order would need to be secured and the diversion order implemented to an agreed timetable.

At the front of the proposed dwelling, a 1.2m high stone wall would be erected, behind which would be a stone cobbled frontage and the entrance to the dwelling.

In terms of Higher House Farm, the layout would be largely unaffected as this property which already has its own access from Hawkshaw Lane. The proposed cobbled frontage and stone wall to the new dwelling would utilise a minimal area of land within the courtyard and not affect Higher House farm..

It is therefore considered that the proposed layout would facilitate acceptable living standards whilst not causing any additional harm to the openness or character of the Green Belt or the existing site.

The proposed development would therefore comply with UDP Policies OL1/2, H2/1, H2/2, JP-H4 and the principles of the NPPF.

Design and appearance

The new build would be 6.4m in height and have a single continuous slate pitched roof. Existing stone facings would be used in the rebuilt elevations and fenestrations would not be unlike the approval for the barn conversion which maintained the majority of the original openings, reopening of previously blocked up doors and windows and randomly positioned new openings. New velux roof lights would be inserted to the front and rear roof planes and a condition would ensure they were of a conservation type.

The roof of the existing attached storage building would be increased in height to match the height of the new build barn and would be retained as storage for Higher House Farm.

In terms of design and appearance, the proposed development would not be significantly different to the approved barn conversion. When considering the scheme on its own merits, the proposed development would have a reduced footprint and volume comparative to the existing barn and would be built in the character and of materials typical of an agricultural barn.

As such, the proposed development is considered acceptable within the rural and agricultural setting of the site, Green Belt and Landscape Character Area and would comply with OL1/2, JP-G1, JP-G9 and the principles of the NPPF.

Impact on residential amenity

The nearest neighbours would be over 100m and given the distance away are considered to be unaffected by the proposed development.

Whilst there is a PRoW which runs past the site, the proposed development would not be significantly different to the previously approved conversion and it is considered the visual amenity of the surrounding area and users of the footpath would not be compromised.

In terms of the access along the Right of Way, part of the route would need to be diverted which would be secured by condition for approval of a permanent diversion order. The condition would ensure the existing route not be obstructed by the construction of the development or the development itself until a permanent diversion had been secured. As such, the proposed development would be acceptable and comply with UDP Policies H2/1, H2/2 and the principles of the NPPF.

Highways issues

The proposed development does not raise any particularly problematic issues in term of access and parking provision. The existing access off Hawkshaw Lane into the yard would be utilised and the development would provide ample parking at the side of the property. A secure cycle store would be provided in the rear garden in compliance with SPD11.

It is therefore considered that from this perspective, the proposed development would be acceptable.

Ecology

Summary

Potential ecological issues include bats, nesting birds and biodiversity net gain.

Bats

An updated bat assessment has been provided. This found no change in circumstances since the previous survey in 2022. As no bats were found in 2022, rather than provide updated dusk surveys, precautionary working measures have been recommended. This is however a high-risk location, with a number of bat roosts found in similar buildings along Hawkshaw Lane and the level of disturbance increased from conversion to demolition and rebuild. It is unclear from the minor amendments to the 2022 report, whether the consultant is aware that the level of impact has increased. Current guidance also recommends that for reports greater than 3 years old a new report is provided, not minor amendments to the previous report. The 2022 report was over 3 years old at the time of the 2025 survey.

GMEU therefore recommend as a minimum that the report is rewritten with reference to the new development as opposed to the 2022 conversion and that at least one dusk survey is carried out prior to demolition. ie if the consultant is satisfied that the risks are very low, this could form part of the precautionary working method statement.

The applicant has submitted a Reasonable Avoidance and Mitigation Measures Report which proposes precautionary working measures including a check prior to works commencing.

GMEU are satisfied with the proposals and the recommendations of the report can be conditioned.

Nesting Birds

Previously evidence of nesting birds has been recorded. GMEU therefore recommend a condition along the following lines is applied to any permission.

No building works or demolition shall commence between the 1st March and 31st August in any year unless a precautionary working method statement for nesting birds by a suitably experienced ecologist has been supplied to and agreed in writing by the LPA.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

Section 187 of the NPPF 2024 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

The development will result in the overall loss of one building to hard and soft landscaping, with potential wildlife issue including loss of potential bat roosting and bird nesting opportunities.

The developer has claimed exemption from BNG under the de minimis rule. The applicant has confirmed the development is a self-build and as such the development would be exempt from BNG.

GMEU recommend provision of bird and bat boxes on the new build. The details can be provided via condition.

Policy JP-S2 - Carbon and energy

The applicant has provided a statement that the following measures are proposed or are to be considered in the design and construction of the dwelling to reduce carbon emissions, minimise energy demand and maximise energy efficiency:

- Through rebuilding of the external walls, ground floors and roofs Insulation levels to the fabric of the building are to be provided that exceed the current building regulations Part L (Conservation of fuel and power) (June 2022).
- Use of a ground source heat pump to provide high efficiency heating.
- Use of Photovoltaic panels and solar panels for electricity and hot water generation.
- Use of passive solar gain.
- Use of low energy lighting and heating controls to reduce energy consumption.
- Installation of an Electric Vehicle Charging Point (EVCP shown to plans).

The proposed development would therefore accord with policy JP-S2.

Policy JP-C2 - Digital connectivity

The applicant states that full fibre connections are available in this location and as such would comply with 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 decision relates to drawings -

Location plan 25/1335/100
Proposed site plan 25/1335/201C
Proposed floor layout plans 25/1335/202
Existing and proposed elevations 25/1335/203B
Schedule of Materials document reference 25/1335/303
Lighting Statement ref 25/1335/304

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 and Places for Everyone Joint Development Plan listed.

- 3 The development hereby permitted within any approved phase shall not be occupied/brought into use until the works relating to land contamination detailed below are fully completed:
Where remediation is required, it shall be carried out in full accordance with the approved Remediation Strategy.
A Verification Report must be submitted to the Local Planning Authority for approval upon completion of remediation works. 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 and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 4 Prior to occupation the applicant shall provide:

- 1 no. electric vehicle (EV) charging point (minimum 7kW*) per dwelling/parking space.

Certification and evidence of the installation of the chosen EV charging point (Rolec Wallpod EV), such as photographs shall be submitted to Local Planning Authority for approval prior to the development being brought into use. The infrastructure shall be maintained and operational in perpetuity.

*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. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life with respect to Local Air Quality, in accordance with paragraphs 112e, 117e, 187e and 199 of the National Planning Policy Framework (December 2024) and Places for Everyone Policy JP-S5 (Clean Air).

- 5 The residential unit ('unit') in the development hereby permitted shall be constructed as a self-build dwelling within the definition of self-build and custom build housing in the 2015 Act:
(i) The first occupation of the unit in the development hereby permitted shall be by a

person or persons who had a primary input into the design and layout of the unit and who intends to live in the unit for at least 3 years;

(ii) The Council shall be notified of the persons who intend to take up first occupation of the unit in the development hereby permitted at least two months prior to first occupation.

Reason . The scheme as submitted and subsequently determined, is specifically based upon the scheme being a Small Scale Self-Build and Custom Housebuilding scheme, which benefits from The Biodiversity Gain Requirements (Exemptions) Regulations 2024 to otherwise provide for Biodiversity Net Gain.

- 6 Development shall not 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.
Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Policies EN7/3 - Water Pollution and EN7/5 - Waste Water Management, JP-S4 and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.
- 7 The dwelling hereby approved shall be built in accordance with the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations.
Reason. To secure the satisfactory development of the site pursuant to Places for Everyone Joint Development Plan Policy JP-H3: Type, Size and Design of New Housing.
- 8 The velux roof lights hereby approved shall be a 'conservation type' design, shall sit flush within the roof plane or not project more than 5cm from the roof planes. The velux windows shall thereafter be maintained.
Reason. To ensure the development is in keeping with the special character of the area pursuant to Bury Unitary Development Plan Policies OL1/2 - New Buildings in the Green Belt, H2/1 - The Form of New Residential Development, JP-G1 and JP-G9.
- 9 The external finishing materials for the proposal hereby approved shall be those detailed in the Schedule of Materials document reference 25/1335/303
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policies EN1/2, OL1/2, JP-G1 and JP-G9.
- 10 Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.
- 11 No building works or demolition shall commence between the 1st March and 31st August in any year unless a precautionary working method statement for nesting birds by a suitably experienced ecologist has been supplied to and agreed in writing by the LPA.
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.

- 12 The development hereby approved shall incorporate the provision of two bat/bird box/bricks which shall be implemented prior to first occupation of the dwelling hereby approved and thereafter maintained.

Reason. To secure the satisfactory development of the site and to provide for a secured and suitable environment for Protected Species pursuant to policies EN6/3, JP-G8 and Section 11 of the National Planning Policy Framework.

- 13 The development hereby approved shall be carried out in accordance with the recommendations detailed in the Reasonable Avoidance and Mitigation Measures Report dated 30.03.2026.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

- 14 The existing and official line of the path (Public Footpath No. 11, Ramsbottom) shall not be obstructed by the construction of the development or the development itself until a permanent diversion under section 257 Town and Country Planning Act 1990 has been secured. The diversion order shall thereafter be implemented in accordance with a timetable to be agreed with the Local Planning Authority.

Reason. To maintain the integrity of the adopted highway, mitigate the impact of the demolition and 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 demolition and construction periods 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 policies RT3/3, EN1/2, H2/2 and JP-C8.

- 15 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 Hawkshaw Lane and Public Footpath No. 11, Ramsbottom, that serves/abuts the site in the event that subsequent remedial works are required following demolition works/construction of the development.
2. Proposed site hoardings and gates positions (if proposed).
3. Hours of operation, confirmation of delivery & demolition/construction vehicle sizes that can be accommodated on Hawkshaw Lane and the Public Right of Way that abuts the site and number of vehicle movements.
4. Parking on site of operatives' vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this.
5. Measures to ensure that all mud and other loose materials are not spread onto the adjacent Public Right of Way and adopted highway 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 demolition and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of the both periods. 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 prior to the development hereby approved being occupied.

Reason. To maintain the integrity of the adopted highway, mitigate the impact of the demolition and 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 demolition and construction periods 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 policies EN1/2 and JP-C8.

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

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

- 17 The car parking and turning facilities indicated on the approved plans shall be surfaced and made available for use prior to first occupation of the dwelling hereby approved and thereafter maintained available for use at all times.

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

<u>Case Officer</u> JT 22/4/26	<u>Date</u>	<u>Sign off Officer</u> DM 22.04.2026	<u>Date</u>
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