

**Planning Applications Report**

**Planning Committee  
14<sup>th</sup> April 2022**

**Bolton  
Council**

Bolton Council has approved a Guide to Good Practice for Members and Officers Involved in the Planning Process. Appendix 1 of the Guide sets down guidance on what should be included in Officer Reports to Committee on planning applications. This Report is written in accordance with that guidance. Copies of the Guide to Good Practice are available at [www.bolton.gov.uk](http://www.bolton.gov.uk)

Bolton Council also has a Statement of Community Involvement. As part of this statement, neighbour notification letters will have been sent to all owners and occupiers whose premises adjoin the site of these applications. In residential areas, or in areas where there are dwellings in the vicinity of these sites, letters will also have been sent to all owners and occupiers of residential land or premises, which directly overlook a proposed development. Copies of the Statement of Community Involvement are available at [www.bolton.gov.uk](http://www.bolton.gov.uk)

The plans in the report are for location only and are not to scale. The application site will generally be in the centre of the plan edged with a bold line.

The following abbreviations are used within this report: -

CS	The adopted Core Strategy 2011
AP	The adopted Allocations Plan 2014
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
PCPN	A Bolton Council Planning Control Policy Note
PPG	Department of Communities and Local Government Planning Policy Guidance Note
MPG	Department of Communities and Local Government Minerals Planning Guidance Note
SPG	Bolton Council Supplementary Planning Guidance
SPD	Bolton Council Supplementary Planning Document
PPS	Department of Communities and Local Government Planning Policy Statement
TPO	Tree Preservation Order
EA	Environment Agency
SBI	Site of Biological Importance
SSSI	Site of Special Scientific Interest
GMEU	The Greater Manchester Ecology Unit

The background documents for this Report are the respective planning application documents which can be found at:-

[www.bolton.gov.uk/planapps](http://www.bolton.gov.uk/planapps)

# Application number 13114/22



**Directorate of Place  
Development Management Section**

Town Hall, Bolton, Lancashire, BL1 1RU  
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# Bolton Council

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**Date of Meeting: 14/04/2022**

**Application Reference: 13114/22**

**Type of Application: Full Planning Application**  
**Registration Date: 31/01/2022**  
**Decision Due By: 01/05/2022**  
**Responsible: Jodie Turton**



**Officer:**

**Location:** **THE MARKET PRECINCT, BRACKLEY STREET, FARNWORTH, BOLTON, BL4 9DL**

**Proposal:** RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE APPLICATION 10718/21 FOR THE DEVELOPMENT OF A MIXED USE SCHEME COMPRISING UP TO 120 RESIDENTIAL UNITS (USE CLASS C3) AND UP TO 2,200SQM NON-RESIDENTIAL RETAIL / COMMERCIAL AND COMMUNITY FLOORSFACE (USE CLASS E, F1/F2) (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE DETAILS).

**Ward:** **Farnworth**

**Applicant:** Capital & Centric  
**Agent :**

## **Officers Report**

**Recommendation:** **Approve subject to conditions**

### **Executive Summary**

- Reserved matters application for details of design, scale, landscaping and layout following outline approval of application 10718/21 at September 2021 Committee.
- High quality buildings and built environment proposed which comply with Core Strategy policies CG3 and RA2.
- No undue impact on residential amenity for existing or future residents.
- Biodiversity enhancement measures have been integrated into Block D (swift bricks) and through landscaping measures.
- The units accommodating the commercial/retail/community will be designed to meet BREEAM 'very good' rating. The residential units will meet/exceed the sustainability target of a 10% betterment on Part L Building Regs.
- The design and layout of the proposal considers designing out crime and amendments have been made where necessary to address comments from GM Police and Design and Conservation Officer.
- One letter of support received.
- Officer recommendation of approval.

### **Proposal**

1. On 2nd September 2021 the Planning Committee approved an outline application (access details only) for the redevelopment of a town centre site in Farnworth, comprising up to 120 residential units and up to 2,200sqm non-residential retails/commercial and community floorspace (10718/21).
2. This is a reserved matters application seeking approval for appearance, landscaping, layout and scale for the mixed use development comprising 97 residential units and 2,0041sqm of retail/commercial and community floorspace. The scheme is intended to bring regeneration benefits to the town and is a mixture of public and private funding to bring forward the project.
3. The scheme proposes: **Blocks A and B** are two separate 2-3 storey buildings comprising 12 dwellings, each block providing 4 x 2-bed and 3 x 3-bed units. The buildings will front King Street and are sited to the north east of the site. A shared parking court will be sited between the blocks providing 14 parking spaces (2 of these disability spaces). Shared external private amenity

space is proposed to the rear of Block A and the rear and side of Block B. The proposed houses are 'back-to-back' style in that they are terraced (adjoined) to the side and adjoined to the rear, meaning that the middle dwellings will have outlook to only one side.

4. **Block C** is sited to the west of the public square, with a frontage to Brackley Street and a second principle elevation overlooking the square. The building will accommodate retail/commercial units at ground floor and twenty two residential apartments above (comprising 12 x 1-bed and 10 x 2-bed). The building will be 3-storey in height.
5. **Block D** has the largest footprint of the proposed buildings. It is sited to the east of the site and is U shaped, with principal frontages to Brackley Street, the newly created public space and the bus station to the north. The rear of the building will face east and will overlook a residents parking court. The building will be 4-storeys in height and will include a rooftop amenity area for residents. The ground floor will comprise a mix of retail/commercial units and a community floorspace is to be sited within the northern wing, adjacent to the bus station. Some apartments will benefit from private balconies. Floors 2-4 will accommodate residential apartments (comprising 39 x 1-bed and 24 x 2-bed).
6. **Block E** is the smallest of the buildings in footprint and height (being single storey). This building is to be sited within the public square (to the north, looking south over the new landscaped area) and will provide a focal point for the open space area. It is anticipated that this building will function as a café/restaurant with seating area utilising part of the public square, although depending on demand and the end user there is the option for retail or leisure use.
7. In addition to the proposed built form, the development will integrate a new area of public open space, intending to create a focal point for the town centre utilising hard and soft landscaping to form a town square within the centre of Farnworth.

### **Site Characteristics**

8. The proposed development site is situated on Brackley Street within Farnworth Town Centre and comprises the retail units on Brackley Street, and the former Precinct, Market, and Saddle Inn sites. The site is bounded by Brackley Street to the south, King Street to the north, rear of retail units at no.104-136 Market Street to the east, and no.50-52 Brackley Street and the Salvation Army Church to the west. The total site area is 1.03ha.
9. The application site sits in a prominent and central location within the heart of the town centre. The structures and buildings on the former precinct, market, and Saddle Inn have been demolished and the sites are currently cleared.
10. There is pedestrian access to the site from Brackley Street, and the site is directly accessed by both pedestrians and vehicles from King Street. Market Street (A6053) runs to the east of the site. The intersection of Market Street and Brackley Street forms the gateway to the town centre. Near the site, there are several listed buildings including Carnegie Library, Town Hall, and the former Baptist Church.

### **Policy**

#### **The Development Plan**

Core Strategy:

A1 Achieving Bolton, H1 Health Facilities, CG1 Cleaner and Greener, CG2 Sustainable Development, CG3 Built Environment, CG4 Compatible Uses, RA2 Farnworth, P2 Retail and Leisure, SC1 Housing, P5 Accessibility, S1 Safe Bolton and Appendix 3 - Parking Standards.

## **Other material considerations**

National Planning Policy Framework (NPPF)

National Planning Policy Guidance

Living with Beauty, January 2020

Technical Housing Standards – Nationally Described Space Standards (March 2015)

Places for Everyone (draft 2021)

SPD General Design Principles

SPD Accessibility, Transport and Road Safety

SPD Sustainable Design and Construction

SPD Location of Restaurants, Cafes, Public Houses, Bars and Hot Food Takeaways in Urban Areas

SPD Infrastructure and Planning Contributions

Farnworth Town Centre Masterplan

## **Analysis**

11. Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with policies in the Development Plan unless material considerations indicate otherwise. Applications which are not in accordance with Development Plan policies should be refused unless material considerations justify granting permission. Similarly, proposals which accord with Development Plan policies should be approved unless there are material considerations which would justify a refusal of permission. It is therefore necessary to decide whether this proposal is in accordance with the Development Plan and then take account of other material considerations.

12. The main impacts of the proposal are:-

- \* impact on the character and appearance of the area
- \* impact on residential amenity
- \* impact on public realm
- \* impact on biodiversity
- \* impact on sustainable design and construction
- \* impact on crime
- \* other matters

### **Impact on the Character and Appearance of the Area**

13. Policy CG3 of the Core Strategy states that the Council will conserve and enhance local distinctiveness, ensuring development has regard to the overall built character and landscape quality of the area, and will require development to be compatible with the surrounding area in terms of scale, massing, grain, form, architecture, street enclosure, local materials and landscape treatment.

14. Policy RA2.14 requires development proposals in Farnworth to enhance townscape through the use of excellent quality design.

15. The application proposes 6 buildings in total, the buildings have been designed to each have their own design concept whilst contributing to the overall coherency of the development, each complementing and enhancing the other and the town centre setting.

### ***Buildings A&B***

16. The two adjacent buildings will front King Street and be sited to the west of the bus station. They will each have principal elevations to the north and south and will accommodate twelve back-to-back dwellings. The buildings will be primarily 2-storey with a 3-storey element to the outer edge. They have been designed by the architects ShedKM whose work is rooted in regeneration, creating distinctive and engaging schemes that are economically and socially transformative.
17. The design concept of the buildings has been to replicate a traditional terrace, whilst integrating contemporary features, such as fenestration and a 3-storey, flat roof section to each block. Some minor tweaks to window sizes have been introduced in response to comments from the Council's Design and Conservation Officer. Overall, the dwellings are considered to be well designed and to contribute positively to the design and character of the area.

#### *Building C*

18. Block C is proposed at 3-storeys in height and will have principal elevations to Brackley Street to the south and the new public square to the west and will comprise of retail/commercial at ground floor and residential above (22 apartments). The massing of the building has been broken up by utilising different roofscapes and contrasting materials to the northern and southern sections of the building. Fenestration is well proportioned and further broken up by the introduction of scattered balconies.

#### *Building D*

19. This is the largest of the proposed buildings. It is largely U shaped with principal elevations to Brackley Street and the public square, with a single storey wing which will accommodate the community hub facing the bus station to the north. The main sections of the building are 4-storey incorporating a range of materials and roofscapes to break up the massing of the structure. This is further achieved by well-designed fenestration, with some balconies incorporated and a flat roof section on the corner of Brackley Street and the market square incorporating a roof garden.

#### *Building E*

20. Building E is the smallest scale of all the buildings proposed. It will sit to the northern side of the public square and will provide a focal point and enclosing presence on the public space. The proposed building will be distinctive in design, with large glazed openings onto the public square.
21. Overall, Buildings C, D and E are considered to be well designed, to reflect a contemporary version of the traditional market town, to incorporate positive design principles which will result in a distinctive and attractive town centre environment.

#### *Design Guide*

22. Some initial questions were posed by the Design and Conservation Officer about shop fronts, security shutters and signage. The Applicant has suggested a design guide is conditioned which would cover each of these elements and will ensure a consistent and coherent approach across the development. This will include provision for internal shutters, rationalised signage and retractable, integral awnings.

#### *Conclusion*

23. It is clear that the design principles of the development have remained consistent throughout the evolution of the scheme. The proposal is clearly well conceived with attention to detail and the history of the site, whilst also giving great consideration to the future use and regeneration of this part of the town centre. Although not mentioned above, the role the newly created town square will have on the character and appearance of the area is central to the success of the project and provides a focal point for the entire development. Overall, the proposal is considered

to comply with area policy objectives and Core Strategy policy CG3.

#### Impact on Residential Amenity

24. Policy CG4 of the Core Strategy states that the Council will ensure that new development is compatible with surrounding land uses and occupiers, protecting amenity, privacy, safety and security and does not generate unacceptable nuisance, odours, fumes, noise or light pollution, nor cause detrimental impacts upon water, ground or air quality.
25. SPD General Design Principles sets out the Council's minimum interface standards between dwellings and amenity space standards.

#### *Interface Distances and Space Standards*

26. The plans have been amended to ensure that all apartments meet the nationally described space standards, as do the proposed dwellings.
27. Interface distance guidance is met within the site and to Brackley Street to the south. There is a distance of approximately 17.5m between Block B and the single storey community centre on the opposite side of King Street. Given the facing elevations will be on a busy road from traffic and footfall and the community centre will only be in use throughout the daytime and will have varying levels of usage throughout this time, these factors are considered to somewhat dilute the necessity for a 21m interface in this instance.

#### *Amenity Space*

##### *Plots A and B*

28. External communal amenity space is proposed to the south of the dwellings at plot A and to the south and east of plot B. It is noted that both buildings will fall below the amenity space guidance detailed in the SPD 'General Design Principles'. Given the unusual style of housing (back-to-back) which may be more akin to vertical apartments than traditional dwellings, it may be appropriate to use the SPDs guidance on amenity space for apartments (18sqm per unit or a 5sqm balcony). Whilst the dwellings at Plot A will benefit from the larger of the two amenity spaces, both are below the recommended guidance.

##### *Plots C and D*

29. Block C will provide 14 of the 22 apartments with balconies. Block D will provide a limited number of balconies, a small communal amenity/seating area to the rear of the building and a roof terrace. For both apartment buildings the cumulative amenity space provided will be under the SPD's recommended amount, however in addition to these dedicated spaces it is recognised that the new public square is proposed, which will be highly accessible to future residents and will provide an attractive hard and soft landscaped area. As the success of the public square will rely on its usage, to encourage a community area which benefits from a high level of footfall and natural surveillance will be a key to the success for residents and members of the public alike.
30. Given the wider regeneration objectives of the development proposal and the provision of a new area of public space, intended for use all year round by residents and members of the public visiting and shopping in Farnworth, it is considered that the shortfall in private amenity space provision is acceptable and justified in this instance.

#### *Refuse*

31. Plots A and B will have a centrally located communal shared bin store. The apartment buildings (C and D) will have an internal bin store accessible from the main entrance. The commercial units have been designed with waste stores to be included within each unit and accessed via an external door. On-site management will be responsible for presenting bins to the designated



roadside position on bin collection days.

#### *Noise*

32. A noise assessment has been submitted with the application and has been assessed by Pollution Control. Conditions are recommended to protect future residents from externally generated noise, from plant and equipment and from the ground floor commercial units. Furthermore, it is noted that some of the apartments have a layout which results in bedrooms being sited next to living areas, although where possible this has been avoided. The Applicant has confirmed that the party wall details will be designed to ensure they comply with Building Regs Part E and will thus achieve the necessary sound separation performance.
33. Pollution Control have also raised the issue of noise from occasional amplified music from events being held in the public square. After consideration, Officers understand that for events this will be controlled by alternative means (Temporary Events Notice) which is dealt with and issued by Licensing. However, this would not prevent noise from music being played externally by any bars/restaurants. Pollution Control are however satisfied that if this did occur and became an issue it could be dealt with via alternative legislation and not by planning condition. No conditions are thereby considered necessary in this instance.

#### Impact on Public Realm

34. CG1.3 seeks [amongst other things] to safeguard and enhance parks, gardens and civic spaces and improve the quality and multi-functional benefits of these assets.
35. Central to the application scheme is the integration of a new public space into the centre of Farnworth. The development proposal has been designed around the creation of a new public space with the proposed buildings (C, D, E) being sited so as to create a central area which they will face onto to provide a focal point for the town centre, which will benefit from a high level of natural surveillance from the ground floor units as well as the residential units above.
36. The square has been designed to integrate hard and soft landscaping to ensure a durable, attractive and useable space throughout the year. The Council's Landscape Officer states that,
- "The design of the public realm design has been developed in partnership with various stakeholders, including officers from Neighbourhood Services. The layout of the public realm has thus evolved to include a mix of hard and soft landscape elements to create a new and enhanced public space for central Farnworth which should provide an attractive setting for this new development. A mix of paving colours has been requested to move away from uniform grey/silver tones, but to include some areas of warmer toned pavements in red/browns, to reflect the red brick and terracotta of many of Farnworth's 19th century buildings."*
37. A detailed landscape scheme will be conditioned as the current plans only provide a schematic overview of hard and soft landscaping and final details will be required.
38. The management and maintenance of the public space will be undertaken by the Council. It is understood that discussions are under way with the Director of Place Services to ensure that future public space budgets are considered.
39. Overall, the proposed public space is considered to be a benefit of the development proposal which will serve to enhance and contribute to the regeneration of the town centre.

#### Impact on Biodiversity

40. Policy CG1.2 of the Core Strategy seeks to safeguard and enhance biodiversity in the borough by protecting sites of urban biodiversity and improving the quality and interconnectivity of wildlife

corridors and habitats.

41. Condition 4 of the outline permission requires submission of biodiversity information as part of the reserved matters submission. A section in the Planning Statement confirms that biodiversity enhancement will be achieved through landscape means – introducing trees, vegetation, plants and pollinators. It is recommended that the landscape plan is conditioned and to include a requirement for biodiversity enhancement through the selection of appropriate plants and trees to achieve this biodiversity aim. In addition, the north eastern elevation of building D will incorporate ten swift bricks (incorporated into the structure of the building) and this will be secured via condition.
42. Greenspace have confirmed that bat bricks are not required as the location is well away from likely bat roosting or foraging sites and the future use of the bricks is therefore unlikely.
43. The proposed biodiversity enhancements are considered to be acceptable and in line with details provided at outline stage.

#### Impact on Sustainable Design and Construction

44. Policy CG1.5 of the Core Strategy states that the Council will reduce the risk of flooding in Bolton and other areas downstream by minimising water run-off from new development and ensuring a sequential approach is followed, concentrating new development in areas of lowest flood risk.
45. Policy CG2.2a requires non-residential schemes of 500m<sup>2</sup> or greater to achieve 'very good' BREEAM rating. Policy CG2.2b seeks to achieve a 10% betterment on predicted CO<sub>2</sub> emissions above the Building Regs Part L requirement. CG2.2c requires all proposals for 5 or more residential units or 500 sq. metres or greater non-residential units to demonstrate the sustainable management of surface water run-off from developments. On brownfield sites the rate of run off should be 50% less than conditions before development.
46. A BREEAM pre-assessment has been submitted which details how the commercial, retail and community hub units will achieve BREEAM 'very good' rating through a series of measures. A condition is recommended to ensure that the detailed design and construction of the buildings achieves the 'very good' target.
47. A Sustainability Statement has also been submitted which details how through the design of the buildings, rather than the use of renewable energy technologies, a 10% betterment on predicted CO<sub>2</sub> emissions will be achieved. The development will first seek to implement passive design measures to optimise the building envelope, targeting a low carbon classification through a holistic low energy design concept by using a fabric first approach. In addition to energy efficiency measures, the development will feature solar panels on the roof of the apartment blocks and townhouses. A condition is recommended to secure these on site sustainability measures.
48. Drainage information was submitted and conditioned as part of the outline application. No further detailed information has been supplied as part of the reserved matters application and therefore the outline condition remains relevant.

#### Impact on Crime

49. Policy S1 of the Core Strategy seeks to ensure that the design of new development takes into account the need to reduce crime and the fear of crime.
50. The application is supported by a Crime Impact Statement which has been assessed by Greater

Manchester Police Designing Out Crime Unit. GMP raised a number of points whereby they considered higher levels of designing out crime could be achieved, notably around gating of the back-to-back house's car park, secure access to the car park to the rear of Block D, prevention of unauthorised access to the roof of the community hub and pavilion, security in and around the community hub, secure access to apartment blocks, and secure design and layout of public realm.

51. Some of these issues were also highlighted by the Council's Design and Conservation Officer, notably the access to the apartments and the security of the private amenity space for the back-to-back houses.
52. The Applicant has responded to each of these points and made amendments to the design of the scheme where possible. One of the key aspirations of the Town Centre Masterplan and the regeneration of this town centre site is to improve north-south permeability through the town. Having some degree of openness and routes through the site is therefore desirable and intentional to contribute to the regeneration of the town centre. Whilst this is the case, it is still important to incorporate high levels of designing out crime and attention will be given to the boundary treatment to the house's amenity space (to be secured via condition), the entranceways to the apartment blocks is to be amended, the car park to Block D is to be accessed by a secure barrier and the existing alleyway to Market Street is to be gated. Access into and around the community hub, as well as surveillance will be a matter for the end user. Access to the single storey structures can be prevented with the use of anti-climb measures.
53. Overall therefore, the designing out crime issues have been addressed where possible and the proposal is considered to comply with Core Strategy policies S1 and CG3 in that respect.

#### Other Matters

**54. Drainage** – United Utilities have commented on the application to state that a water main and public sewer cross the site and should not be built over or compromised. The Applicant has confirmed that they are aware of the UU assets and that the majority of the existing public sewers on site are serving existing buildings which are to be demolished and therefore the sewers will become redundant, and they intend to enter into an agreement with UU to have them stopped up. The Applicant has also entered into discussions with UU about the isolation and diversion of the water main. As a result, the existing water and wastewater infrastructure will not be impacted upon by the proposed layout.

**55. Cycle parking** - The apartments have been designed to integrate secure internal communal bike stores with a 1:1 provision for all apartments.

#### Local finance considerations

56. Section 70(2) of the Town and County Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The following is considered to be a local financial consideration in this case:

57. New Homes Bonus for the 97 proposed dwellings – this is not a material planning consideration.

#### Conclusion

58. The principle of the development was established through the outline application for the site in 2021. The current reserved matters proposal is therefore to agree details of design, layout, scale and landscaping only. The details of the proposed development are similar to the conceptual scheme presented at outline, including the quality of the built form and the treatment and focus on the new town square area.

59. The proposed development is considered to present a positive development proposal for Farnworth Town Centre. The high-quality building design and the layout of the public square will serve to enhance and rejuvenate the town. The proposal complies with Core Strategy policies as detailed in the above report, as well as the aspirations of the Town Centre Masterplan. The application has an officer recommendation of approval.

## **Representation and Consultation Annex**

### **Representations**

**Letters:-** one letter of support received stating that they are greatly in support of the development. They hope it will include a much needed health facility. They also hope the dwellings will be owner occupied and not sold off to landlords.

**Petitions:-** none received.

**Elected Members:-** none received.

### **Consultations**

Advice was sought from the following consultees:

Bolton Council: Greenspace, Design and Conservation, Pollution Control, Landscape, Floodrisk, Economic Strategy, Education, Highways, Housing Strategy.

External Consultees: GMEU, The Coal Authority, GM Police, Environment Agency, United Utilities, GM Pedestrians Association.

### **Planning History**

10718/21 – outline planning permission was approved at committee in September 2021 for the development of a mixed use scheme comprising up to 120 residential units and up to 2,200sqm retail/community/commercial floorspace (details of access only).

06834/19 – Prior notification for the proposed demolition of various units – approved.

04681/18 – Prior notification to demolish market offices – approved.

94823/15 – Non-material amendment to application 93371/14 to omit upper level from development – approved

93371/14 – Erection of two storey building (retail and leisure uses) with the partial demolition of existing precinct, demolition of existing market structures, landscaping, access routes and other associated works – approved (2015)

77546/07 – Erection of retail units, market stalls and kiosk units – approved (2007)

**Recommendation:        Approve subject to conditions**

### **Recommended Conditions and/or Reasons**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. NOISE ATTENUATION FOR RESIDENTIAL UNITS

The development hereby approved shall be carried out in full accordance with the recommendations of the following approved Noise Assessment: Farnworth Market Bolton, Environmental Noise

The building walls, windows and roofs of the development hereby approved shall be constructed so as to provide sound attenuation to meet the criteria as detailed in Section 6.1.2 of the report. Details of the acoustic insulation and mechanical ventilation (MHVR) and shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any above ground construction works. The approved scheme shall be implemented in full before the first occupation and retained thereafter.

Reason

To safeguard the amenity of the future occupants of the development and to comply with Core Strategy policy CG4.

3. FIXED PLANT AND EQUIPMENT NOISE RATING - REPORT APPROVED

The rating level (L<sub>Ar</sub>,Tr), as determined by BS4142:2014+A1:2019 Methods for Rating and Assessing Industrial and Commercial sound, from fixed plant and equipment associated with the development, when operating simultaneously or individually, shall not exceed the levels that are specified in Table 16 of the report Farnworth Market Bolton, Environmental Noise Assessment Report by BDP Acoustics ref: P3000723/(REP)U001 Rev. P01, dated January 2022.

Reason

To minimise the impact of noise on the general and residential amenity from the increase and alteration of commercial and/or industrial uses in the area.

4. SOUND INSULATION AND NOISE REDUCTION FROM COMMERCIAL UNITS

Before the commencement of the use of the commercial/retail units hereby permitted, a scheme showing the layout/sound insulation to protect residents in the area from internally generated noise, shall be submitted and approved by the Local Planning Authority for approval. Regard shall be had to Section 7.2.2 of the noise assessment: Farnworth Market Bolton, Environmental Noise Assessment Report by BDP Acoustics ref: P3000723/(REP)U001 Rev. P01, dated January 2022.

Reason

To minimise impact of noise disturbance on residential amenity of the area and in order to comply with Bolton's Core Strategy policy CG4.

5. CONTROL OF ODOUR/NOISE (EXTRACT SYSTEMS)

Before the use hereby permitted begins, a scheme for the installation of equipment to control the emission of fumes and noise from any restaurants, cafes, or hot food takeaways permitted by the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full within 14 days of the use commencing and retained thereafter. The requirements of the scheme shall be in line with EMAQ "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems" 2018 (or any amendments / replacements of the same).

Reason

To safeguard the living conditions of residents and the amenity and character of the area with regard to odour and/or disturbance and in order to comply with Bolton's Core Strategy policy CG4.

6. MATERIALS

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples or full details of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The approved materials shall be implemented in full thereafter.



Reason

To ensure the development reflects local distinctiveness and to comply with policy CG3 of Bolton's Core Strategy.

7. EXTERNAL LIGHTING DETAILS

Before the development hereby approved is first brought into use a scheme shall be submitted to and approved in writing with the Local Planning Authority for external lighting, the scheme shall show the design, height and siting of the proposed lighting. The lighting shall be designed to an illumination value of no greater than 5 lux at the nearest residential property. The beam angle of any lights directed towards any potential observer should be kept below 75 degrees. Spill shields should also be fitted where necessary. The approved scheme shall be implemented in full before the development is first brought into use and retained thereafter.

Reason

To safeguard the character and appearance of the locality and to prevent light pollution and in order to comply with Bolton's Core Strategy policies CG3 and CG4.

8. WINDOW AND DOOR SPECIFICATION

Prior to any doors or windows being installed within each block, a detailed specification for the doors and windows for that block shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the block/building is first occupied or brought into use and retained thereafter. For the avoidance of doubt, and notwithstanding the submitted plans, the doors to the apartment blocks shall provide a leaf and a half entrance as detailed in the Design Addendum (REP 007\_).

Reason

To ensure the development reflects local distinctiveness in order to comply with policy CG3 of Bolton's Core Strategy.

9. BOUNDARY TREATMENT - HOUSES

Prior to the development being first occupied or brought into use, details (including a brick or masonry specification and colour scheme) of the treatment to the boundaries to the houses (plots A and B) site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of any of the dwellings in Block A and B and retained thereafter.

Reason

To ensure adequate standards of privacy and amenity are obtained and the development reflects the landscape and townscape character of the area and in order to comply with policies CG3 and CG4 of Bolton's Core Strategy.

10. LANDSCAPE SCHEME

Trees and shrubs shall be planted on the site in accordance with a landscape scheme to be submitted and approved in writing by the Local Planning Authority prior to the development being first brought into use. The landscape scheme shall ensure that opportunities for biodiversity enhancement through plant/tree selection are maximised. The submitted landscape scheme shall also include details of hard landscaping and street furniture.

The approved scheme shall be implemented in full and carried out within 6 months of the occupation of any of the buildings or the completion of the development, whichever is the sooner, or in accordance with phasing details included as part of the scheme and subsequently approved by the Local Planning Authority. Any trees and shrubs that die or are removed within five years of planting shall be replaced in the next available planting season with others of similar size and species.

Reason

To reflect and soften the setting of the development within the landscape and in order to comply with Core Strategy policies CG1 and CG3.

#### 11. SUSTAINABLE CONSTRUCTION

The development hereby approved shall be carried out in full accordance with the submitted sustainability information detailed in the Sustainability Statement by Watt Energy & Consulting Engineers, dated 24 January 2022, which includes provision for a minimum 10% betterment on Part L Building Regs (2013) through methods of a fabric first approach and solar PV array. Prior to the occupation of the residential units hereby approved a verification report shall be submitted to and approved in writing by the local planning authority.

Reason

In the interests of tackling climate change and in order to comply with Bolton's Core Strategy policy CG2.2.

#### 12. SHOP FRONT DESIGN GUIDE

Prior to the first use/occupation of the commercial/retail/community uses hereby approved, a Shop Front Design Guide shall be submitted to and approved in writing by the local planning authority. The design guide shall include (as a minimum) the following details:

60. Details of internal shutters (for the avoidance of doubt external shutters are not permitted).
- Details of the signage zones (size, siting and design principles for external signage).
  - Details of retractable awnings.

The development shall be carried out and maintained in full accordance with the approved details and retained thereafter.

Reason

To protect the overall design principles of the approved development and in order to comply with Bolton's Core Strategy policies CG3 and RA2.

#### 13. BREEAM ACCREDITATION

With reference to the submitted BREEAM Pre-Assessment Report by BDP, P3000723-SUS-BREEAM-PRE, Rev P01, dated January 2022, prior to the first use/occupation of the retail, commercial and community hub buildings hereby approved a final BREEAM Certificate certifying that BREEAM rating "very good" has been achieved for this development shall be submitted to and approved in writing by the local planning authority. The approved measures shall be implemented in full and retained thereafter.

Reason

In the interests of tackling climate change and in order to comply with Bolton's Core Strategy policy CG2.2.

#### 14. SWIFT BRICKS

Prior to the occupation/first use of Block D ten swift bricks shall be incorporated within the fabric of the building as detailed on plan reference: 0723-BDP-D-XX-EL-A-0002 P08 - Building D GA Elevations 2 of 3, dated 24.02.22, and correspondence from BDP dated 01.04.22 which details the type of swift brick to be used. The development hereby approved shall be carried out in full accordance with the approved details and retained thereafter.

Reason

To ensure that biodiversity enhancement is achieved on site and in line with Core Strategy policy CG1.

15. SIGNAGE AND MARKINGS - PARKING AREAS

Prior to the first occupation of any of the dwellings hereby approved, full details of the signage for the private areas and car parks as well as details of bay numbering shall be submitted to and approved in writing by the local planning authority.

Reason

To ensure that the public and private areas are clearly defined and the car parks remain private and not used by Members of the Public and in order to comply with Bolton's Core Strategy policies CG3, S1 and P5.

16. APPROVED DRAWINGS

The development hereby permitted shall be carried out in complete accordance with the following approved plans:

Site Wide:

**Location and Site Plan, NHFW-SKM-ZX-00-DR-A-00-0001 P01, dated 27.01.22**

**Site Sections 01, 0723-BDP-XX-00-DR-A-(2)-010 P03, dated 28.01.22**

**Site Sections 02, 0723-BDP-XX-00-DR-A-(2)-011 P03, dated 28.01.22**

**Site Sections 03, 0723-BDP-XX-00-DR-A-(2)-013 P03, dated 28.01.22**

**Master Plan - Level 00, -0723-BDP-XX-00-DR-A-(2)-200, Rev P08, dated 10.03.22**

**Master Plan - Level 01, -0723-BDP-XX-00-DR-A-(2)-201, Rev P08, dated 10.03.22**

**Master Plan - Level 02, -0723-BDP-XX-00-DR-A-(2)-202, Rev P08, dated 10.03.22**

**Master Plan - Level 03, -0723-BDP-XX-00-DR-A-(2)-203, Rev P08, dated 10.03.22**

**Master Plan - Level 04, -0723-BDP-XX-00-DR-A-(2)-204, Rev P08, dated 10.03.22**

**Master Plan - Level 05, -0723-BDP-XX-00-DR-A-(2)-205, Rev P08, dated 10.03.22**

Streetscene:

**Elevations 01, -0723-BDP-XX-00-DR-A-(2)-020, Rev P04, dated 10.03.22**

**Elevations 02, -0723-BDP-XX-00-DR-A-(2)-021, Rev P04, dated 10.03.22**

**Elevations 03, -0723-BDP-XX-00-DR-A-(2)-022, Rev P04, dated 10.03.22**

**Elevations 04, -0723-BDP-XX-00-DR-A-(2)-023, Rev P04, dated 10.03.22**

Buildings A & B:

**GA elevations + sections, NHFW-SKM-ZX-XX-DR-A-00-0200, Rev P02, dated 16.02.22**

**Level 00, NHFW-SKM-ZX-00-DR-A-00-0100, Rev P02, dated 16.02.22**

**Level 01, NHFW-SKM-ZX-XX-DR-A-00-00101, Rev P01, dated 27.01.22**

**Level 02, NHFW-SKM-ZX-XX-DR-A-00-00102, Rev P01, dated 27.01.22**

**GIA - all levels, NHFW-SKM-ZX-XX-DR-A-00-0150, Rev P01, dated 27.01.22**

Building C:

**Building C Level 00 GA Plan, -0723-BDP-C-00-PL-A-0001, Rev P04, dated 03.03.22**

**Building C Level 01 GA Plan, -0723-BDP-C-01-PL-A-0001, Rev P04, dated 03.03.22**

**Building C Level 02 GA Plan, -0723-BDP-C-02-PL-A-0001, Rev P04, dated 03.03.22**

**Facade Bay Study - Building C, -0723-BDP-C-XX-EL-A-0102, Rev P04, dated 18.02.22**

**Facade Bay Study - Building C, -0723-BDP-C-XX-EL-A-0101 Rev P03, dated 28.01.22**

**Building C North GA Elevations, -0723-BDP-C-XX-EL-A-0001, Rev P06, dated 18.02.22**

**Building C South GA Elevations, -0723-BDP-C-XX-EL-A-0002, Rev P06 (no date)**

Building D:

**Building D Level 00 GA Plan, -0723-BDP-D-00-PL-A-0001, Rev P05, dated 04.03.22**

**Building D Level 01 GA Plan, -0723-BDP-D-01-PL-A-0001, Rev P05, dated 04.03.22**

**Building D Level 02 GA Plan, -0723-BDP-D-02-PL-A-0001, Rev P05, dated 04.03.22**

**Building D Level 03 GA Plan, -0723-BDP-D-03-PL-A-0001, Rev P05, dated 04.03.22**

**Building D GA Elevations 1of3, -0723-BDP-D-XX-EL-A-0001, Rev P06, dated 28.01.22**

**Building D GA Elevations 2of3, -0723-BDP-D-XX-EL-A-0002, Rev P08, dated 24.02.22**

**Building D GA Elevations 3of3, -0723-BDP-D-XX-EL-A-0003, Rev P06, dated 28.01.22**

**Facade Bay Study - Building D, 0723-BDP-D-XX-EL-A-0101, Rev P02, dated 28.01.22**  
**Facade Bay Study - Building D, 0723-BDP-D-XX-EL-A-0102, Rev P02, dated 28.01.22**  
**Facade Bay Study - Building D, 0723-BDP-D-XX-EL-A-0103, Rev P01, dated 28.01.22**  
**Facade Bay Study (Community Hub) - Building D, P01, dated 28.01.22**

Building E

**Building E (Pavilion) - Plans, Sections and Elevations, 0723-BDP-E-00-PL-A-0001 P04, dated 28.01.22**

Landscape Levels:

**Landscape Levels Strategy Plan, 723-BDP-XXX-00-PL-L-9003 P02, dated 31.01.22**  
**Landscape Sections 1 of 2, 723-BDP-XXX-00-SE-L-9001 P01, dated 28.01.22**  
**Landscape Sections 2 of 2, 723-BDP-XXX-00-SE-L-9002 P01, dated 28.01.22**

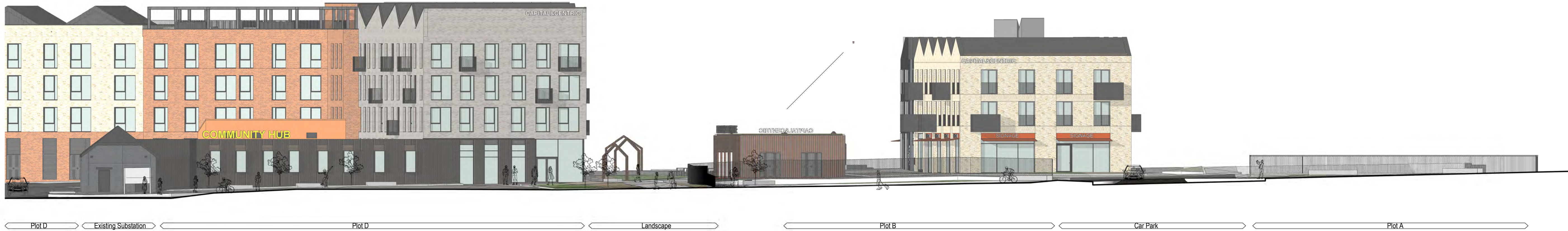
Reason

For the avoidance of doubt and in the interests of proper planning.





Elevation 01  
1 : 200



Elevation 02  
1 : 200

Referring Drawings

- Site Wide Plans
- 0723-BDP-XX-00-DR-A-(2)-200 to 205
- Building C Plans
- 0723-BDP-C-XX-00-PL-A-0001 to 0723-BDP-C-XX-RF-PL-A-0001
- Building C Elevations
- 0723-BDP-C-XX-EL-A-0001 to 0723-BDP-C-XX-EL-A-0002
- Building D Plans
- 0723-BDP-D-XX-00-PL-A-0001 to 0723-BDP-D-XX-RF-PL-A-0001
- Building D Elevations
- 0723-BDP-D-XX-EL-A-0001 to 0723-BDP-D-XX-EL-A-0002

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING BEFORE WORK COMMENCES.

- THE CDM DESIGN ISSUES REGISTER
- THE BDP RISK SERIES OF DRAWINGS
- THE PROJECT CDM RISK REGISTER

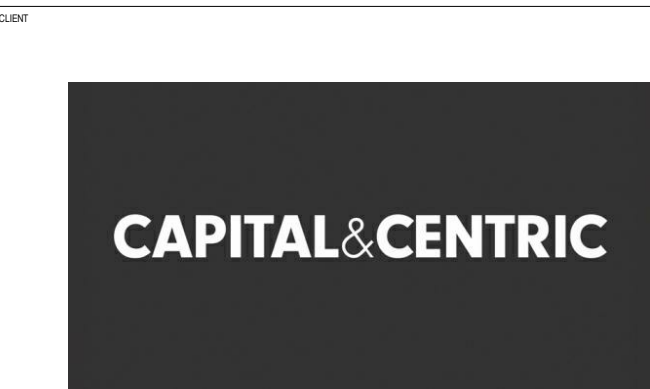
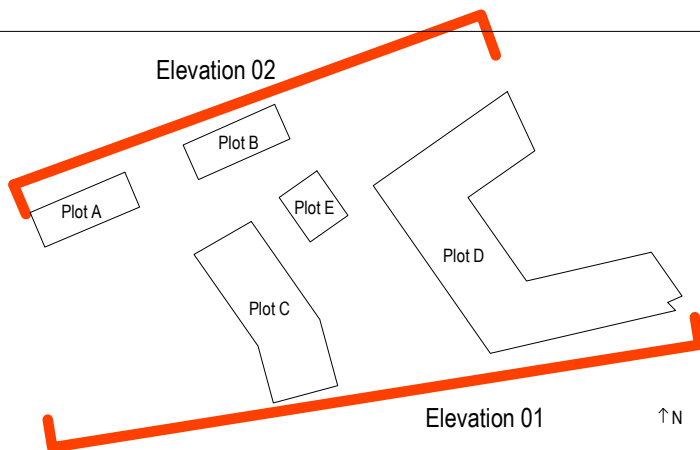
NOTES

P04	Updated in line with coordination to Building CAD internal layouts and Building C elevations	LW	MB	10/03/2022
P03	Issued For Reserved Matters Planning Application	LW	MB	28/01/2022
P02	Pre planning coordination issue	LW	LW	20/01/2022
P01	First WIP Issue	LW	ROC	23/12/2021

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REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
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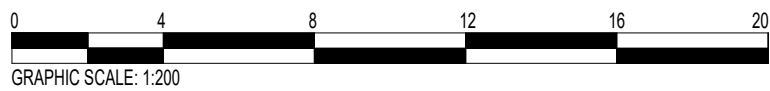
REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
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11 Ducie Street  
PO Box 85  
Piccadilly Basin  
Manchester  
M60 3JA  
United Kingdom

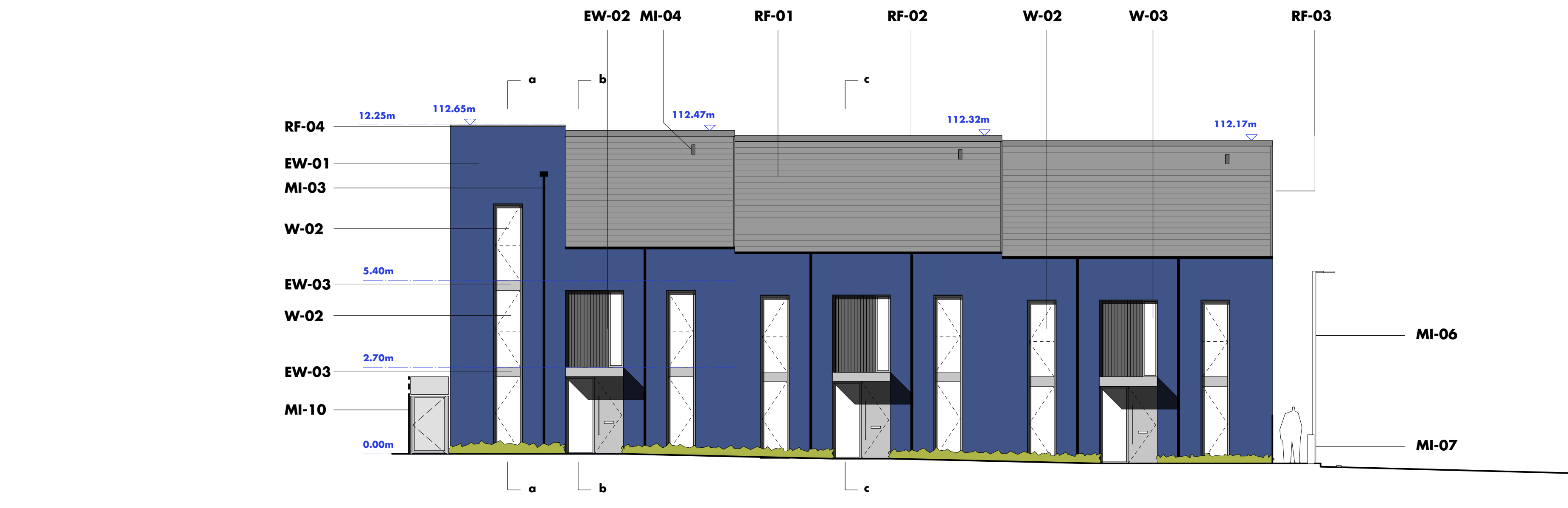
T +44 (0)161 828 2200  
www.bdp.com

**BDP.**

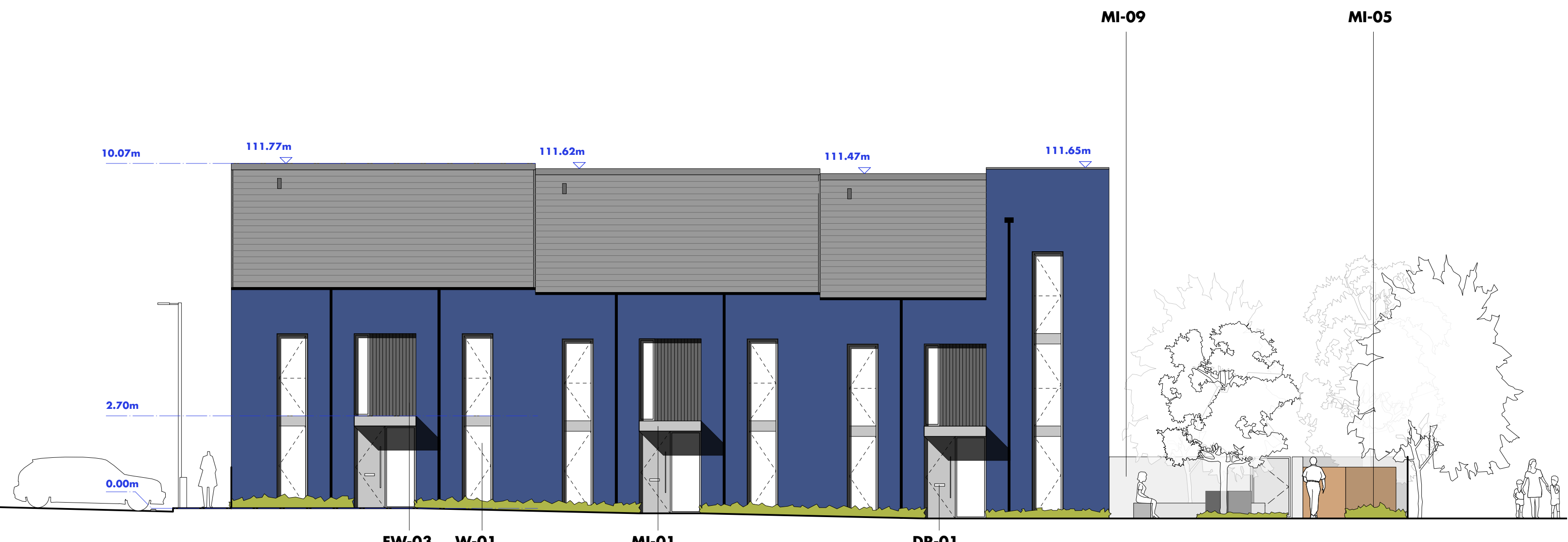


PROJECT TITLE Farnworth Market	
BDP JOB NUMBER P3000723	PROJECT CLASSIFICATION Commercial In Confidence
DRAWING TITLE Elevations 01	SCALE As indicated
DRAWING No. -0723-BDP-XX-00-DR-A-(2)-020	DATE FIRST ISSUED 08/12/21
	REVISION P04





00-0200/01 • south elevation - plot a + b



key

materials

- EW-XX (external wall)**  
EW-01 blue/black brick  
EW-02 black stained vertical timber cladding  
EW-03 flat panel PPC aluminium cladding
- W-XX (window)**  
W-01 opening light - full height (open out - restricted)  
W-02 opening light - full height (open out - restricted)  
w/internal glazed Juliette  
W-03 fixed light
- DR-XX (door)**  
DR-01 solid entrance door with routed vertical grooves

- RF-XX (roof)**  
RF-01 fibre cement tile  
RF-02 fibre cement ridge  
RF-03 PPC aluminium verge flashing  
RF-04 PPC aluminium coping - colour: dark grey

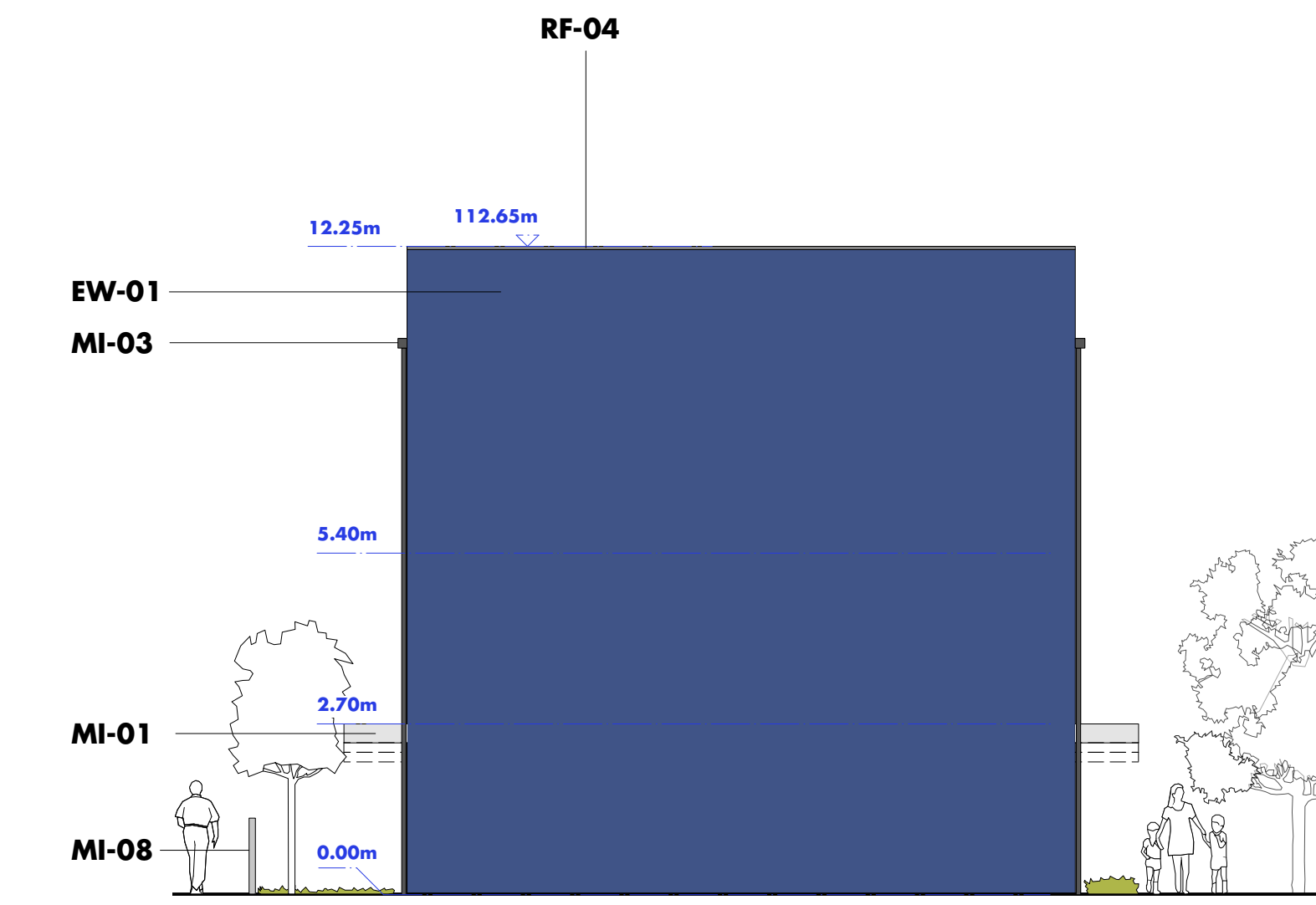
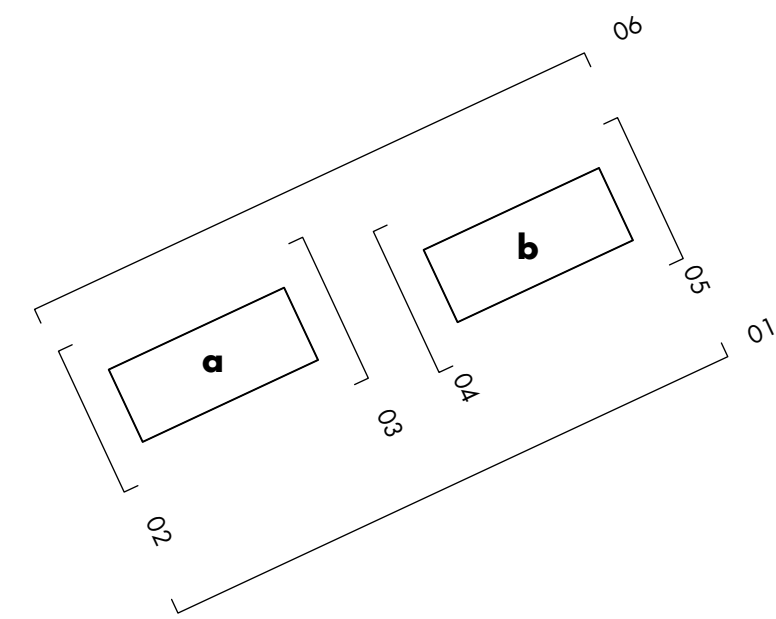
- MI**  
MI-01 PPC aluminium clad canopy - colour: grey  
MI-02 downpipe w/gutter - aluminium  
PPC aluminium - colour: black  
downpipe w/square hopper  
PPC aluminium - aluminium - colour: black  
SVP vent pipe  
MI-04 timber clad bin store  
MI-05 EV charger  
MI-06 lamp post  
MI-07 flat bar railing - 1200mm  
MI-08 flat bar railing - 1800mm  
MI-09 hit + miss timber fence = 1800mm  
MI-10 w/600mm trellis above [2.4m total]

notes

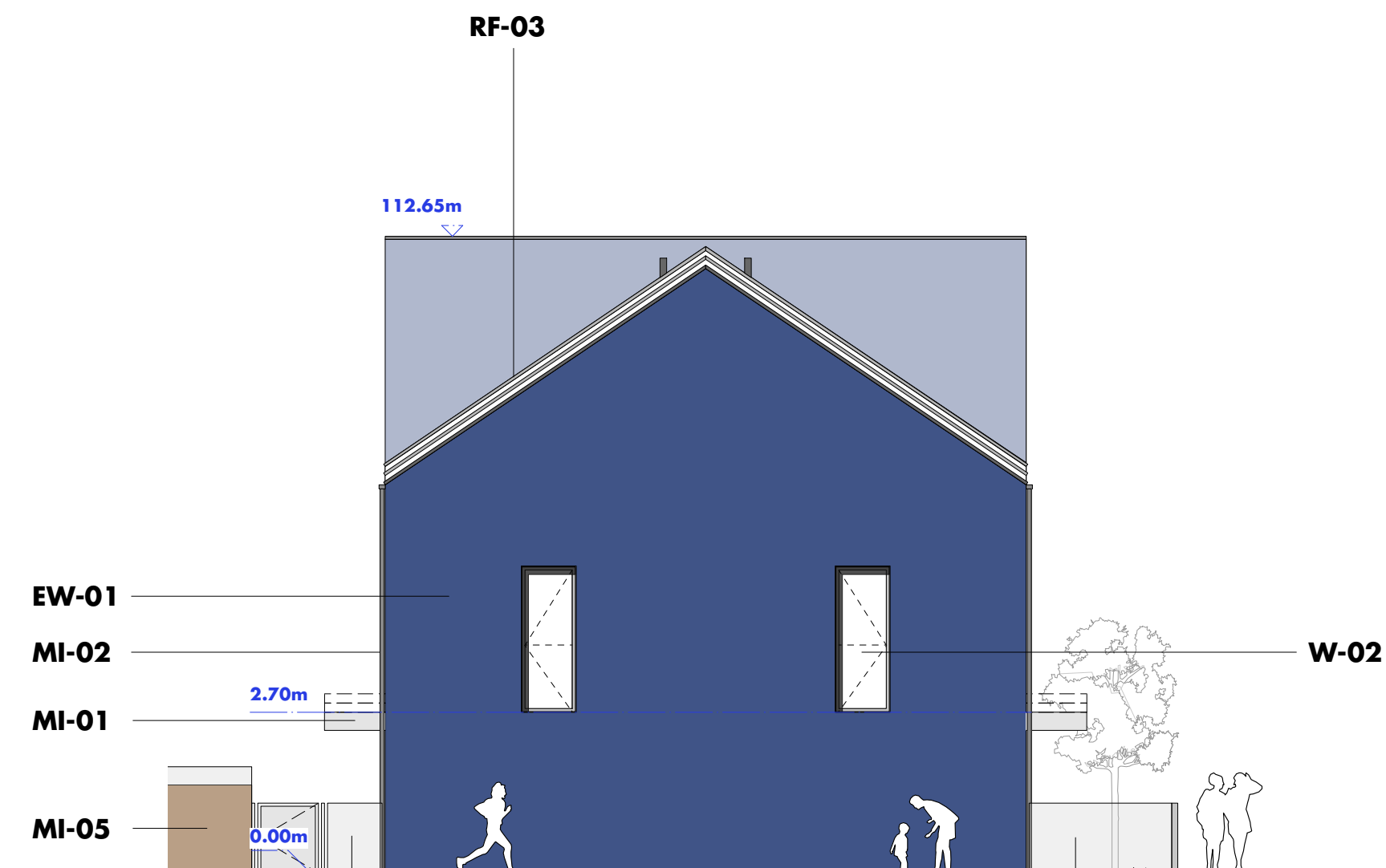
- FFL levels subject to further design development at stage 4
- Ridge/parapet levels subject to change following further design development at stage 4.
- for boundary treatments + types refer to landscape architect drawings.
- boundary heights shown with detail to be developed at stage 4.

references

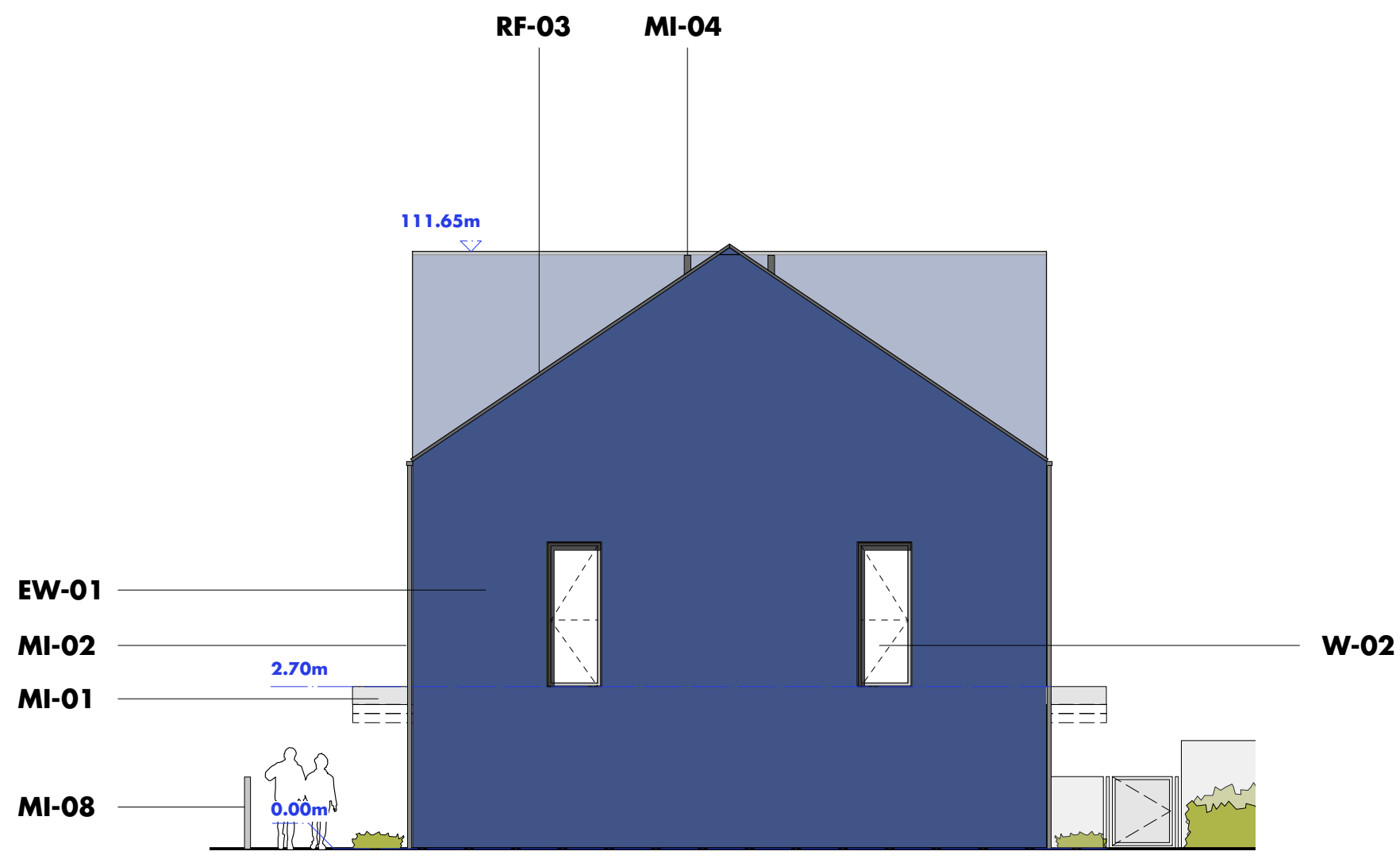
plans - ref dwg NHFW-SKM-ZX-00-DR-A-00-0100 > onwards



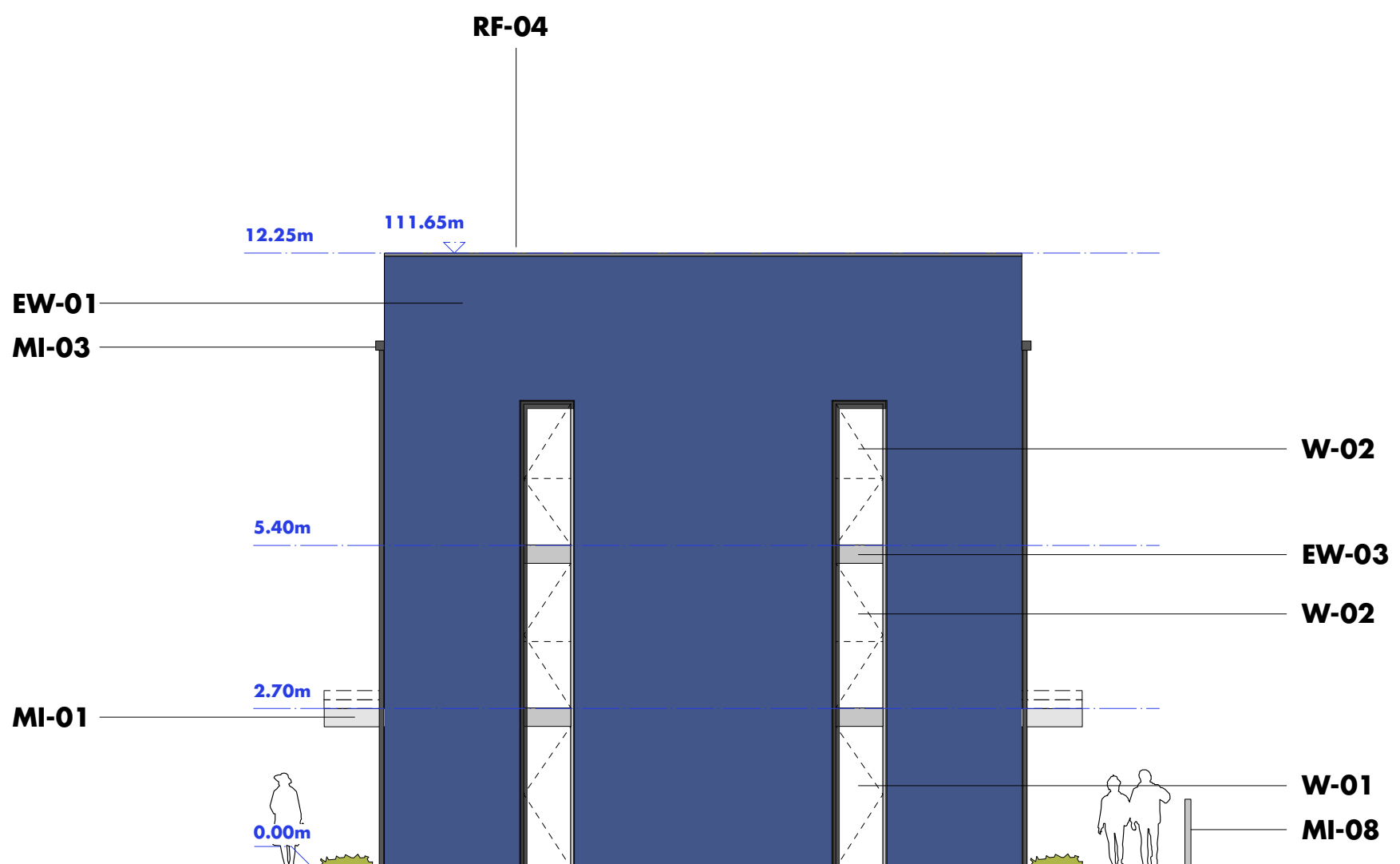
00-0200/02 • west elevation - plot a



00-0200/03 • east elevation - plot a



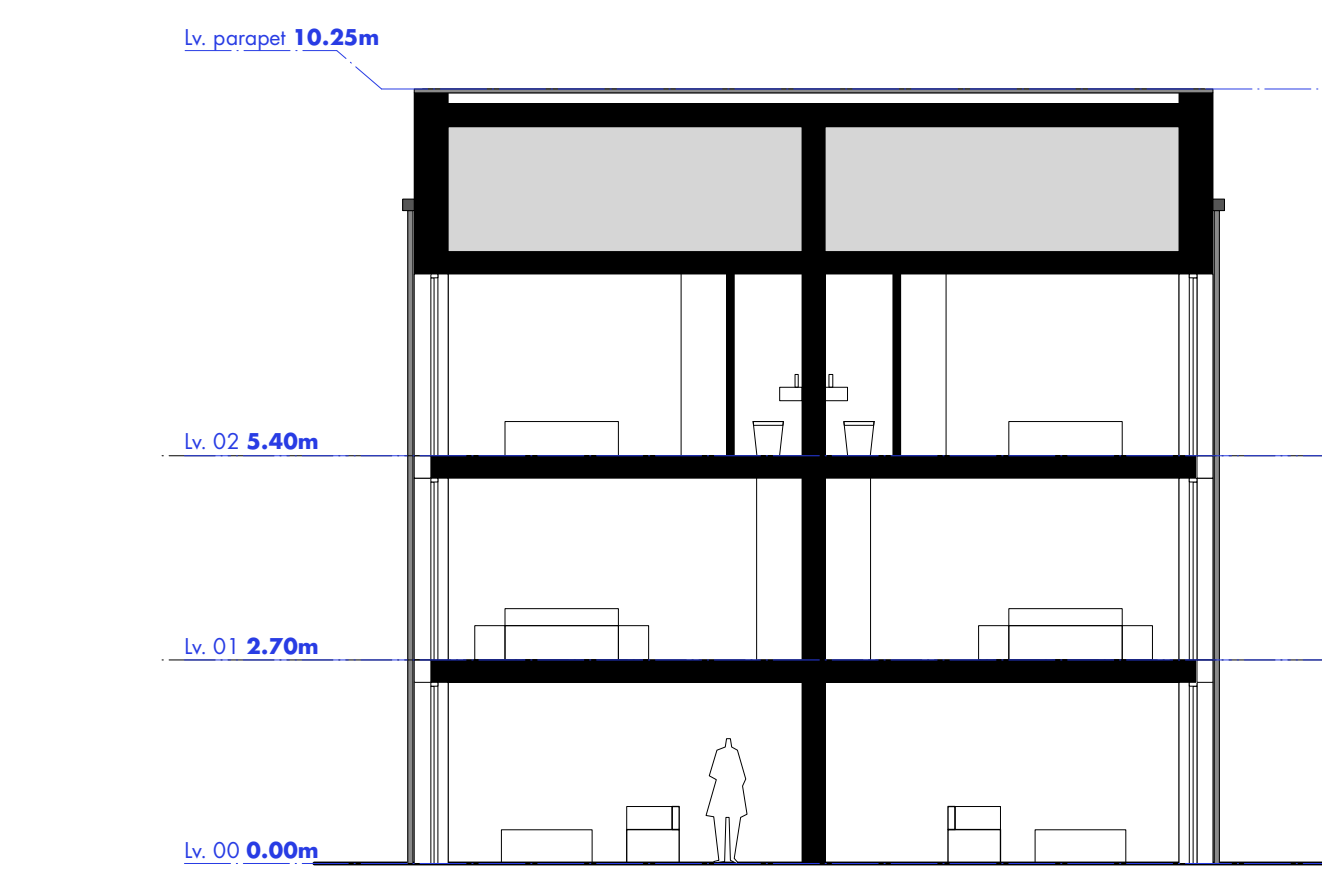
00-0200/04 • west elevation - plot b



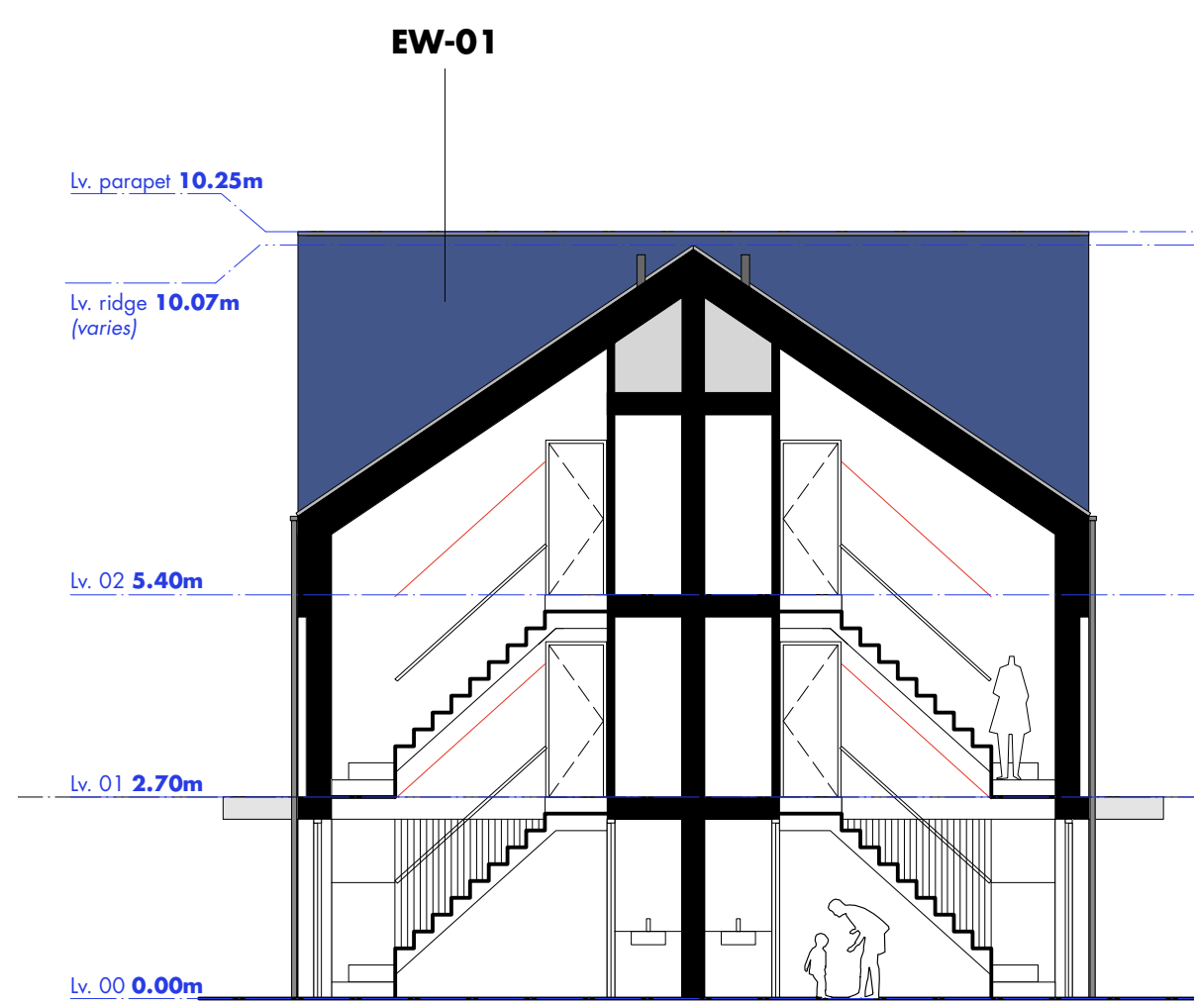
00-0200/05 • east elevation - plot b



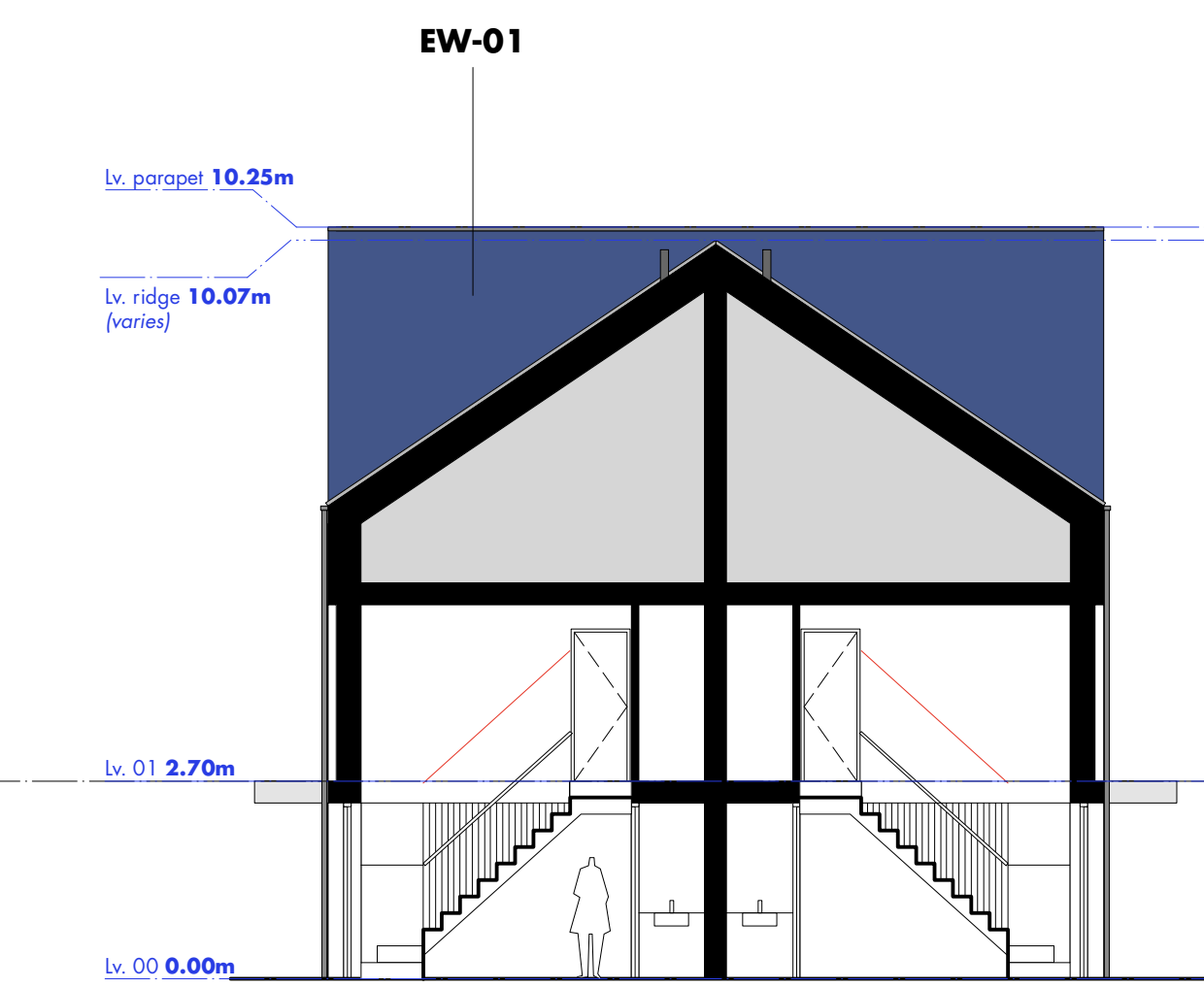
00-0200/06 • north elevation - plot a + b



00-0200/07 • section aa

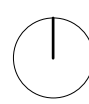


00-0200/08 • section bb



00-0200/09 • section cc

key plan  
nts  
elevation markers



P02 • levels added  
P01 • first issue - for planning  
rev • description

16 02 22 • mj • ms  
27 01 22 • mj • ms  
issued • drawn • checked

shedkm

project nowhaus - farmworth (plot a + b)  
client CAPITAL&CENTRIC  
drawing number NHFW-SKM-ZX-XX-DR-A-00-0200 P02  
scale 1:200@a0  
status stage 3

GA elevations + sections

do not scale from this drawing • all dimensions are to be set out and checked on site prior to starting construction • any discrepancy found between information given on this drawing and that given elsewhere or recorded on site shall be brought to the attention of the project architect immediately





- KEY:
- RED LINE BOUNDARY
  - COMMERCIAL ENTRANCE
  - RESIDENTIAL ENTRANCE
  - CYCLE COMPOUND ENTRANCE
  - GP / PUBLIC SERVICE ENTRANCE
  - GATED ACCESS: FOR FENCE TYPE REFER TO DESIGN & ACCESS STATEMENT
  - EXISTING PAVING TO BE MADE GOOD ALONG INTERFACE
  - PROPOSED SETT PAVING
  - PROPOSED FEATURE PAVING
  - PROPOSED SMALL PAVING SETT
  - PROPOSED MACADAM
  - PROPOSED SEATING
  - OUTDOOR TIMBER / METAL DINING TABLES
  - LOOSE TABLES AND CHAIRS TO CAFE AREA
  - CYCLE HOOPS
  - LITTER BIN
  - KEY OPERATED DROP BOLLARD
  - VEHICLE BARRIER
  - ELECTRIC VEHICLE CHARGING POINT
  - FEATURE GATEWAY FRAME
  - WAYFINDING SIGNAGE
  - SIGNAGE FOR CAR PARKING
  - RAISED PLANTING BEDS
  - AMENITY GRASS
  - ORNAMENTAL SHRUBS AND PERENNIAL PLANTING
  - PROPOSED TREES
  - BOULEVARD TREES
  - FEATURE TREES

- LEGEND
1. RESIDENTIAL HOUSE
  2. MIXED USE BUILDING
  3. CAFE AREA
  4. BUS STATION
  5. CAR PARK
  6. ROOF TERRACE GARDEN
  7. COMMUNAL GARDEN
  8. LINEAR PARK
  9. OUTDOOR DINING/ SOCIAL HARD SPACE
  10. LAWN SPACE
  11. RAISED PLANTERS

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PERSON DESCRIPTION	DRAWN	AUTHORISED	DATE	PERSON DESCRIPTION	DRAWN	AUTHORISED	DATE	PERSON DESCRIPTION	DRAWN	AUTHORISED	DATE	PERSON DESCRIPTION	DRAWN	AUTHORISED	DATE
MP	JF	31.01.22		MP	JF	28.01.22		AV	JF	04.01.21		AV	JF	13.12.21	
P04 DESIGN AMENDMENTS TO CAR PARK AND BOULEVARD FOLLOWING VEHICLE TRACKING															
P03 DESIGN AMENDMENTS FOLLOWING DTM															
P02 DESIGN AMENDMENTS FOLLOWING INTERNAL DESIGN REVIEW															
P01 FIRST ISSUE															



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**BDP.**

Farnworth Market, Bolton			
PROJECT	P3000723	SCALE	1:250
DRAWN BY	COLOURED LANDSCAPE	DATE	JAN '22
MASTERPLAN		REVISION	P04
DRAWING NUMBER	723-BDP-XXX-00-PL-L-9002		