

NOTICE OF PLANNING PERMISSION

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

To:

Mr Brendan O'Donovan
Aew Architects
Trinity Court
16 John Dalton Street
Manchester
M2 6HY

On Behalf Of:

Hazel Doolan
Great Places Housing Group
c/o Aew Architects
Trinity Court
16 Dalton Street
Manchester
M2 6HY

PART 1 - Particulars of Application

Application Number: 67965

Date of Registration: 19/01/2022

Proposal:

Residential development of 27 no. houses and apartments with car parking, landscaped areas and associated works

Location:

East Lancs Paper site, land between Cockclod Street/Cunliffe Street/Howard Street/Pollitt Street, Radcliffe Manchester, M26 9PG

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 This decision relates to drawings -
 - 12216-AEW-XX-XX-DR-A-0511 P02 - Location plan
 - 12216-AEW-XX-XX-DR-A-0512 P02 - Existing site plan
 - 12216-AEW-XX-XX-DR-A-0513 P07 - Proposed site plan;
 - 12216-AEW-XX-XX-DR-A-0514 P04 - Proposed site plan including constraints;
 - 12216-AEW-XX-XX-DR-A-0515 P03 - Proposed street elevations
 - 12216-AEW-XX-XX-DR-A-0516 P03 - Proposed site plan - boundary treatments
 - 12216-AEW-XX-XX-DR-A-0517 P02 - Proposed site plan - Waste management
 - 12216-AEW-XX-XX-DR-A-0518 P02 - Proposed site plan - amenity provision
 - 12216-AEW-XX-XX-DR-A-0519 P02 - Proposed ground diagram
 - 12216-AEW-XX-XX-DR-A-0520 P3 - House type 1 - proposed floor plans and elevations
 - 12216-AEW-XX-XX-DR-A-0521 P3 - House type 2 - proposed plans and elevations
 - 12216-AEW-XX-XX-DR-A-0523 P03 - Proposed ground and first floor plans -

Apartments

12216-AEW-XX-XX-DR-A-0524 P03 - Proposed second floor and roof plans -

Apartments

12216-AEW-XX-XX-DR-A-0525 P03 - Proposed apartment elevations

12216-AEW-XX-XX-DR-A-0530 P01 - Proposed site section

Foul & Surface Water Drainage Design Drawing 21-B-12866-200 Rev A - Dated 10/11/21; Proposed Levels and External Works Drawing reference:

21-B-12866-101 Rev C dated 21/12/21;

Visibility plan - 3606-F01

Phase 1 and 2 Geoenvironmental Desk Study and ground stability risk assessment Project No NX418

Tree survey Report December 2021 by tba

Bat activity surveys December 2021 by ERAP

Bat survey report TEP ref 8746.001

Arboricultural Impact Assessment and method statement December 2021 by tba

Landscape proposal and planting plan 6674.03

Tree survey and root protection area 6674.04

Tree protection plan 6674.05

Ecological survey and assessment by ERAP

Assessment of biodiversity net gain April 2022 by ERAP

ERAP Biodiversity Metric 3

FRA (20-B-12866/ELPM/revA dated March 2022 and appendices

Affordable Housing Statement November 2021

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 The construction of dwellings shall not commence unless and until a scheme for EV chargepoints (minimum 7kW*) has been submitted to and approved by the Local Planning Authority. The approved scheme only shall thereafter be implemented and the EV chargepoints maintained.
- *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 61851-1:2011 to be used (note this version is due to be replaced by BS EN 61851-1:2019 on 5 July 2022).
Reason. This is to secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to the National Planning Policy Framework.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any order revoking and re-enacting that order with or without modification, no structure shall be erected within the rear gardens of plots 1-7 Baybutt Street as delineated in appendix J of the FRA (20-B-12866/ELPM/revA dated March 2022).
Reason. To ensure the erection of structures within the flood zone do not affect flood storage / flow routes and increase flood risk elsewhere, pursuant to Bury Unitary Development Plan Policies EN5/1 - New Development and Flood Risk and Chapter 14 - Meeting the challenge of climate change, flooding and coastal change.
- 7 The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 21-B-12866-200 Rev A - Dated 10/11/21 and Proposed Levels and External Works Drawing reference: 21-B-12866-101 Rev C dated 21/12/21 which was prepared by Carley Daines and Partners Limited. For the avoidance of doubt surface water must drain at the restricted rate of 5 l/s. No surface water will be permitted to drain directly or indirectly into the public sewer. 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.
Reason. To promote sustainable development, 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 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.
- 8 No construction shall commence until details of the means of ensuring the water mains laid within the site boundary are protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water mains from construction activities and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.
Reason. In the interest of public health and to ensure protection of the public water supply. To promote sustainable development 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 The construction of the dwellings shall not commence unless and until details/samples of the materials to be used in the external elevations, together with

details of their manufacturer, type/colour and size, has been submitted to and approved by the Local Planning Authority. Only the approved materials shall be used for the construction of the dwellings.

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 EN1/2 - Townscape and Built Design and H2/1 - The Form of New Residential Development

- 10 The removal of trees called T1 & T4 have the potential to cause harm to bats as identified in the Ecological Survey and Assessment ERAP ref. 2021-283b and the development hereby approved shall be carried out in accordance with the details contained in section 5.4.9 and 5.4.10 of the Ecological Survey and Assessment.
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.
- 11 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.
- 12 Prior to any earthworks a method statement detailing eradication and/or control and/or avoidance measures for japanese knotweed and wall cotoneaster should be supplied to and agreed in writing to the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by 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 11 - Conserving and enhancing the natural environment.
- 13 No development, site clearance, earth moving shall take place or material or machinery brought on site until a survey of existing surface water drainage has occurred and if any direct connectivity to the culverted brook identified a method statement to protect the Brook from contamination shall also be supplied to and agreed by the Local Planning Authority. All measure will be implemented and maintained for the duration of the construction period in accordance with the approved details.
Reason. To ensure the safe and satisfactory development of the site pursuant to the principles of chapter 15 - Conserving and enhancing the natural environment of the NPPF.
- 14 No development shall take place until it can be demonstrated that there will be no negative impacts on the ecological potential of the culverted Brook resulting from the disposal of foul water and surface water post-development submitted to and approved in writing by the Local Planning Authority. The details, as approved, shall be implemented in full in accordance with a timetable which has first been agreed in writing by the Local Planning Authority.
Reason. To ensure the safe and satisfactory development of the site pursuant to the principles of chapter 15 - Conserving and enhancing the natural environment of

the NPPF and UDP Policy EN6/3 - Features of Ecological Value.

- 15 Further to the submitted landscaping scheme, before construction of the dwellings, details shall also be provided to ensure that -

- the final planting schedules are in line with the habitats proposed in the net gain assessment;
- that a landscape and environmental management plan is provided to demonstrate how the conditions forecast will be achieved and maintained and;
- bat boxes, swift bricks and bird box proposals provided
- Hard landscaping materials.

The approved details and the approved landscaping scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season,; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

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, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

- 16 The development hereby approved shall only be developed by or on behalf of the applicant as units to be sold as shared ownership units or as general needs rent affordable housing. The affordable housing provision shall be provided in accordance with the approved Affordable Housing Statement, dated July 2022.

Reason. The proposed development has been granted given the particular circumstances of the applicant following a funding package which provides an opportunity to promote increased affordable housing and to ensure that the development would contribute to satisfying the need for affordable housing provision pursuant to Bury Unitary Development Plan Policy H4/1 - Affordable Housing and the associated Development Control Policy Guidance Note 5 - Affordable Housing Provision In New Residential Developments.

- 17 Notwithstanding the details indicated on the approved plans, no development other than remediation, demolition and enabling works shall commence unless and until full details of the following have been submitted on a topographical survey of the site and adjacent adopted highways to, and agreed with, the Local Planning Authority:

- Reconstruction of all affected footways/provision of 2.0m (minimum) new footways abutting the site on Cross Lane, Church Street East, Rectory Lane, Pollitt Street and Howard Street to a scope and specification to be agreed, incorporating the removal of the affected boundary fencing and landscaping features at the junction of Cock Clod Street with Cross Lane, demarcation of the limits of the existing/future adopted highway with flush (at all pedestrian/vehicular access points)/50mm upstand edgings (adjacent to all landscaped amenity areas) and all associated highway and highway drainage remedial works required as a result of the development;
- Provision of adoptable parallel parking lay-by arrangements on Pollitt Street to dimensions, and with entry/exit kerblines, to be agreed and all associated highway and highway drainage remedial works required as a result of the development;
- Revised arrangements at the junction of the un-named back street with Rectory Lane to form a 90 degree junction adjacent to the rear of Plot 7, and all

associated highway and highway drainage remedial works required as a result of the development;

- Revised arrangements at the junction of the apartment car park access onto Howard Street with tracked kerb radii, measures to prevent vehicle encroachment from the adjacent disabled parking spaces, measures to prevent the discharge of surface water onto the adopted highway, demarcation of the limits of the adopted highway and all associated highway and highway drainage remedial works required as a result of the development;
- Provision of level pedestrian accesses at the interface with the existing adopted highway, including at either end of the unadopted pedestrian link between Cross Lane and Pollitt Street;
- If deemed redundant by United Utilities as part of the potential Public Open Space proposals at Rectory Lane/Church Street East, reinstatement of the existing access onto the adopted highway;
- Provision of a street lighting assessment of all adopted and unadopted highway used to serve the site and, if required, subsequent scheme of improvements to existing street lighting on the adopted/unadopted highways, incorporating the replacement of all affected street lighting columns as a result of the assessment and proposed access arrangements, in positions to be agreed.

The details subsequently approved shall be implemented to an agreed programme with all highway works completed prior to the development hereby approved being occupied/brought into use.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies H2/1 - The Form of New residential development, H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, H2/4 - Car Parking and New Development, HT6/2 - Pedestrian/Vehicular Conflict. and HT4 - New Development

- 18 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 leading to and abutting the site in the event that subsequent remedial works are required following construction of the development, works to the site boundaries and as a result of statutory undertakers connections to the site;
- Access route for all vehicles to the site from the Key Route Network;
- Access point(s) for construction traffic from the adopted/unadopted highway and all temporary works required to facilitate access for ground works/construction vehicles;
- If proposed, details of site hoarding/inward opening gate positions;
- The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted/unadopted highway;
- A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access(es);
- Confirmation of hours of operation and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;
- Parking on site or on land within the applicant's control of operatives' and construction vehicles together with storage on site of construction materials;
- 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 turning/parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented prior to the development hereby approved being brought into use.

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and 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 Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

- 19 The visibility splays indicated on approved plan reference 3606-F01 shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

- 20 The construction of the dwellings shall not commence unless and until details of the proposed arrangements for future management and maintenance of the proposed estate road and street lighting within the development have been submitted to and approved by the local planning authority. The estate road 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. To ensure that the unadopted estate road serving the development is maintained to an acceptable standard in the interests 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 Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, H2/4 - Car Parking and New Development, HT6/2 - Pedestrian/Vehicular Conflict. and HT4 - New Development

- 21 The vehicular/pedestrian access/bin collection arrangements and turning facilities within the curtilage of the site, including improvements to the unadopted sections of Cunliffe Street, Baybutt Street and un-named back street to the rear of No.'s 3 - 13 Rectory Lane, indicated on the approved plans shall be provided before the development is first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

Reason. In the interests of residential/highway safety and to minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Bury Unitary Development Plan Policies H2/1 - The Form of New residential development, H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, H2/4 - Car Parking and New Development, HT6/2 - Pedestrian/Vehicular Conflict. and HT4 - New Development.

- 22 The car parking indicated on the approved plans, incorporating minimum in-curtilage parking hardstanding lengths of 5.0m and measures to prevent the discharge of surface water onto the adjacent highways, shall be surfaced, demarcated (as appropriate) and made available for use prior to the development hereby approved 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 Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, H2/4 - Car Parking and New Development, HT6/2 - Pedestrian/Vehicular Conflict.
- 23 Bin storage and refuse collection arrangements shall be provided within the curtilage of each dwelling/the site in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.
Reason. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design.

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:

NPPF	National Planning Policy Framework
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
H5/1	H5/1 - Area Improvement
EC2/1	EC2/1 - Employment Generating Areas
EN1/2	EN1/2 - Townscape and Built Design
EN5/1	EN5/1 - New Development and Flood Risk
EN6/3	EN6/3 - Features of Ecological Value
EN7	EN7 - Pollution Control
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
HT5/1	HT5/1 - Access For Those with Special Needs
HT6/1	HT6/1 - Pedestrian and Cyclist Movement
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
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.

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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FRA (20-B-12866/ELPM/revA dated March 2022 and appendices

Affordable Housing Statement July 2022

NOTES TO APPLICANT

- . Prior to any demolition of structures on site an asbestos survey is to be carried out by an appropriately qualified contractor. Any asbestos identified shall be disposed of in an appropriate manner.

Reason: This is to secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to the National Planning Policy Framework.

- . INFORMATIVE - The Control of Noise Regulations 1975, Section 60. Control of Noise on Construction Sites

Works carried out in connection with the planning permission shall comply with the above regulations which require the following:

1. All works and ancillary operations which are audible at the boundary of the nearest house or noise receptor, or at such other place as may be agreed with the

Council, shall be carried out only between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1400 on Saturdays and at no time on Sundays and Bank Holidays

2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.

3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturer's instructions.

4. Any emergency deviation from the above (1 – 3) shall be notified to Bury Council without delay.

Any contravention of these requirements will trigger the serving of a Notice under Section 60 of The Control of Noise Regulations 1975.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Environment Agency - Advice to Applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

It is also noted as part of site surface water drainage strategy 21-B-12866-200 Rev. A (5/11/21) that a new surface water connection is proposed to be connected to the currently culverted Crow Trees Farm Brook main river and environmental receptor, which will likely require permit from the Environment Agency. Further advice and guidance can be obtained from GOV.UK website (www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits#apply-for-a-bespoke-permit).
Environment Management

Advice to the applicant

Surface water discharge

The flow rate of the discharge should not increase the levels of suspended solids to the extent that the watercourse is disturbed. There should be no water treatment chemicals in the discharge. Any discharge should not cause or significantly contribute

to flooding in the downstream catchment. Please ensure adequate hard standing for any car park areas to limit potential for pollution from fuel and oil etc.

You may need

to install an oil separator (interceptor) or other device to remove oil from water that drains off hard surfaces. Typically, a separator is needed for any site with a risk of oil contamination, such as car parks larger than 800m² or for 50 or more parking spaces.

During construction, for dewatering purposes water should be discharged to the foul sewer where possible. Permission from the local sewerage company will be required. An abstraction licence is not required to dewater or pump out water that has gathered because of an excavation if the water to be disposed of is solely to prevent interference to building operations and practices. If they intend to use the water for another purpose on site, such as pressure testing or dust suppression, an abstraction licence may be required. Please be advised if any other discharges are going to be undertaken to water, then a permit may be required.

Appropriate control measures need to be followed to ensure no pollution or harm to fish, or wildlife is caused.

The proposed development site appears to have been the subject of past industrial activity which poses a risk of pollution to controlled waters.

We have not undertaken a detailed review of the risk posed to controlled waters from land contamination and would therefore advise that you refer to our published Guiding Principles for Land Contamination which outlines the approach we would wish to see adopted to managing risks to the water environment from this site.

We also recommend that you consult with your Environmental Health / Environmental Protection Department for further advice on generic aspects of land contamination management. Where planning controls are considered necessary, we would recommend that you seek to integrate any requirements for human health protection with those for protection of the water environment. This approach is supported by Paragraph 109 of the National Planning Policy Framework.

United Utilities response

The applicant can discuss drainage related issues with Developer Engineer, by email at wastewaterdeveloperservices@uuplc.co.uk.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewers for Adoption and United Utilities' Asset Standards'. This is important as drainage design can be a key determining factor of site levels and layout.

Acceptance of a drainage strategy does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design, has been assessed and accepted in writing by United Utilities. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

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.

A water main crosses the site. It must not be built over, or our access to the pipeline compromised in any way. The Water Industry Act 1991 affords United Utilities specific rights in relation to maintenance, repair, access and protection of our water infrastructure. We require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines', a copy of which accompanies this letter. The applicant must comply with this document to ensure pipelines are adequately protected both during and after the construction period. It also includes advice regarding landscaping in the vicinity of pipelines.

Following our review of the proposed site layout, it appears that our required access to the water main is provided. This is based purely on the information contained within the Proposed Site Plan – Including Constraints DRAWING No.

12216-AEW-XX-XX-DR-A-0514 Rev P02. The acceptability of any proposal is dependent upon the applicant knowing the exact location (line and depth) of the asset in question. The applicant should ensure this is confirmed through site specific investigations as this could be material to the detail of the design including the proposed crossings, including services.

A public sewer crosses the site and we may not permit building over it. We require an access strip for maintenance or replacement. The minimum distances that might be acceptable to United Utilities are detailed within Part H of the Building Regulations however, we recommend the applicant determines the precise location, size, depth and condition of the pipeline as this is likely to influence the required stand-off distance from any structure.

The culverted watercourse that crosses the site is not a United Utilities asset and contact should be made with the Riparian owner who is responsible for the watercourse.

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.

This development affects a highway. This planning decision does not authorise the closure of the highway affected by the development. The applicant's attention is therefore drawn to the statutory procedures for obtaining a diversion/stopping-up order under the Town and Country Planning Act 1990 in order to authorise the

diversion/replacement of the highway and enable the development to be carried out in accordance with a valid and relevant planning permission. The Order will also provide for the provision of new/improved highways as long as these also form part of the planning permission. Development affecting the highway should not be commenced until the statutory requirements have been complied with and the relevant order made. Enquiries regarding the necessary procedures should be made to the Department for Operations, 3 Knowsley Place, Duke Street, Bury BL9 0EJ. Telephone 0161 253 5788.

. 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 and street lighting works. 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 278/38 Agreement under the Highways Act 1980 regarding the works affecting the existing adopted highway and the future adoption of the replacement turning facility.

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

. 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.

. 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.

. Advice Notes Concerning Highway Condition 17:

The Local Planning Authority and Highway Authority are available to discuss the exact scope of this condition. Broadly, the condition requires the following:

- bullet point 1 - this is only required where the development interfaces with the existing highway infrastructure; the Cock Clod Street junction with Cross Lane requirements are in relation to the creation of new landscaping and footpaths that intersect with the pre-existing adopted highway.
- Bullet point 3 - kerb / radii interface presently needs minor adjustments on the approved plans.
- Bullet point 4 - kerb / radii interface presently needs minor adjustments on the approved plans.
- Bullet point 6 - The applicant needs to determine the likely vehicle/access requirements by United Utilities on potential access on to the landscaped area adjoining Rectory Lane and Church Street East. Adjustments to finishes, bollarding, lighting and landscaping here may be required or closure of redundant access.

Bullet point 7 - this only concerns the immediate locality of the development where the scheme would bring the public and occupants of the development into the site.

Signed:

A handwritten signature in black ink, appearing to read 'for havi'.

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On behalf of the Council

Date of Decision: 27/07/2022