



06.11.2024

Dean Clapworthy
Senior Planning Officer,
Bury Council
Development Management,
3 Knowsley Place,
Duke Street,
Bury,
BL9 0EJ

Re: Reserved Matters Planning Application No. 70284 for the Appearance, Landscaping, Layout and Scale for the Erection of 400 No. Dwellings, Relocation of Cricket Club and the Discharge of Conditions 9, 11, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 31, 32, 37, 39, 40, 41 & 44 Of Outline Planning Permission No. 67597.

Further to our recent Teams meeting on the 24th October 2024 we have now formally submitted to you via electronic transfer, copies of all the amended and updated drawings, reports and statements listed in the accompanying Outline and Reserved Matters Document List dated 06.11.2024 Rev H.

In addition would you please note the following in relation to each of the respective conditions and Reserved Matters applied for and how the amended and updated details respond to the relevant consultation comments received over the last 12 months since our application was submitted:-

Condition 9 - Noise.

No further action – The report submitted with the initial submission remains valid and no comments have been received.

Conditions 11 & 31 – SW Proposals & FFL's.

Amended plans are now provided to reflect the latest amended Planning Layout and an email chain is provided confirming the removal of the objection from United Utilities now that details of the retained sludge main have now been confirmed.

We understand you have already consulted with United Utilities to confirm this

Condition 13 – Archaeology.

An amended WSI is now provided which has been compiled by Wardle Armstrong consultants. The author of the WSI is the same as the author of the previous WSI by White Young Green.

For continuity the WSI has been updated to include the need for a Scheduled Monument Consent when works are carried out close to Radcliffe Tower. Wardle Armstrong have already consulted GMAAS and gained a favourable response and this should be confirmed in your next consultation with them.

Condition 14 – Bats Roosting.

No further action - The report submitted with the initial submission remains valid and confirms the only potential for roosting bats are now on buildings outside the application area.

Condition 15 - Bat Survey – Cricket Club Site.

An interim Bat survey for the new cricket club site was submitted to you on the 5th September 2024. The results show moderate activity on mainly common pipistrel bats and make recommendations for a good landscaping scheme and the provision of some bat boxes. A final bat survey is now provided and the results and recommendations are unchanged. A landscaping scheme for the cricket club site was also submitted on the 5th September 2024 and this now incorporates the retention of an area of existing trees and a new ecological enhancement area .

We understand that you have consulted GMEU on the details submitted in September & you will now consult with them on the final report now submitted.

Condition 16 - Otter Survey.

No further action – The report submitted with the initial submission remains valid and confirmed that there will be no impact on otters and made recommendations for the site clearance, treatment of invasive species and construction phases of the development which are to be followed.

Condition 18 – Breeding Bird Survey - Cricket Club Site.

A completed survey for the new cricket club site was submitted to you on the 5th September 2024. The results show the recording of mainly common species of birds and notes their presence mainly in the areas of woodland and habitat that are being retained as part of these proposals. The report makes some recommendations for some enhancements which have been shown on the submitted Landscape Plan for the site .

We understand that you have consulted GMEU on the details submitted in September.

Condition 19 RAMs for Badgers.

No further action - The RAMs Method Statement is submitted with the initial submission remains valid.

Condition 20 - Invasive Species.

An updated Invasive Species report is now provided which includes up to date surveys of the extent of invasive species and recommendations for the methods to eradicate them from the development site. These recommendations have been incorporated into our Phasing Plan & Development Programme.

Condition 21 - Water Framework Directive Assessment.

A revised Water Framework Directive Assessment document by Tetra Tech consultants is now provided. This has been amended following comments from the Environment Agency on the Framework Assessment submitted with the initial submission. In particular the use of gabion baskets and erosion protection systems containing plastic along the edge of the river Irwell have now been removed and instead of section of the existing stone wall and core matting is now proposed with a section of Rip Rap stone as a natural transition between the two. This has also been reflected on the now submitted Site Elevation River Section drawing No. SK01/RS02 REV A.

We have consulted direct with the Environment Agency on this and understand that this revised Assessment is acceptable and this should be confirmed in your next consultation with them.

Condition 22 and 29 - Drainage Strategy and FRA.

A revised FRA and Drainage strategy by Tetra Tech consultants is now provided. This has been amended to reflect the amended proposals in particular those along the River Irwell. It remains supplemental to the FRA approved as part of the Outline planning permission and confirms there will be no negative impact on the ecological status / potential of the River Irwell resulting from the disposal of foul and surface water.

We have consulted direct with the Environmental Agency on this and understand that this revised Assessment is acceptable and this should be confirmed in your next consultation with them.

Conditions 23, 25 and 32 - Landscaping, Recreation Provision & River Corridor Buffer.

Revised landscape proposals by Barnes Walker which reflect the latest proposals are now provided. In particular these show the revised proposals along the river corridor shown in the Water Framework Directive Assessment, the ecological enhancement areas on the new cricket club site and the wider Grey to Green scheme along the East-West spine Road .

We don't anticipate any further comment from your next consultations.

Condition 24 - Affordable Housing Scheme.

An amended Affordable Housing Statement is now provided along with a revised Affordable Housing Plan and a suggested Tenure Split Plan. Within these documents we describe how the affordable scheme has been derived to address the expressed need of your Council and has been maintained despite the removal of the opportunity for Grant funding. We also describe how the affordable housing has been applied to the development proposals only after a good quality design has been achieved, and in doing so the scheme is truly tenure blind. We go on to describe how all the latest comments from your Councils Affordable Housing Officer are addressed in the submitted scheme and how the phasing will be delivered. Finally, we provide Heads of Terms for an agreement and invite your Council to provide the means for the mechanisms for delivery if not by this condition.

We don't anticipate any further comment from your next consultations.

Condition 27 - Phasing Plan.

An amended Phasing Plan and detailed Build Program is now provided. This has been produced in partnership with our preferred contractor Urban Regen Limited and demonstrates how the Site clearance; Treatment of the invasive species; Archaeological investigations; Formation of the Flood Plan and development platform; Remediation; Delivery of the new cricket club and; Delivery of the New Market and Affordable dwellings will combine. This is of course dependent on many factors, not least the approval of the Reserved Matters consent but does provide a good indication of what's involved and the timings.

We understand that you will consult with Sports England on these revised documents on the understanding that they will now withdraw their objection.

Condition 28 - Internal Road Layout.

A revised Planning Layout along with revised drawings detailing visibility splays and swept paths are now provided. These have been amended so as to incorporate all the comments received from your Council Highways Officer, TFGM and Active Travel England. We have also provided a Technical Note from MODE Transport in direct response to the Active Travel England consultation . In particular the following amendments have been incorporated:-

1. The proposed pedestrian crossing on Bury Street has been repositioned opposite the school.
2. The emergency link opposite plot 11 has now been shown as a Bollarded driveway / footpath as opposed to a combined footpath / cycleway.
3. The bend in the road around plot 14 has been replaced with a turning head and junction arrangement .
4. The road layout around plots 24 to 43 / 56 to 65 / 52 to 55 and 66 to 73 has been completely re-designed so as to replace the bends with turning heads and junction arrangements.
5. The vehicle barrier and footpath link to Church Street East has been corrected so that a turning facility can be provided within the development. The precise detail of the barrier will be subject to an S38 Agreement but there is an aspiration to incorporate a street tree to create visual interest.

6. The 3m combined cycleway / footpath from Church Street East has been removed in favour of an on-street cycle provision. The resultant width of the Grey to Green scheme has been increased. This approach has been instigated and advocated by TFGM.
7. The road layout around plots 171 and 179 has been amended so as to replace the previous bends with turning heads and junction arrangements.
8. Notwithstanding the S278 detail approved in the Outline planning permission, a small pull in layby has been added to entrance to Croft Lane which sits outside the red edged planning permission boundary. This has been suggested by our Highway /Consultant as an acceptable solution, to maintain continued refuge collections and deliveries for the existing properties on Cross Lane. We will deliver this as part of our S278 agreement and the precise detail will be concluded as part of that process.
9. A traffic calming scheme in the form of cushions and tables has been shown on the Planning Layout, starting on the main site entrance of Cross Lane, the precise detail of which will be subject to a S38 Agreement.
10. A continuous 2m footpath has been shown on the Western side of Cock Clod Street.
11. An adoptable turning head has been provided opposite plot 356 as well as at the end of Rectory Lane and a vehicle barrier has then been provided between these, the details of which will be subject to an S38 Agreement but there is aspiration for a street tree to create visual interest and match up with Church Street East.
12. A 3m wide cycleway has been shown from Brook Street and the new proposed footbridge crossing the River Irwell.
13. The extent of the proposed new highway off Brook Street has been increased so as to form a larger turning head suitable for refuge vehicles.
14. A footpath / cycle chicane has been added to the end of Brook Street, the detail of which will be subject to an S38 Agreement.

We understand that you will now consult with your Highways officer TFGM & Active Travel England on these details but we don't anticipate any further comment.

Condition 37 - Replacement Cricket Club Facilities.

For convenience a full suite of all the details relating to the replacement facilities is now provided and this includes details of the pavilion, cycle storage, practice nets, scoreboard etc together with landscaping, drainage and Agronomy reports.

We understand all these details are now acceptable and you may wish to carry out a final consultation on these with some parties but we don't anticipate any further comment from your next consultations.

Condition 39 - Section 278 Highways Detail.

A full suite of revised details by Bannersgate consultants are now provided and which incorporate the amended proposals and comments received from your Highways Officer, TFGM and Active Travel England. All these will be subject of a detailed S278 agreement in due course.

We understand that you will now consult with your Highways officer TFGM & Active Travel England on these details but we don't anticipate any further comment.

Condition 40 - SCOOT.

An up-to-date quotation from TFGM to install the CCTV and SCOOT Mova is now provided to show our commitment to the compliance with this condition. An order will be placed once Reserved Matters is granted.

Condition 41 - Parking Strategy.

No further action - The previously submitted evidence that this is no longer required because of the tram parking facilities now constructed remains valid.

Condition 44 - Travel Plan.

No further action - The previously submitted travel plan remains valid.

Planning layout & Ancillary Plans (Materials / Boundary Details etc).

As well as the updated Road Layout and Landscaping details these have also been updated to include details of the refuse and cycle storage strategy. This includes cycle stores to all dwellings without a garage or if they have a carport and secure cycle storage to all apartments. In most instances refuse storage is on plot with refuse collection points provided at the end of shared private drives. The apartment buildings include refuse storage facilities with the buildings e.g. under the Edgware Apartment types.

We understand you will consult on these revised details, but we don't anticipate any further comment.

Street Scenes & House types.

The street scenes have been updated to reflect the amended Planning Layout proposals. We have also added more of the contemporary detailing to the 1-bedroom maisonette apartments so that their appearance better reflects the mews and semi-detached houses they often sit next to within the scheme.

We understand you will consult on these revised details, but we don't anticipate any further comment.

We trust these details now suffice such that you can quickly carry out the necessary revised consultations with a view to completing your report so that our application can be presented to the Planning Committee meeting on the 17th December 2024 with your recommendation for Approval. In the meantime, should you have any further queries regarding these matters please do not hesitate to contact the writer.

Yours sincerely

Garry Goodwin
Group Planning & Design Director
For and on behalf of Morris Homes Ltd , Homes England & Bury MBC.